

Solaeris Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://solaeriscdd.net/>

March 12, 2026

Board of Supervisors
Solaeris Community Development District

Dear Board Members:

The Board of Supervisors of the Solaeris Community Development District will hold a Regular Meeting on March 19, 2026 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Third Supplemental Engineer's Report
4. Presentation of Third Supplemental Special Assessment Methodology Report
5. Consideration of Resolution 2026-02, Authorizing the Issuance of Not Exceeding \$6,000,000 Solaeris Community Development District, Special Assessment Bonds, Series 2026 (Assessment Area Two – Pod 6 Phase 1 Project) (The "Bonds") to Finance Certain Public Infrastructure Within a Designated Assessment Area Within the District Referred to as Pod 6 Phase 1 Project Area Within Assessment Area Two; Determining the Need for a Negotiated Limited Offering of The Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of The Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Approving the Use of that Certain Master Trust Indenture Dated April 1, 2024 With Respect to The 2026 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Third Supplemental Trust Indenture Governing The Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of The Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of The Bonds; and Providing for Severability, Conflicts and an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

6. Consideration of Resolution 2026-03, Setting Forth the Specific Terms of the Solaeris Community Development District's Special Assessment Bonds, Series 2026 (Assessment Area Two – Pod 6 Phase 1 Project)("Bonds"); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date
7. Consideration of Ancillary Financing Documents
 - A. Collateral Assignment
 - B. Completion Agreement
 - C. Declaration of Consent
 - D. True-Up Agreement
 - E. Acquisition Agreement
 - F. Notice of Special Assessments
 - G. Disclosure of Public Finance
8. Consideration of Resolution 2026-04, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 3, 4 & 5]
9. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
10. Ratification Items
 - A. Letters to SFWMD Regarding CDD Intent to Operate O&M Stormwater System
 - I. Oak Ridge Ranches – Pod 1 (a/k/a Azure at Solaeris)
 - II. Oak Ridge Ranches – Pod 8
 - B. Requisitions
 - I. Oak Ridge Ranches, LLC \$1,192,841.98
 - II. Oak Ridge Ranches, LLC \$3,210,244.22
11. Acceptance of Unaudited Financial Statements as of January 31, 2026

12. Approval of October 23, 2025 Public Hearing and Regular Meeting Minutes

13. Staff Reports

A. District Counsel: *Kutak Rock LLP*

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

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

- UPCOMING MEETINGS

- April 16, 2026 at 11:15 AM

- May 21, 2026 at 11:15 AM [Presentation of FY2027 Proposed Budget]

- QUORUM CHECK

| | | | | |
|--------|---------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | RICHARD BRUCE | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | JOSH LONG | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | LUIS CARCAMO | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | JON SEIFEL | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | WILLIAM FIFE | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

14. Board Members' Comments/Requests

15. Public Comments

16. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,



Andrew Kantarzhi
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 867 327 4756