

**MINUTES OF MEETING
SOLAERIS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Solaeris Community Development District held a Public Hearing and Regular Meeting on August 21, 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
Luis Carcamo

Chair
Vice Chair
Assistant Secretary

Also present:

Andrew Kantarzhi
Ashley Ligas (via telephone)

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 12:51 p.m. The start of the meeting was delayed pending a quorum. Staff was present at the advertised start time and no residents, members of the public, etc., arrived in the interim.

Supervisors Seifel, Fife and Carcamo were present. Supervisors Long and Smith were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Timothy Smith [Seat 1]

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the resignation of Timothy Smith from Seat 1, was accepted.
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FOURTH ORDER OF BUSINESS**Consider Appointment of Richard Bruce to Fill Unexpired Term of Seat 1; Term Expires November 2028**

Mr. Fife nominated Richard Bruce to fill Seat 1. No other nominations were made.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the appointment of Richard Bruce to fill Seat 1, was approved.

- **Administration of Oath of Office to Richard Bruce (the following to be provided under separate cover)**

The Oath of Office will be administered at or before the next meeting.

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to the 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 2025-14, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-14. Mr. Fife nominated the following slate:

William "Bill" Fife	Chair
Jon Seifel	Vice Chair
Richard Bruce	Assistant Secretary
Josh Long	Assistant Secretary
Luis Carcamo	Assistant Secretary

No other nominations were made. This Resolution removes the following:

Timothy Smith	Assistant Secretary
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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 2025-14, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-15, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; 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 2025-15. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. The increase is due to the addition of numerous Field Operations expenditures and Special Revenue budgets for the various Pods.

The Fiscal Year 2026 budget will be updated to build in line items, etc., for Pods 4A and 4B and associated expenses and assessments for those areas.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2025-15, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Fiscal Year 2025/2026
Budget Funding Agreement**

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2024,
Prepared by Grau & Associates**

Mr. Kantarzhi presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There was a finding related to expenses exceeding budget. A budget amendment is usually adopted to avoid a finding but that did not occur because the Board did not meet in time. The recommendation was for the CDD to amend the budget, but Management's response was that it will review and monitor the Fiscal Year 2025 expenditures to make sure expenditures do not exceed appropriations; otherwise, there were no deficiencies on internal control or instances of non-compliance.

A. Consideration of Resolution 2025-16, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2025-16, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, was adopted.

NINTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Kantarzhi presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Kantarzhi noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

TENTH ORDER OF BUSINESS**Consideration of Blanket Drainage Easement**

This item was deferred.

ELEVENTH ORDER OF BUSINESS**Ratification of Addendum to Contract [Oak Ridge Ranches Spine Road Project]**

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Addendum to Contract for the Oak Ridge Ranches Spine Road Project, was ratified.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of May 15, 2025 Regular Meeting Minutes

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the May 15, 2025 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Mills, Short & Associates

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: September 18, 2025 at 11:15 AM**
 - **QUORUM CHECK**

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, the meeting adjourned at 12:59 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair