

**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 October 23, 2025 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986.

**Present:**

William Fife (via telephone)	Chair
Jon Seifel	Vice Chair
Richard Bruce	Assistant Secretary
Josh Long	Assistant Secretary

**Also present:**

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Todd Mosley	Atmos Living Management
Cailin Flowers	Atmos Living Management

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 11:33 a.m.

Supervisors Seifel, Long and Bruce were present. Supervisor Fife attended via telephone. Supervisor Carcamo was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law**

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

**C. Consideration of Resolution 2026-01, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2026-01. Mr. Earlywine recalled that the Fiscal Year 2026 Budget was previously adopted; this is related to how the assessments will be collected.

**On MOTION by Mr. Seifel and seconded by Mr. Bruce, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Mr. Seifel and seconded by Mr. Bruce, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Long and seconded by Mr. Seifel, with all in favor, Resolution 2026-01, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Oak Ridge Ranches LLC First Administrative Amendment to Saint Lucie County Deed of Conservation Easement**

Mr. Earlywine presented the Oak Ridge Ranches LLC First Administrative Amendment to Saint Lucie County Deed of Conservation Easement, which he believes is a requirement of the stormwater management permit. This is in final form and ready for execution.

**On MOTION by Mr. Seifel and seconded by Mr. Bruce, with all in favor, the Oak Ridge Ranches LLC First Administrative Amendment to Saint Lucie County Deed of Conservation Easement, was approved.**

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of September 30, 2025**

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

**SIXTH ORDER OF BUSINESS**

**Approval of September 18, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Seifel and seconded by Mr. Bruce, with all in favor, the September 18, 2025 Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated two bond issuances are coming up. He anticipates needing to meet in January 2026 regarding these.

**B. District Engineer: Mills, Short & Associates**

There was no report.

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

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

**EIGHTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**NINTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TENTH ORDER OF BUSINESS**

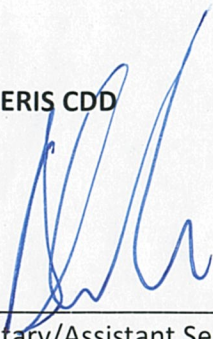
**Adjournment**

**On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, the meeting adjourned at 11:39 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

SOLAERIS CDD

October 23, 2025



Secretary/Assistant Secretary



Chair/Vice Chair