

**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 April 18, 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  
Jon Seifel  
Justin Frye  
Scott Morton

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Andrew Kantarzhi  
Cindy Cerbone  
Jere Earlywine (via telephone)  
Brandon Ulmer (via telephone)

District Manager  
Wrathell, Hunt and Associates, LLC (WHA)  
District Counsel  
District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 11:41 a.m. Supervisors Seifel, Frye, Morton and Fife were present. Supervisor Caputo was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad**

**Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

**A. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2024-11, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Solaeris Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Public Hearing was closed.**

Mr. Kantarzhi presented Resolution 2024-11 and read the title.

**On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2024-11, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Solaeris Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

**A. Affidavit/Proof of Publication**

- B. Mailed Notice to Property Owner(s)**
- C. Master Engineer's Report, dated March 14, 2024 [for informational purposes]**
- D. Master Special Assessment Methodology Report, dated March 14, 2024 [for informational purposes]**

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| <b>On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Public Hearing was opened.</b> |
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- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**  
No affected property owners or members of the public spoke.
- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**  
The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

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| <b>On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Public Hearing was closed.</b> |
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- E. Consideration of Resolution 2024-12, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date**  
Mr. Kantarzhi presented Resolution 2024-12 and read the title.

**On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2024-12, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-13, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2024-13 and read the title. He reviewed the proposed Fiscal Year 2025 budget.

Ms. Cerbone asked when Field Ops will commence in Fiscal Year 2025. Mr. Kantarzhi stated Field Operations will commence July 1, 2025; the proposed Fiscal Year 2025 budget is based on five months of Field Ops as a safeguard.

**On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, Resolution 2024-13, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 15, 2024 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2024-14 and read the title.

The June meeting was stricken as it coincides with the Juneteenth holiday.

**On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2024-14, Designating Dates, as amended, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Atmos Living  
Management Group Facilities  
Management Agreement**

Mr. Kantarzhi presented the Facilities Management Agreement between the CDD and Atmos Living Management Group. It is for both Field Ops and landscaping inspection, with a start date of July 1, 2025.

**On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Atmos Living Management Group Facilities Management Agreement, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-15, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2024 (Assessment Area One – 2024 Project) ("Bonds"); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date**

Mr. Kantarzhi presented Resolution 2024-15 and read the title.

Mr. Earlywine stated this is the Delegated Assessment Resolution. He discussed the pricing of the bonds, updates to the Engineer's and Methodology Reports, impact and non-impact fee creditable improvements and a bond re-issuance.

Mr. Earlywine responded to questions regarding revisions to the Assessment Reports, bond issuance prior to platting and if the bonds being issued are A or B bonds.

**On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2024-15, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2024 (Assessment Area One – 2024 Project) ("Bonds"); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.**

#### **NINTH ORDER OF BUSINESS**

#### **Consideration of Forms of Issuer's Counsel Documents**

Mr. Earlywine presented the following:

- A. Acquisition Agreement**
- B. Collateral Assignment**
- C. Completion Agreement**
- D. Declarations of Consent**
- E. Disclosure of Public Finance**
- F. Notice of Special Assessments**
- G. True-Up Agreement**

**On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Acquisition Agreement, Collateral Assignment, Completion Agreement, Declarations of Consent, Disclosure of Public Finance, Notice of Special Assessments and True-Up Agreement, all in substantial form, were approved.**

#### **TENTH ORDER OF BUSINESS**

#### **Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated the bond offering occurred earlier today; the bonds will be priced next week and will close two weeks after that. Once the bond closing occurs the CDD can start acquiring the project pieces.

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

Mr. Ulmer stated the Interim Report was completed and included in the agenda and he is working on completing the Request for Qualifications (RFQ) for District Engineering Services.

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

- **NEXT MEETING DATE: May 16, 2024 at 11:15 AM**
  - **QUORUM CHECK**

The May meeting will be canceled. The next meeting will be held on August 15, 2024.

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

The Board and Staff discussed registering with the Ethics Commission and filing Form 1. Mr. Morton announced that he will resign from the Board at the August meeting.

**TWELFTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the meeting adjourned at 12:12 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair