

SOLAERIS

**COMMUNITY DEVELOPMENT
DISTRICT**

May 18, 2023

**BOARD OF SUPERVISORS
REGULAR
MEETING AGENDA**

SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Solaeris Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 11, 2023

Board of Supervisors
Solaeris Community Development District

Dear Board Members:

The Board of Supervisors of the Solaeris Community Development District will hold Regular Meeting on May 18, 2023 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor Scott Morton [Seat 1] *(the following will be provided in a separate package)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2023-31, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2023-32, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
6. Update: Future Boundary Amendment

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

7. Update: Drainage Easement Work with Gunster
8. Acceptance of Unaudited Financial Statements as of March 31, 2023
9. Approval of March 16, 2023 Public Hearings and Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Thomas Engineering Group, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: June 15, 2023 at 11:15 AM

○ QUORUM CHECK

SEAT 1	SCOTT MORTON	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	MICHAEL CAPUTO	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	JUSTIN FRYE	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	JON SEIFEL	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	JOHN CSAPO	☐	IN PERSON	☐	PHONE	☐	NO

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

SOLAERIS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLAERIS COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors ("**Board**") of the Solaeris Community Development District ("**District**"), prior to June 15, 2023, the proposed operating budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOLAERIS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The operating budget proposed by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 2. The public hearing on the approved budget is hereby declared and set for the following date, hour, and location:

DATE: _____

HOOR: _____

LOCATION: Verano Social Clubhouse
10291 SW Visconti Way
Port St. Lucie, Florida 34986

SECTION 3. The District Manager is hereby directed to submit a copy of the proposed budgets to St. Lucie County at least sixty (60) days prior to the hearings set above.

SECTION 4. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

SECTION 5. Notice of the public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 18th day of May, 2023.

ATTEST:

**SOLAERIS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
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**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	Proposed Budget FY 2024
REVENUES					
Landowner contribution	\$ 83,515	\$ 5,525	\$ 77,490	\$ 83,015	\$ 100,165
Total revenues	<u>83,515</u>	<u>5,525</u>	<u>77,490</u>	<u>83,015</u>	<u>100,165</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	40,000	8,000	32,000	40,000	48,000
Legal	25,000	1,682	23,318	25,000	25,000
Engineering	2,000	-	2,000	2,000	5,000
Audit	-	-	-	-	4,075
Arbitrage rebate calculation*	-	-	-	-	750
Dissemination agent*	500	-	-	-	1,000
Trustee*	-	-	-	-	5,500
Telephone	200	66	134	200	200
Postage	500	-	500	500	500
Printing & binding	500	167	333	500	500
Legal advertising	6,500	-	6,500	6,500	2,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	6,050
Contingencies/bank charges	750	-	750	750	500
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	-	210	210	210
Total expenditures	<u>83,515</u>	<u>9,915</u>	<u>73,100</u>	<u>83,015</u>	<u>100,165</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(4,390)	4,390	-	-
Fund balance - beginning (unaudited)	<u>-</u>	<u>-</u>	<u>(4,390)</u>	<u>-</u>	<u>-</u>
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(4,390)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (4,390)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

* These items will be realized when bonds are issued

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,075
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,050
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$100,165</u></u>

SOLAERIS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLAERIS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Solaeris Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOLAERIS COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of May, 2023.

ATTEST:

**SOLAERIS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

SOLAERIS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2023	Regular Meeting	11:15 AM
November 16, 2023	Regular Meeting	11:15 AM
December 21, 2023	Regular Meeting	11:15 AM
January 18, 2024	Regular Meeting	11:15 AM
February 15, 2024	Regular Meeting	11:15 AM
March 21, 2024	Regular Meeting	11:15 AM
April 18, 2024	Regular Meeting	11:15 AM
May 16, 2024	Regular Meeting	11:15 AM
June 20, 2024	Regular Meeting	11:15 AM
July 18, 2024	Regular Meeting	11:15 AM
August 15, 2024	Regular Meeting	11:15 AM
September 19, 2024	Regular Meeting	11:15 AM

SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2023**

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2023**

	General Fund	Total Governmental Funds
ASSETS		
Undeposited funds	\$ 11,525	\$ 11,525
Due from Landowner	4,390	4,390
Total assets	<u>\$ 15,915</u>	<u>\$ 15,915</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 9,915	\$ 9,915
Landowner advance	6,000	6,000
Total liabilities	<u>15,915</u>	<u>15,915</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	4,390	4,390
Total deferred inflows of resources	<u>4,390</u>	<u>4,390</u>
Fund balances:		
Restricted for:		
Debt service	-	-
Unassigned	(4,390)	(4,390)
Total fund balances	<u>(4,390)</u>	<u>(4,390)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 15,915</u>	<u>\$ 15,915</u>

**SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 5,525	\$ 83,515	7%
Total revenues	-	5,525	83,515	7%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	8,000	40,000	20%
Legal	274	1,682	25,000	7%
Engineering	-	-	2,000	0%
Audit*	-	-	-	N/A
Arbitrage rebate calculation*	-	-	-	N/A
Dissemination agent*	-	-	500	0%
Trustee*	-	-	-	N/A
Telephone	16	66	200	33%
Postage	-	-	500	0%
Printing & binding	42	167	500	33%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	750	0%
Website				
Hosting & maintenance	-	-	1,680	0%
ADA compliance	-	-	210	0%
Total professional & administrative	2,332	9,915	83,515	12%
Excess/(deficiency) of revenues over/(under) expenditures	(2,332)	(4,390)	-	
Fund balances - beginning	(2,058)	-	-	
Fund balances - ending	\$ (4,390)	\$ (4,390)	\$ -	

*These items will be realized after the issuance of bonds.

SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SOLAERIS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Solaeris Community Development District held Public Hearings and a Regular Meeting on March 16, 2023 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986.

Present at the meeting were:

Michael Caputo	Chair
Jon Seifel	Vice Chair
Justin Frye	Assistant Secretary
John Csapo	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:18 a.m.

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Justin Frye, Mr. Michael Caputo, Mr. John Csapo and Mr. Jon Seifel. Mr. Scott Morton was not present and will be sworn in at the next meeting.

Supervisors Frye, Caputo, Csapo and Seifel were present. Supervisor Morton was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board Members *(the following will be provided in a separate package)*

This item was addressed during the First Order of Business.

The Supervisors were already familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-27,
Canvassing and Certifying the Result of the
Landowners' Election of Supervisors held
Pursuant to Section 190.006(2), Florida
Statutes, and Providing for an Effective
Date**

Ms. Cerbone presented Resolution 2023-27. She recapped the following results of the
Landowners' Election held February 3, 2023:

Seat 1	Scott Morton	148 votes	Four-year Term
Seat 2	Michael Caputo	148 votes	Four-year Term
Seat 3	Justin Frye	147 votes	Two-year Term
Seat 4	Jon Seifel	147 votes	Two-year Term
Seat 5	John Csapo	147 votes	Two-year Term

**On MOTION by Mr. Frye and seconded by Mr. Csapo, with all in favor,
Resolution 2023-27, Canvassing and Certifying the Result of the Landowners'
Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes,
and Providing for an Effective Date, was adopted.**

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-28,
Designating Certain Officers of the District,
and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2023-28. Mr. Caputo nominated the following slate:

Chair	Michael Caputo
Vice Chair	Jon Seifel
Assistant Secretary	Scott Morton
Assistant Secretary	Justin Frye
Assistant Secretary	John Csapo
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Andrew Kantarzhi

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Caputo and seconded by Mr. Frye, with all in favor, Resolution 2023-28, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

B. Consideration of Resolution 2023-29, Adopting Rules of Procedure; and Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone noted that the Rules of Procedure were provided at the Organizational Meeting and are similar to the Silver Oaks CDD. The Rules generally govern how CDD meetings operate, set forth the powers of the Board Members and address rulemaking processes relating to competitive purchasing, which mirror Florida statutory provisions.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Frye and seconded by Mr. Csapo, with all in favor, the Public Hearing closed.

Ms. Cerbone presented Resolution 2023-29.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, Resolution 2023-29, Adopting Rules of Procedure; and Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

A. Affidavits of Publication

B. Consideration of Resolution 2023-30, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone stated that the proposed Fiscal Year 2023 budget is the same as the version presented at the Organizational Meeting.

On MOTION by Mr. Frye and seconded by Mr. Csapo, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2023-30.

On MOTION by Mr. Frye and seconded by Mr. Csapo, with all in favor, Resolution 2023-30, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Ratification of Engagement with Jere Earlywine at Kutak Rock LLP**

Mr. Earlywine presented the Transition Letter executed on February 7, 2023 acknowledging his resignation from KE Law Group and the check mark indicating the CDD's wish to transfer District Counsel Services to him at his new firm, Kutak Rock LLP.

On MOTION by Mr. Caputo and seconded by Mr. Frye, with all in favor, District transferring District Counsel Services from KE Law Group and engaging Jere Earlywine/Kutak Rock LLP for District Counsel Services, was ratified.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

Ms. Cerbone presented Resolution 2023-07. The Primary Administrative office address will be inserted into the Resolution.

On MOTION by Mr. Frye and seconded by Mr. Csapo, with all in favor, Resolution 2023-07, as amended, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and FirstService Residential Port St. Lucie, 543 NW Lake Whitney Place, Suite #101, Port St. Lucie, Florida 34986 as the Principal Headquarters of the District and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS**Consideration of the Following Bond Financing Related Items:**

A. Presentation of Master Engineer's Report

Mr. Earlywine presented the Master Engineer's Report dated March 13, 2023 and noted the following:

➤ The original Engineer's Report estimated the costs for the overall Capital Improvement Plan (CIP) master improvements at roughly \$106 million; it includes spine roads, off-site utility connection fees and a small number of stormwater site improvements.

➤ The CIP was not changed much. It contemplates adding additional properties into the Master CDD, the CDD financing the entire CIP and that all the land brought into the CDD boundary will benefit from the CIP.

➤ The Boundary Amendment envisions 2,257 additional planned units and that the commercial acreage is still an open item.

Mr. Frye asked if the maximum bond amount takes into account the total units of 7,002 as shown in the Chart on Page 1. Mr. Earlywine replied affirmatively.

On MOTION by Mr. Caputo and seconded by Mr. Frye, with all in favor, the Master Engineer's Report dated March 13, 2023, in substantial form for the purposes of bond validation, was approved.

B. Resolution 2023-26, Authorizing the Issuance of Not to Exceed \$145,015,000 Aggregate Principal Amount of Solaeris Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Solaeris Community Development District, Manatee County, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable from Special Assessments

**Assessed and Levied on the Property Within the District Benefited By the
Improvements and Subject to Assessment; Providing for the Judicial Validation of Such
Bonds; and Providing for Other Related Matters**

Mr. Sanford presented Resolution 2023-26, which accomplishes the following:

- Authorizes issuance of up to \$145,015,000 special assessment bonds, to be issued in one or more series.
- Authorizes issuance of bonds to finance all or a portion of infrastructure set forth in the Engineer's Report.
- Approves the Master Trust Indenture and Supplemental Trust Indenture in substantial form.
- Appoints Regions Bank as the Bond Trustee.
- Does not require issuing the full amount bonds.

The Board agreed with the suggestion to add a Whereas clause to reference "sanitary sewer, portable water systems and IQ water systems" to the Resolution.

On MOTION by Mr. Csapo and seconded by Mr. Caputo, with all in favor, Resolution 2023-26, as amended and subject to changes in the title, addition of a Whereas clause and an exhibit, Authorizing the Issuance of Not to Exceed \$145,015,000 Aggregate Principal Amount of Solaeris Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Solaeris Community Development District, Manatee County, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable from Special Assessments Assessed and Levied on the Property Within the District Benefited By the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

A. December 21, 2022 Organizational Meeting

B. February 3, 2023 Landowners' Meeting

On MOTION by Mr. Caputo and seconded by Mr. Frye, with all in favor, the December 21, 2022 Organizational Meeting and February 3, 2023 Landowners' Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

Mr. Earlywine stated the bond validation filing will be next week. It will take four or five months to get approved. The Boundary Amendment will be presented at the next meeting and, once filed, he anticipates being able to impose assessments by the third quarter and to be ready to issue bonds.

B. District Engineer (Interim): *Thomas Engineering Group, LLC*

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

I. Discussion: Fiscal Year 2024 Proposed Budget

As Ms. Cerbone was advised the CDD will not own any improvements in Fiscal Year 2024, the Fiscal Year 2024 budget will consist of only professional and administrative costs. If this changes, a budget amendment will be necessary to include field operations costs.

Regarding the deposit due for the utility extension connection fees, Mr. Earlywine suggested Kolter pay the expense since the bonds will not be issued by then.

II. NEXT MEETING DATE: April 20, 2023 at 11:15 A.M.

○ QUORUM CHECK

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Seifel stated it is time to start the process of exercising the power of eminent domain on the drainage easement running through the CDD's boundaries; it was inadvertently

omitted from the title. The Title Insurance Company engaged Attorney John Little, of the Gunster Law Firm, to file a title claim.

Mr. Earlywine highlighted Florida Statute Chapter 190, which allows the CDD to condemn property for public purposes within the CDD's boundaries and outside the CDD's boundaries, subject to obtaining permission from the County.

On MOTION by Mr. Frye and seconded by Mr. Csapo, with all in favor, authorizing Mr. Seifel and Mr. Earlywine to proceed with discussions about the eminent domain matter with the Gunster Law Firm and advise if further action is needed, was approved.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Frye and seconded by Mr. Csapo, with all in favor, the meeting adjourned at 11:57 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

SOLAERIS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



Gertrude Walker
Supervisor of Elections
St. Lucie County

4132 Okeechobee Road • Fort Pierce, FL 34947-5412 • (772) 462-1500 • Fax (772) 462-1439

April 15, 2023

Daphne Gillyard
Wrathell, Hunt & Associates, LLC
2300 Glades Road
Suite 410W
Boca Raton, Florida 33431

Dear Ms. Gillyard:

This letter is in reference to the number of registered voters as of April 15, 2023 in the Community Development Districts listed below based on the mapping forwarded by your organization. If any of your mapping information has changed, please forward the applicable documentation to our office as soon as possible.

CDD NAME	REGISTERED VOTERS
Preserve at Savannah Lakes	0
Silver Oaks	0
Solaeris	0

Please contact Kris Barcomb at 772-462-1508 if you have any questions or need additional information.

Sincerely,

Gertrude Walker
St. Lucie County Supervisor of Elections

SOLAERIS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Verano Social Clubhouse</i>		
<i>10291 SW Visconti Way, Port St. Lucie, Florida 34986</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
February 3, 2023	Landowners' Meeting	11:00 AM
March 16, 2023	Regular Meeting	11:15 AM
April 20, 2023 CANCELED	Regular Meeting	11:15 AM
May 18, 2023	Regular Meeting	11:15 AM
June 15, 2023	Regular Meeting	11:15 AM
July 20, 2023	Regular Meeting	11:15 AM
August 17, 2023	Regular Meeting	11:15 AM
September 21, 2023	Regular Meeting	11:15 AM