MINUTES OF MEETING
SOLAERIS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Solaeris Community Development District held a Regular Meeting on February 15, 2024 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
Scott Morton	Assistant Secretary

Also present were:

Andew Kantarzhi	District Manager
Michael Hoyos (via telephone	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
William Fife	Supervisor-Appointee

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 11:20 a.m. Supervisors Caputo, Morton, Frye and Seifel were present. Supervisor John Csapo was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of John Csapo, Seat 5; Term Expires November 2026**

Mr. Kantarzhi presented Mr. John Csapo's resignation letter.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the resignation of Mr. John Csapo, dated February 15, 2024, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment of William Fife to Fill Unexpired Term of Seat 5**

Mr. Frye nominated Mr. William Fife to fill Seat 5. No other nominations were made.

> **On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the appointment of Mr. William Fife to fill Seat 5, was approved.**

- **Administration of Oath of Office**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Fife, who is familiar with the contents of the new Supervisor packet.

> **On MOTION by Mr. Caputo and seconded by Mr. Seifel, with all in favor, the meeting recessed at 11:22 a.m.**

> **On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the meeting reconvened at 11:30 a.m.**

Mr. Kantarzhi stated that Supervisor Caputo left at 11:29 a.m., but there is still a quorum as the Oath of Office was administered to Supervisor Fife prior to recessing.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-05, Appointing and Removing Officers of the District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2024-05. The following slate was nominated:

Chair	William Fife
Vice Chair	Jon Seifel
Assistant Secretary	Scott Morton
Assistant Secretary	Justin Frye
Assistant Secretary	Michael Caputo

No other nominations were made. This Resolution removes Mr. John Csapo as an Assistant Secretary. Prior appointments by the Board for Secretary, Treasurer, Assistant

Treasurer and Assistant Secretaries Cindy Cerbone and Andrew Kantarzhi remain unaffected by this Resolution.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, Resolution 2024-05, Appointing and Removing Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Presentation of Master Engineer's Report**

Mr. Earlywine presented the Master Engineer's Report dated February 2024. He stated this Report is similar to the one previously presented, except that it was updated for a few different purposes. He discussed the changes to Exhibit B, the Estimated Cost of Master Improvements chart. The total costs of the off-site improvements are $61,160,000 and the total master costs with neighborhood improvements are $476,342,240. Mr. Earlywine stated the costs are reasonable and the project is expected to progress. He recommended approval in substantial form for purposes of the assessment hearings and bond validation.

Mr. Frye stated the following correction needs to be made to Exhibit B:

Offsite Roadway Improvements, Ownership & Maintenance column: Change "CDD" to "CDD/County/City"

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the Master Engineer's Report dated February 2024, as amended and in substantial form, was approved.

SEVENTH ORDER OF BUSINESS **Presentation of Master Special Assessment Methodology Report**

Mr. Hoyos stated the purpose of the report is to provide a financing plan and a Special Assessment Methodology for the Solaeris CDD. He reviewed the Appendix Tables on Pages 13 through 16 of the Report.

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the Master Special Assessment Methodology Report dated February 15, 2024, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-01, Designating a Date, Time and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2024-01 and read the title.

Discussion ensued regarding potential hearing dates and timing of the bond issue.

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, Resolution 2024-01, Designating a Date, Time and Location of April 18, 2024 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2024-02, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication**

of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Kantarzhi presented Resolution 2024-02.

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, Resolution 2024-02, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings on April 18, 2024 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2024-03, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the County Commission of St. Lucie County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2024-03 and read the title.

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, Resolution 2024-03, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the County Commission of St. Lucie County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted.

A. Consideration of Boundary Amendment Funding Agreement.

Mr. Earlywine presented the Boundary Amendment Funding Agreement between the CDD and Oak Ridge Ranches LLC, and recommended approval in substantial form.

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the Boundary Amendment Funding Agreement, in substantial form, was approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Amended and Restated CDD Development Agreement**

Mr. Earlywine presented the Amended and Restated CDD Development Agreement between the CDD and Oak Ride Ranches, LLC. He discussed impact fee creditable items and recommended approval in substantial form.

On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, the Amended and Restated CDD Development Agreement, in substantial form, was approved.

TWELFTH ORDER OF BUSINESS **Consideration of Resolution 2024-04, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2024-04 and read the title.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2024-04, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of December 31, 2023**

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the Unaudited Financial Statements as of December 31, 2023, were accepted.

FOURTEENTH ORDER OF BUSINESS **Approval of August 17, 2023 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the August 17, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

- **Update: Required Ethics Training and Form 1 Disclosure Filing**

Mr. Earlywine presented the Kutak Rock Memorandum regarding the ethics training requirement. Mr. Kantarzhi will follow up with the Board regarding filing Form 1.

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

There was no report.

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

Mr. Kantarzhi stated Staff is preparing the Fiscal Year 2024/2025 budget and would like to coordinate with the Chair regarding the Field Ops portion.

- **NEXT MEETING DATE: March 21, 2024 at 11:15 AM.**
  - **QUORUM CHECK**

The next meeting will be March 21, 2024, unless cancelled.

SIXTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the meeting adjourned at 11:51 a.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair