

**MINUTES OF MEETING
SOLAERIS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Solaeris Community Development District held a Regular Meeting on April 17, 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
Tim Smith

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

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

District Manager
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 12:49 p.m. He noted the delayed start time due to a meeting in the meeting room and stated he has been present at the meeting location since the advertised start time of 11:15 a.m. and no one arrived for the meeting or inquired about it.

Supervisors Fife, Smith, Seifel and Long were present. Supervisor Carcamo was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-08,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public**

Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date

This item was deferred.

FOURTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025/2026
Budget Funding Agreement

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-09,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2025/2026 and Providing for an Effective
Date

Mr. Kantarzhi presented Resolution 2025-09.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.
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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-10,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an Effective

Mr. Kantarzhi presented Resolution 2025-10.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-10, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Oak Ridge Ranches – Pod 7 CDD Intent to Operate**

Mr. Earlywine presented the Oak Ridge Ranches Pod 7 CDD Intent to Operate Letter Agreement. The Letter Agreement sets forth that the CDD will accept the operation and maintenance responsibility for the master system Control Structures CS-SR60 and CS-CA30; master system lakes and lake banks labeled on the construction plans as SMT #1 through SMT #5 and Flow-Way Canal; undisturbed natural areas; Wetland W-103 and buffer; any related littoral shelves; wetland control structure WS-13; and the interconnecting drainage piping.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the Oak Ridge Ranches Pod 7 Agreement Letter /Acknowledgement of the CDD's Intent to Operate, was approved.

EIGHTH ORDER OF BUSINESS**Ratification of Saint Lucie County Deed of Conservation Easement**

Mr. Kantarzhi stated ratification of this item will be deferred to the next meeting, as the wrong documentation was included in the agenda.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of February 28, 2025**

On MOTION by Mr. Smith and seconded by Mr. Fife, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of February 20, 2025 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Long and seconded by Mr. Smith, with all in favor, the February 20, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that the bond issuance will be authorized at the next meeting. Work is underway on the Fiscal Year 2026 budget and on the bond documents. He asked the Developer and the Board and Staff to have pay applications prepared in anticipation of bond issuance in June 2025.

B. District Engineer: Thomas Engineering Group, LLC

There was no report.

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

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

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

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the meeting adjourned at 12:56 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair