MINUTES OF MEETING
SOLAERIS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Solaeris Community Development District held a Regular Meeting on January 16, 2025 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
Tim Smith	Assistant Secretary

Also present:

Andew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Josh Long	Kolter/Supervisor-Appointee
Luis Carcamo	Kolter/Supervisor-Appointee

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

Mr. Kantarzhi called the meeting to order at 12:45 p.m. He noted the late start time and stated that he has been at the meeting location since the 11:15 a.m., advertised start time and no one from the public arrived for this meeting during that time.

Mr. Kantarzhi stated that the Oath of Office was administered to Mr. Tim Smith before the meeting. Supervisors Fife, Seifel and Smith were present. Supervisors Frye and Caputo were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Appointed Supervisor, Tim Smith [Seat 1] (the following will be provided in a separate package)**

The Oath of Office was administered to Mr. Tim Smith before the meeting.

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

B. Membership, Obligations 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

FOURTH ORDER OF BUSINESS **Acceptance of Resignation of Michael Caputo [Seat 2]**

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the resignation of Mr. Michael Caputo from Seat 2, was accepted.

FIFTH ORDER OF BUSINESS **Consider Appointment of Josh Long to Fill Unexpired Term of Seat 2; Term Expires November 2028**

Mr. Fife nominated Mr. Josh Long to fill Seat 2. No other nominations were made.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the appointment of Mr. Josh Long to fill Seat 2, was approved.

- **Administration of Oath of Office to Josh Long**

  The Oath of Office was administered during the Seventh Order of Business.

SIXTH ORDER OF BUSINESS **Acceptance of Resignation of Justin Frye [Seat 3]**

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the resignation of Mr. Justin Frye from Seat 3, was accepted.

SEVENTH ORDER OF BUSINESS **Consider Appointment of Louis Carcamo to Fill Unexpired Term of Seat 3; Term Expires November 2026**

Mr. Fife nominated Mr. Louis Carcamo to fill Seat 3. No other nominations were made.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the appointment of Mr. Louis Carcamo to fill Seat 3, was approved.

- **Administration of Oath of Office to Louis Carcamo**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Josh Long and Mr. Luis Carcamo at or before the next meeting.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-01. Mr. Fife nominated the following:

William Fife	Chair
Jon Seifel	Vice Chair
Tim Smith	Assistant Secretary
Josh Long	Assistant Secretary
Luis Carcamo	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Scott Morton	Assistant Secretary
Michael Caputo	Assistant Secretary
Justin Frye	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Andrew Kantarzhi	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System and Conservation Areas**

A. Letter to South Florida Water Management District Regarding Acceptance of Stormwater System

Mr. Kantarzhi presented Resolution 2025-02 and the Letter to the South Florida Water Management District (SFWMD).

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2025-02, 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.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, 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 [Boundary Amendment]**

Mr. Kantarzhi presented Resolution 2025-03 and read the title.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2025-03, Designating a Date, Time and Location of February 20, 2025 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 [Boundary Amendment], was adopted.

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

Mr. Earlywine presented the Master Engineer's Report and stated it and the Assessment Methodology Report have essentially not changed since the original assessments. The original Reports contemplated the Boundary Amendment. The Engineer's Report is unchanged. The Master Assessment Methodology is essentially the same but with an updated legal description and added the acreage information into the Report. The assessments are basically the same and based on the same Capital Improvement Plan (CIP) originally contemplated.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Master Engineer's Report, in substantial form, was approved.

TWELFTH ORDER OF BUSINESS **Presentation of Amended and Restated Master Special Assessment Methodology Report**

Mr. Kantarzhi presented the Amended and Restated Master Special Assessment Methodology Report.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Amended and Restated Master Special Assessment Methodology Report, in substantial form, was approved.

THIRTEENTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, 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 [Expansion Boundary]**

Mr. Kantarzhi presented Resolution 2025-04.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2025-04, 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 February 20, 2025 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 [Expansion Boundary], was adopted.

FOURTEENTH ORDER OF BUSINESS **Authorization of RFQ for Engineering Services**

Mr. Kantarzhi presented the Request for Qualification (RFQ) for Engineering Services.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Authorization of RFQ for Engineering Services, was approved.

FIFTEENTH ORDER OF BUSINESS **Ratification Items**

A. Resolution No 2024-222, Authorizing an Exchange of Drainage Easements between St. Lucie County, Florida and Oak Ridge Resi Investments, LLC (A Private Owner) of Property Located in St. Lucie County, Florida; Authorizing the Chair of the County Commission to Execute a Release of the Existing Drainage Easement and Acceptance of the New Drainage Easement and Other Instruments to Effectuate Said Exchange; Providing for Severability; and Providing for an Effective Date

I. Release of Abandoned Easements (Recorded)

II. Drainage Maintenance Easement (Recorded)

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

SIXTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of November 30, 2024**

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of November 30, 2024, were accepted.

SEVENTEENTH ORDER OF BUSINESS **Approval of August 15, 2024 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes**

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the August 15, 2024 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

EIGHTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine anticipates issuing bonds within the next 60 days.

B. District Engineer: Thomas Engineering Group, LLC

There was no report.

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

- **NEXT MEETING DATE: February 20, 2025 at 11:15 AM**
  - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

TWENTIETH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWENTY-FIRST ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Smith and seconded by Mr. Fife, with all in favor, the meeting adjourned at 12:55 p.m.

SOLAERIS CDD **January 16, 2025**

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Secretary/Assistant Secretary

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Chair/Vice Chair