MINUTES OF MEETING
SOLAERIS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Solaeris Community Development District held a Regular Meeting on March 14, 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:

William Fife	Chair
Jon Seifel	Vice Chair
Justin Frye	Assistant Secretary

Also present:

Andew Kantarzhi	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC (WHA)
Michael Hoyos (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Brandon Ulmer (via telephone)	District Engineer
Steve Sanford (via telephone)	Bond Counsel
Todd Mosely	Atmos Living Management Group

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

Mr. Kantarzhi called the meeting to order at 11:15 a.m.

Supervisors Fife, Frye and Seifel were present. Supervisors Caputo and Morton were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Presentation/Consideration of Master Engineer's Report, dated March 14, 2024**

Mr. Ulmer stated that he incorporated the expansion area and additional properties into the Master Engineer's Report, dated March 14, 2024. The total estimated project cost, which includes the boundary amendment, is $476,342,240. Mr. Earlywine stated that this Report is similar to the ones previously presented; Mr. Ulmer just added in the neighborhood improvements and the expansion area.

Mr. Earlywine recommended approval, in substantial form, for the purposes of the assessment hearings and bond validation.

On MOTION by Mr. Seifel and seconded by Mr. Frye, with all in favor, the Master Engineer's Report dated March 14, 2024, in substantial form, was approved.

FOURTH ORDER OF BUSINESS **Presentation/Consideration of Master Special Assessment Methodology Report, dated March 14, 2024**

Mr. Earlywine stated that this Methodology Report was updated to match the Engineer's Report. He recommended approval, in substantial form, for the purposes of the assessment hearings and bond validation.

Ms. Cerbone noted this Methodology Report includes the impact free credits.

On MOTION by Mr. Fife and seconded by Mr. Frye, with all in favor, the Master Special Assessment Methodology Report dated March 14, 2024, in substantial form, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-06, Authorizing the Issuance of Not to Exceed $661,205,000 Aggregate Principal Amount of Solaeris Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition and Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management and Control Facilities, Including, but Not Limited to, Related Earthwork;**

Roadway Improvements, Including Impact Fees, if Applicable; Water, Sewer and Reclaimed Water Facilities; Hardscaping, Landscaping and Irrigation in Public Rights-of-Way; On-Site Conservation and All Related Soft And Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture And Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Solaeris Community Development District (Except as Otherwise Provided Herein), St. Lucie County, Florida, the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely From Special Assessments Assessed and Levied On The Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters [FOR VALIDATION]

Mr. Sanford presented Resolution 2024-06, which supersedes the previously adopted validation Resolution that authorized a principal amount of bonds not exceeding $145,045,00.

Mr. Sanford was disconnected from the call.

Mr. Earlywine stated that this is the bond validation Resolution, which includes the expanded Capital Improvement Plan (CIP). The bond validation filing depicts the revised CIP and increased CIP costs.

On MOTION by Mr. Seifel and seconded by Mr. Frye, with all in favor, Resolution 2024-06, Authorizing the Issuance of Not to Exceed $661,205,000 Aggregate Principal Amount of Solaeris Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition and Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management and Control Facilities, Including, but Not Limited to, Related Earthwork; Roadway Improvements, Including Impact Fees, if Applicable; Water, Sewer and Reclaimed Water Facilities; Hardscaping, Landscaping and Irrigation in Public

Rights-of-Way; On-Site Conservation and All Related Soft And Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture And Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Solaeris Community Development District (Except as Otherwise Provided Herein), St. Lucie County, Florida, the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely From Special Assessments Assessed and Levied On The Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters [FOR VALIDATION], was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-07, 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**

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, Resolution 2024-07, 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.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2024-08, 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, (Including the Repeal of Resolution 2024-02), Severability and an Effective Date

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, Resolution 2024-08, 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 for 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, (Including the Repeal of Resolution 2024-02), Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-09, Adopting an Interlocal Agreement Regarding Impact Fee Credits; Adopting an Impact Fee Credit Collection Agreement; Providing Authority to District Staff Regarding Impact Fee Credits; and Addressing Conflicts, Severability and an Effective Date**

Mr. Earlywine presented Resolution 2024-09 and accompanying Exhibits. The Agreements were prepared at the request of the County; the CDD agrees to follow certain procedures related to the Impact Fee Credits. He requested approval in substantial form.

A. Consideration of Interlocal Agreement Regarding Impact Fee Credits

B. Consideration of Impact Fee Credit Collection Agreement

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, Resolution 2024-09, , Adopting an Interlocal Agreement Regarding Impact Fee Credits, in substantial form; Adopting an Impact Fee Credit Collection

Agreement, in substantial form; Providing Authority to District Staff Regarding Impact Fee Credits; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- **Consideration of Supplemental Assessment Methodology Report to Accompany the Interlocal Agreement**

This item was an addition to the agenda.

Mr. Earlywine requested authorization to submit the Supplemental Assessment Methodology Report that mirrors the Interlocal Agreement and comments from County Attorney Chris Roe.

No members of the public spoke regarding this item.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, authorizing District Counsel to utilize and submit the Supplemental Assessment Methodology Report that accompanies the Interlocal Agreement, was approved.

NINTH ORDER OF BUSINESS **Consideration of Revised Acquisition Agreement**

Mr. Earlywine presented the revised Acquisition Agreement, which mirrors the changes in the Master Engineer's Report.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the Acquisition Agreement with Oak Ridge Ranches LLC, was approved.

TENTH ORDER OF BUSINESS **Consideration of Amended and Restated CDD Development Agreement) Assessment Area One)**

Mr. Earlywine presented the third iteration of the Amended and Restated CDD Development Agreement that is solely for Assessment Area One; the Agreement includes the larger improvement plan and addresses the impact fee credit changes.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the Amended and Restated CDD Development Agreement for Assessment Area One, authorizing the Chair to execute the Agreement and for the Agreement to be recorded against Assessment Area One, was approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Declaration of Consent**

Mr. Earlywine presented the Declaration of Consent. Once the Assessment Public Hearing to adopt the final Resolution is completed, the document will be recorded with the County.

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the Declaration of Consent related to the Series 2024 Bonds, was approved.

TWELFTH ORDER OF BUSINESS **Consideration of Easements**

A. Storm Water Drainage Easement

B. Temporary Construction Easement

These items are deferred.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of January 31, 2024**

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the Unaudited Financial Statements as of January 31, 2024, were accepted.

FOURTEENTH ORDER OF BUSINESS **Approval of February 15, 2024 Regular Meeting Minutes**

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the February 15, 2024 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**

The Kutak Rock email on Ethics Training 2024 and Form 1 Disclosure filing was included for informational purposes.

It was noted that the Board Members also hold seats on other CDD Boards and are familiar with the information.

Ms. Cerbone stated that courses must be completed by December 31, 2024; she recommended keeping a log of the courses taken, as some courses do not issue certificates of completion.

It was noted that, subject to the County Commission approving the Interlocal Agreement next Friday, a meeting will be scheduled for April 4, 2024 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986, to authorize the issuance of the bonds, to finalize assessments, so that bond funds can be available by the end of April.

Discussion ensued regarding the timeline for sending the assessment Mailed Notices and having the Vice Chair execute the Interlocal Agreement.

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

There was no report.

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

- **NEXT MEETING DATE: April 18, 2024 at 11:15 AM.**
  - **QUORUM CHECK**

The next meeting will be April 4, 2024. The Public Hearings will be on April 18, 2024; other items on the April 18, 2024 agenda will include consideration of the proposed Fiscal Year 2025 budget, the Request for Proposals (RFP) for Annual Audit Services and the Request for Qualifications (RFQ) for Engineering Services.

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. Fife, with all in favor, the meeting adjourned at 11:41 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

SOLAERIS CDD **March 14, 2024**

____
Secretary/Assistant Secretary

____
Chair/Vice Chair