MINUTES OF MEETING
SOLAERIS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Solaeris Community Development District held a Public Hearing, Regular Meeting and Audit Committee Meeting on August 15, 2024 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986.

Present were:

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

Also present:

Andew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel

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

Mr. Kantarzhi called the meeting to order at 11:55 a.m. Supervisors Seifel, Frye, Caputo and Fife were present. Supervisor Morton was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Scott Morton (Seat 1); Term Expires November 2028**

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the resignation of Mr. Scott Morton from Seat 1, was accepted.

- **Consideration of Appointment to Fill Seat 1; Term Expires November 2028**

  This item was an addition to the agenda.

  Mr. Caputo nominated Mr. Tim Smith to fill Seat 1. No other nominations were made.

On MOTION by Mr. Caputo and seconded by Mr. Fife, with all in favor, the appointment of Mr. Tim Smith to fill Seat 1, was approved.

FOURTH ORDER OF BUSINESS **Administration of Oath of Office to Fill Unexpired Term of Seat 1 (the following will be provided in a separate package)**

The Oath of Office will be administered to Mr. Tim Smith at or before the next meeting.

A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1

B. Membership, Obligation and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-16, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-17, Ratifying, Confirming, and Approving the Sale of the Solaeris Community Development District Special Assessment Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2024-17 and read the title.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, Resolution 2024-17, Ratifying, Confirming, and Approving the Sale of the Solaeris Community Development District Special Assessment Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2024-18, Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System and Conservation Areas**

Mr. Kantarzhi presented Resolution 2024-18 and read the title.

> **On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, Resolution 2024-18, Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System and Conservation Areas, was adopted.**

EIGHTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2024-19, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2024-19. He reviewed the proposed Fiscal Year 2025 budget, which was the same as the proposed budget presented in April 2024. It is a Landowner-funded budget with expenses being funded as they are incurred.

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

> **On MOTION by Mr. Fife and seconded by Mr. Frye, with all in favor, Resolution 2024-19, Relating to the Annual Appropriations and Adopting the Budget(s) for**

the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Fiscal Year 2024/2025 Budget Funding Agreement**

Mr. Kantarzhi presented the Fiscal Year 2024/2025 Budget Funding Agreement.

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the Fiscal Year 2024/2025 Budget Funding Agreement, was approved.

TENTH ORDER OF BUSINESS **Discussion/Consideration: Stewardship Establishment Items**

A. The Vogel Group, LLC Consulting Agreement 2024/25 Services Contract

B. Kutak Rock, LLP Retention and Fee Agreement

Mr. Earlywine stated that these Agreements are in order for approval. All the Landowners will split the fee evenly. He asked for a motion to ratify the Agreements.

On MOTION by Mr. Fife and seconded by Mr. Caputo, with all in favor, The Vogel Group, LLC Consulting Agreement 2024/25 Services Contract and the Kutak Rock, LLP Retention and Fee Agreement, were ratified and/or approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

A. Affidavit of Publication

B. RFQ Package

C. Respondent: Thomas Engineering Group, LLC

Mr. Kantarzhi stated that Thomas Engineering Group, LLC was the sole respondent to the RFQ.

D. Competitive Selection Criteria/Ranking

Mr. Kantarzhi stated that, as there was only one respondent and the respondent is qualified, the Board can forgo scoring and ranking the respondent.

E. Award of Contract

On MOTION by Mr. Fife and seconded by Mr. Frye, with all in favor, deeming Thomas Engineering Group, LLC, the sole respondent, as the #1 ranked respondent to the RFQ for Engineering Services, and authorizing Staff to negotiate with Thomas Engineering Group, LLC, was approved.

TWELFTH ORDER OF BUSINESS **Recess Regular Meeting/Commencement of Audit Selection Committee Meeting**

The Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

THIRTEENTH ORDER OF BUSINESS **Review of Responses to Request for Proposals (RFP) for Annual Audit Services**

A. Affidavit of Publication

B. RFP Package

C. Respondents

I. Berger, Toombs, Elam, Gaines & Frank

II. Grau & Associates

D. Auditor Evaluation Matrix/Ranking

Mr. Kantarzhi stated that the bid from Berger, Toombs, Elam, Gaines & Frank (BTEGF) is approximately $700 per year less than the bid from Grau & Associates (Grau).

Discussion ensued regarding the capability of each respondent, BTEGF being late preparing some audits, pricing, the scores to award each respondent in each category, etc.

The Audit Selection Committee scored and ranked the respondents jointly, as follows:

#1	Grau & Associates	99 points
#2	Berger, Toombs, Elam, Gaines & Frank	98 points

On MOTION by Mr. Fife and seconded by Mr. Caputo, with all in favor, scoring ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services, was approved by the Audit Selection Committee.

FOURTEENTH ORDER OF BUSINESS **Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

The Audit Committee Meeting terminated and the Regular Meeting reconvened.

FIFTEENTH ORDER OF BUSINESS **Consider Recommendation of Audit Selection Committee**

- **Award of Contract**

On MOTION by Mr. Fife and seconded by Mr. Caputo, with all in favor, accepting the scores, ranking and recommendation of the Audit Selection Committee as the Board's own, ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services, and authorizing Staff to finalize an agreement, was approved.

SIXTEENTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards**

Mr. Kantarzhi presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

SEVENTEENTH ORDER OF BUSINESS **Ratification Items**

Mr. Kantarzhi presented the following:

A. Oak Ridge Ranches, LLC Second Amended & Restated CDD Development Agreement

B. Oak Ridge Ranches, LLC Restated Impact Fee Collection Agreement

C. Acquisition of Crosstown Parkway Offsite Improvements

D. Letter Agreement for Real Estate Rights for Street Lighting

E. Solar Light as a Services, Inc. Solar Lighting as a Service Agreement

On MOTION by Mr. Fife and seconded by Mr. Frye, with all in favor, the Ratification Items, as listed, were ratified.

EIGHTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2024**

> **On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.**

NINETEENTH ORDER OF BUSINESS **Approval of Minutes**

A. April 4, 2024 Special Meeting

B. April 18, 2024 Public Hearings and Regular Meeting

> **On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the April 4, 2024 Special Meeting Minutes and the April 18, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

TWENTIETH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

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

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: September 19, 2024 at 11:15 AM**
  - **QUORUM CHECK**

TWENTY-FIRST ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWENTY-SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWENTY-THIRD ORDER OF BUSINESS **Adjournment**

> **On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the meeting adjourned at 12:11 p.m.**

SOLAERIS CDD **August 15, 2024**

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Secretary/Assistant Secretary

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Chair/Vice Chair