

**MINUTES OF MEETING
SOLAERIS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Solaeris Community Development District held 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.

Present:

| | |
|------------------------------|---------------------|
| William Fife (via telephone) | Chair |
| Jon Seifel | Vice Chair |
| Josh Long | Assistant Secretary |
| Luis Carcamo | Assistant Secretary |

Also present:

| | |
|-----------------------------------|-------------------|
| Andrew Kantarzhi | District Manager |
| Bennett Davenport (via telephone) | District Counsel |
| Brandon Ulmer | District Engineer |
| Steve Sanford (via telephone) | Bond Counsel |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:19 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

**CONSIDERATION OF MATTERS REGARDING SPECIAL ASSESSMENT BONDS, SERIES 2026
(ASSESSMENT AREA TWO – POD 6 PHASE 1 PROJECT - DREAMFINDERS)**

THIRD ORDER OF BUSINESS

**Presentation of Supplemental Engineer's
Report (Assessment Area Two – Pod 6
Phase 1 Project)**

Mr. Ulmer presented the Supplemental Engineer’s Report for the Assessment Area Two – Pod 6 Phase 1 Project and noted the following:

- Assessment Area Two – Pod 6 Phase 1 consists of 140 +/- acres.
- This Report includes only the costs for portions that will be owned and operated by the CDD.
- The total estimated Capital Improvement Plan (CIP) costs for the Assessment Area Two – Pod 6 Phase 1 Project is \$6,215,500.

On MOTION by Mr. Seifel and seconded by Mr. Carcamo, with all in favor, the Supplemental Engineer’s Report for Assessment Area Two – Pod 6 Phase 1 Project, in substantial form, was approved.

FOURTH ORDER OF BUSINESS

Presentation of Third Supplemental Special Assessment Methodology Report (Assessment Area Two – Pod 6 Phase 1 Project)

Mr. Kantarzhi presented the Third Supplemental Special Assessment Methodology Report for the Assessment Area Two – Pod 6 Phase 1 Project, and noted the following:

- The land within Assessment Area Two – Pod 6 Phase 1 consists of 140 +/- acres.
- The Development Plan for Assessment Area Two - Pod 6 Phase 1 envisions a total of 265 residential units to be developed in one phase.
- The District intends to issue Series 2026 Special Assessment Bonds for the Assessment Area Two - Pod 6 Phase 1 Project in the estimated principal amount of \$4,495,000 to fund an estimated \$3,787,637.50 in Assessment Area Two - Pod 6 Phase 1 Project costs.

Mr. Kantarzhi reviewed Appendix Tables 1 through 6, detailing the Development Plan, Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation, Cost Allocation, and Assessment Area Two - Pod 6 Phase 1 Assessments Lien Allocations.

On MOTION by Mr. Seifel and seconded by Mr. Carcamo, with all in favor, the Third Supplemental Special Assessment Methodology Report for the Assessment Area Two – Pod 6 Phase 1 Project, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

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

Mr. Sanford presented Resolution 2026-02, known as the Delegation Resolution, which accomplishes the following:

- Authorizes the Chair and Vice Chair to execute the Bond Purchase Contract provided the terms are within the parameters set forth in Section 4 of Resolution 2026-02.
- Approves the Bond Purchase Contract, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement, and Third Supplemental Trust Indenture.
- Authorizes making changes to the Supplemental Engineer's Report and the Third Supplemental Special Assessment Methodology Report both for the Assessment Area Two – Pod 6 Phase 1 Project.

On MOTION by Mr. Long and seconded by Mr. Carcamo, with all in favor, 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, was adopted.

SIXTH ORDER OF BUSINESS

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

Mr. Kantarzi presented Resolution 2026-03 and read the title.

On MOTION by Mr. Long and seconded by Mr. Carcamo, with all in favor, 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, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Issuer’s Counsel Documents

Mr. Davenport presented the following Issuer’s Counsel documents and explained the purpose of each:

A. Collateral Assignment

- B. Completion Agreement
- C. Declaration of Consent
- D. True-Up Agreement
- E. Notice of Special Assessments
- F. Disclosure of Public Finance

On MOTION by Mr. Seifel and seconded by Mr. Long, with all in favor, the Collateral Assignment, Completion Agreement, Declaration of Consent, True-Up Agreement, Notice of Special Assessments and the Disclosure of Public Finance, all in substantial form, were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Construction Matters

Mr. Davenport presented the following related to construction matters and explained the purpose of each:

- A. Acquisition Agreement
- B. Assignment of Site Work Contract
- C. Construction Funding Agreement
- D. Assignment of Engineer’s Construction Administration Proposal

Mr. Kantarzhi stated the Assignment of Engineer’s Construction Administration Proposal was not received.

On MOTION by Mr. Seifel and seconded by Mr. Long, with all in favor, the Acquisition Agreement, Assignment of Site Work Contract, Construction Funding Agreement, and Assignment of Engineer’s Construction Administration Proposal, all in substantial form, were approved.

NINTH ORDER OF BUSINESS

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]

Mr. Kantarzhi presented Resolution 2026-04. Seats 3, 4 and 5, currently held by Mr. Carcamo, Mr. Seifel and Mr. Fife, respectively, will be up for election at the November Landowners’ Election.

On MOTION by Mr. Seifel and seconded by Mr. Carcamo, with all in favor, Resolution 2026-04, Designating November 3, 2026, at 1:00 p.m. at the Fairfield Inn & Suites – Ft Pierce, 6502 Metal Drive, Ft. Pierce, Florida 34945, as the 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, was adopted.

TENTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

- A. October 1, 2024 - September 30, 2025 [Posted]**
- B. October 1, 2025 - September 30, 2026**

Mr. Kantarzhi noted that the 2025 Goals and Objectives Reporting was completed. He presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Long and seconded by Mr. Carcamo, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

ELEVENTH ORDER OF BUSINESS

**Consideration of FMSbonds, Inc. Rule G-17
Disclosure Letter**

On MOTION by Mr. Carcamo and seconded by Mr. Seifel, with all in favor, the FMSbonds, Inc. Rule G-17 Disclosure Letter, was approved.

TWELFTH ORDER OF BUSINESS

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

On MOTION by Mr. Seifel and seconded by Mr. Carcamo, with all in favor, the Letters to SFWMD Regarding CDD Intent to Operate O&M Stormwater System for Oak Ridge Ranches – Pod 1 (a/k/a Azure at Solaeris) and Oak Ridge Ranches - Pod 8; and the Requisitions for Oak Ridge Ranches, LLC, in the amount of \$1,192,841.98, and Oak Ridge Ranches, LLC, in the amount of \$3,210,244.22, were ratified.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2026

On MOTION by Mr. Long and seconded by Mr. Carcamo, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted.

FOURTEENTH ORDER OF BUSINESS

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

On MOTION by Mr. Carcamo and seconded by Mr. Long, with all in favor, the October 23, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FIFTEENTH 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 DATES**
 - April 16, 2026 at 11:15 AM
 - May 21, 2026 at 11:15 AM [Presentation of FY2027 Proposed Budget]
- **QUORUM CHECK**

The April 16, 2026 meeting will be cancelled. A meeting will be scheduled for April 21, 2026 most likely at 1:30 p.m.; the Board and staff will be notified of the date, time and location.

Mr. Kantarzhi stated his plans to present the proposed Fiscal Year 2027 budget at the April 21, 2026 meeting rather than at the May 21, 2026 meeting.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

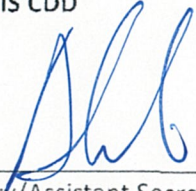
Adjournment

On MOTION by Mr. Long and seconded by Mr. Carcamo, with all in favor, the meeting adjourned at 11:42 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

SOLAERIS CDD

March 19, 2026



Secretary/Assistant Secretary



Chair/Vice Chair