

**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 February 20, 2025 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986.

Present:

William Fife

Jon Seifel

Josh Long

Chair

Vice Chair

Assistant Secretary

Also present:

Andrew Kantarzhi

Jere Earlywine (via telephone)

District Manager

District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:23 a.m. Supervisors Fife, Seifel and Long were present. Supervisors Smith and Carcamo were 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

B. Consideration of Resolution 2025-05, 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 [Expansion Parcel]

Mr. Kantarzhi presented Resolution 2025-05 and read the title.

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

On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, Resolution 2025-05, 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 [Expansion Parcel], 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 (for informational purposes)**

Mr. Kantarzhi stated that this is the same Report that was presented at the last meeting.

- D. Amended and Restated Master Special Assessment Methodology Report (for informational purposes)**

Mr. Kantarzhi stated that this is the same Report that was presented at the last meeting.

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

- 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.

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

- E. Resolution 2025-06, 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 [Expansion Parcel]

Mr. Kantarzhi presented Resolution 2025-06 and read the title.

On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, Resolution 2025-06, 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 [Expansion Parcel], was adopted.

**Intent to Accept Responsibility for the
Perpetual Operation, Maintenance, and
Funding of the Stormwater Management
System and Conservation Areas**

Mr. Kantarzhi presented Resolution 2025-07 and read the title. Mr. Earlywine stated that the Water Management District submitted a few minor changes that will be incorporated.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2025-07, a Second Resolution 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, and authorizing the Chair to execute, was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Saint Lucie County Property
Appraiser and Saint Lucie County Tax
Collector Interlocal Agreement**

On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, the Saint Lucie County Property Appraiser and Saint Lucie County Tax Collector Interlocal Agreement, was ratified.

SEVENTH ORDER OF BUSINESS

**Consideration of Response(s) to Request
for Qualifications (RFQ) for Engineering
Services**

- A. Affidavit of Publication**
- B. RFQ Package**
- C. Respondent: Mills, Short & Associates**

Mr. Kantarzhi stated Mills, Short & Associates (MSA) was the sole respondent to the RFQ for Engineering Services. As such, the Board can deem MSA the most responsive respondent and rank MSA as the #1 ranked respondent.

- D. Competitive Selection Criteria/Ranking**
- E. Award of Contract**

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, deeming Mills, Short & Associates (MSA), the sole respondent to the RFQ for Engineering Services, as the most responsive respondent, ranking MSA as the

#1 ranked respondent and authorizing Staff to negotiate the Engineering Services Contract with MSA, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2024

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

NINTH ORDER OF BUSINESS

Approval of January 16, 2025 Regular Meeting Minutes

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the January 16, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Discussion ensued regarding timing of the upcoming bond issuance.

B. District Engineer: Thomas Engineering Group, LLC

There was no report.

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

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

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

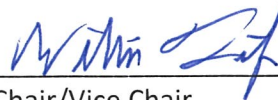
On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, the meeting adjourned at 11:33 a.m.

SOLAERIS CDD

February 20, 2025



Secretary/Assistant Secretary



Chair/Vice Chair