

**MINUTES OF MEETING
SOLAERIS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Solaeris Community Development District held a Regular Meeting on September 18, 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
Richard Bruce

Chair
Vice Chair
Assistant Secretary

Also present:

Andrew Kantarzhi
Jere Earlywine

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:20 a.m. The Oath of Office was administered to Richard Bruce before the meeting.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

This item was addressed during the First Order of Business. Mr. Bruce is familiar with the following:

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**

FOURTH ORDER OF BUSINESS**Ratification of Resolution 2025-14, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-14. The slate is as follows:

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

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 ratified.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-17, Adopting an Amended General Fund Budget for Fiscal Year 2025/2026, Providing for Appropriations; Addressing**

**Conflicts and Severability; and Providing
for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-17. He reviewed the Amended Fiscal Year 2026 budget and explained the reasons it must be amended. Assessments are transitioning from Landowner-contribution to off roll.

On MOTION by Mr. Bruce and seconded by Mr. Fife, with all in favor, Resolution 2025-17, Adopting an Amended General Fund Budget for Fiscal Year 2025/2026, Providing for Appropriations; Addressing Conflicts and Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-18,
Declaring Special Assessments to Fund the
Proposed Budget(s) for FY2026; Setting
Public Hearing; Addressing Publication;
Addressing Severability; and Providing an
Effective Date**

On MOTION by Mr. Fife and seconded by Mr. Bruce, with all in favor, Resolution 2025-18, Declaring Special Assessments to Fund the Proposed Budget(s) for FY2026; Setting Public Hearing for October 23, 2025 at 11:15 a.m. at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Drainage Easement Items

A. Blanket Drainage Easement

Mr. Earlywine stated that this is a grant by all three Oak Ridge entities, to the CDD, giving the CDD an easement for management of the stormwater system.

On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, the Blanket Drainage Easement, in substantial form, was approved.

B. Perpetual Drainage Easement [McBride Parcel/C24 Canal]

Mr. Earlywine stated that this involves a gap owned by McBride through which the CDD needs to extend its drainage system to the canal.

On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, the Perpetual Drainage Easement for McBride Parcel/C24 Canal, in substantial form, was approved.

C. CDD Drainage Easement [for Pod Developer(s)]

Mr. Earlywine stated that, once the CDD starts owning stormwater improvements, the Pod Developer(s) will need to connect their systems to the CDD's systems.

On MOTION by Mr. Seifel and seconded by Mr. Bruce, with all in favor, the CDD Drainage Easement for Pod Developer(s), in substantial form, was approved.

EIGHTH ORDER OF BUSINESS

Ratification Items

- A. Saint Lucie County Deed of Conservation Easement**
- B. Addendum to Oak Ridge Ranches, LLC and Trans Florida Development Corp Contract - Crosstown Offsite Roadway Contract [Oak Ridge Project - Construction Site Work]**
- C. Requisitions**
 - I. Number 1 Oak Ridge Ranches, LLC \$1,462,705.25**
 - II. Number 2 Oak Ridge Ranches, LLC \$1,570.50**
 - III. Number 3 Oak Ridge Ranches, LLC \$203,335.35**
 - IV. Number 4 Oak Ridge Ranches, LLC \$2,041.338.00**
 - V. Number 5 Kutak Rock LP \$2,064.00**
 - VI. Number 6 Thomas Engineering Group \$1,052.00**
 - VII. Number 7 Kutak Rock LP \$6,258.11**
 - VIII. Number 9 Oak Ridge Ranches, LLC \$1,000,002.53**
 - IX. Number 10 Oak Ridge Ranches, LLC \$812,854.14**
 - X. Number 11 Oak Ridge Ranches, LLC \$67,583.28**
 - XI. Number 12 Oak Ridge Ranches, LLC \$803,732.70**
 - XII. Number 13 Oak Ridge Ranches, LLC \$729,431.08**

On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, Ratification Items 8A, 8B and 8C through 8CXII, as listed, were ratified.

- **Consideration of First Amendment to St. Lucie County Deed of Conservation Easement**
This item was an addition to the agenda.

Mr. Earlywine stated this is related to updating the legal descriptions for the Conservation Easement.

On MOTION by Mr. Seifel and seconded by Mr. Bruce, with all in favor, the First Amendment to St. Lucie County Deed of Conservation Easement, in substantial form, was approved.

NINTH ORDER OF BUSINESS

Discussion: Second Letter Regarding OM Responsibility for Stormwater System

Mr. Earlywine stated that this is related to a new wetland area and is part of the permitting process.

On MOTION by Mr. Seifel and seconded by Mr. Bruce, with all in favor, the Second Letter Regarding OM Responsibility for Stormwater System, was approved.

TENTH ORDER OF BUSINESS

Consideration of Matters Regarding RET Lighting Agreement

- **Proposal for Engineering Review**

Mr. Earlywine stated that RET Lighting (RET) had some failures at some other projects and an Engineer was retained in relation to the other projects to perform inspections and evaluations of the lights. The idea is to pause the contract and light orders.

On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, the pausing the RET Lighting Agreement and light orders, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

On MOTION by Mr. Seifel and seconded by Mr. Bruce, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

TWELFTH ORDER OF BUSINESS**Approval of August 21, 2025 Public Hearing
and Regular Meeting Minutes**

On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, the August 21, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated two bonds are potentially coming up. It will likely be necessary to meet about the bonds in about 60 days.

B. District Engineer: Mills, Short & Associates

There was no report.

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

- **NEXT MEETING DATE: October 23, 2025 at 11:15 AM [O&M Assessment Hearing]**
 - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, the meeting adjourned at 11:31 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

SOLAERIS CDD

September 18, 2025



Secretary/Assistant Secretary



Chair/Vice Chair

Secretary/Assistant Secretary

Chair/Vice Chair