

# Solaeris Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

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<https://solaeriscdd.net/>

April 16, 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 April 23, 2026 at 1:15 p.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 Supplemental Engineer's Report (Assessment Area One - Pod 2 Phase 1 Project - KHOV)
4. Presentation of Fourth Supplemental Special Assessment Methodology Report (Assessment Area One - Pod 2 Phase 1 Project)
5. Consideration of Resolution 2026-05, Authorizing the Issuance of Not Exceeding \$4,500,000 Solaeris Community Development District, Special Assessment Bonds, Series 2026 (Assessment Area One – Pod 2 Phase 1 Project) (the "Bonds") to Finance Certain Public Infrastructure Within a Designated Assessment Area Within the District Referred to as Pod 2 Phase 1 Assessment Area Within Assessment Area One; 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 Fourth 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

### **ATTENDEES:**

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

**NOTE: Meeting Time**

- 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 (Assessment Area One - Pod 2 Phase 1 Project)
6. Consideration of Resolution 2026-06, Setting Forth the Specific Terms of the Solaeris Community Development District's Special Assessment Bonds, Series 2026 (Assessment Area One - Pod 2 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 Issuer's Counsel Documents
    - A. Collateral Assignment
    - B. Completion Agreement
    - C. Declaration of Consent
    - D. True-Up Agreement
    - E. Notice of Special Assessments
    - F. Disclosure of Public Finance
  8. Consideration of Construction Matters
    - A. Acquisition Agreement
    - B. Assignment of Site Work Contract
    - C. Construction Funding Agreement
    - D. Assignment of Engineer's Construction Administration Proposal
  9. Consideration of Resolution 2026-07, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
  10. Consideration of Resolution 2026-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date

11. Consideration of Resolution 2026-09, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

A. Rules of Procedure

12. Ratification Items

A. TLC Land Consulting, LLC Agreements for Consultant Services

I. AA2 Pod 6 Phase 1 (Dream Finders)

II. AA1 Pod 2 Phase 1 (KHOV)

B. Assignment of Contractor Agreement for Pod 6 Phase 1 Sitework

13. Acceptance of Unaudited Financial Statements as of March 31, 2026

14. Approval of March 19, 2026 Regular Meeting Minutes

15. Staff Reports

A. District Counsel: *Kutak Rock LLP*

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

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

- NEXT MEETING DATE: *May 21, 2026, immediately following Preserve at Savannah Lakes CDD and Silver Oaks CDD Meetings at 11:15 AM, respectively [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

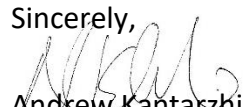
- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

16. Board Members' Comments/Requests

17. Public Comments

18. Adjournment

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

Sincerely,  
  
Andrew Kantarzi  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 867 327 4756**