

**MINUTES OF MEETING
PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Preserve at Savannah Lakes Community Development District held a Regular Meeting on June 1, 2022, at 11:00 a.m., at the offices of Culpepper and Terpening, Inc., 2960 South 25th Street, Fort Pierce, Florida 34981.

Present at the meeting were:

Michael Caputo	Chair
Tim Smith	Vice Chair
Jon Seifel	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:20 a.m. Supervisors Caputo, Tim Smith and Seifel were present, in person. Supervisors Candice Smith and Meath were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2022-33,
Approving Proposed Budgets for Fiscal Year
2022/2023 and Setting a Public Hearing
Thereon Pursuant to Florida Law and Providing
for an Effective Date**

Ms. Cerbone presented Resolution 2022-33. She reviewed the proposed Fiscal Year 2023 budget and asked about the CDD's needs in relation to the bonds. Mr. Earlywine stated that Mr. Smith previously mentioned construction contracts and Staff emailed documents to the Board and will eventually start contacting vendors about having the contracts signed over.

Regarding when the construction contracts will be in place to start construction and when bond funds will be needed for the Silver Oaks CDD (SOCDD) and the Preserve at Savannah

Lakes (PASLCDD), Mr. Smith stated the SOCDD contractor will be selected tomorrow and the contract should be executed one week later. He asked when bonds will be issued for SOCDD.

Mr. Earlywine stated bond issuance could be in August but a meeting could be held in June to authorize the sale of the bonds and the proceeds could be ready in July. The Board directed Mr. Earlywine to proceed with the SOCDD bond issue and delay PASLCDD a month. He would ask Mr. Kessler for a delegated award for SOCDD in late June, for a July bond issuance, and a delegated award for PASLCDD in late July, for an August bond issuance.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Resolution 2022-33, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 16, 2022 at 11:00 a.m., at the offices of Culpepper and Terpening, Inc., 2960 South 25th Street, Fort Pierce, Florida 34981, and Providing for an Effective Date, was adopted.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, scheduling a Special Meeting on June 29, 2022 at 1:30 p.m., at the offices of Culpepper and Terpening, Inc., 2960 South 25th Street, Fort Pierce, Florida 34981, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-34, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-35,
Declaring Special Assessments on
Boundary Amendment Parcel**

Ms. Cerbone presented Resolution 2022-35. Mr. Earlywine stated the purpose of Resolution 2022-35 is to declare assessments and set a public hearing date.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Resolution 2022-35, Declaring Special Assessments for a Boundary Amendment Parcel; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for August 16, 2022 at 11:00 a.m., at the offices of Culpepper and Terpening, Inc., 2960 South 25th Street, Fort Pierce, Florida 34981; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-36,
Declaring Intent to Use Uniform Method of
Collection on Boundary Amendment Parcel**

Ms. Cerbone presented Resolution 2022-36.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Resolution 2022-36, related to the Boundary Amendment Expansion Parcel, Designating a Date, Time and Location of August 16, 2022 at 11:00 a.m. at the offices of Culpepper and Terpening, Inc., 2960 South 25th Street, Fort Pierce, Florida 34981 for a Public Hearing Regarding the District’s Intent to Use Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing for an Effective Date, was approved.

EIGHTH ORDER OF BUSINESS

Discussion: Project Status

This item was discussed during the Third Order of Business.

NINTH ORDER OF BUSINESS

**Consideration of Stormwater Management
Needs Proposal**

Ms. Cerbone stated the District Engineer confirmed that he will submit a letter to the County advising that the CDD does not have a Stormwater Management System at this time.

TENTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

A. Affidavit of Publication

B. RFQ Package

These items were included for informational purposes.

C. Respondent(s): Culpepper

D. Competitive Selection Criteria/Ranking

Ms. Cerbone stated Culpepper and Terpening, Inc. (CTI) was the sole respondent to the RFQ so, since there was only one response, the ranking criteria could be waived, CTI could be considered the most qualified respondent and Staff could be directed to negotiate an Engineering Services Agreement with CTI.

E. Award of Contract

Asked if the contract could be awarded after the fees are disclosed, Mr. Earlywine stated that, in the RFQ process, proposals are obtained and ranked based on qualifications and then, based on that ranking, negotiations are entered into and a contract is awarded.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, ranking Culpepper and Terpening, Inc., as the most qualified respondent and authorizing District Staff to negotiate the fees and prepare form of contract, subject to inclusion of the Chair in the negotiations, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2022

Ms. Cerbone presented the Unaudited Financial Statements as of April 30, 2022.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the Unaudited Financial Statements as of April 30, 2022, were accepted.

Ms. Cerbone presented the March 21, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the March 21, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

Mr. Earlywine stated he has been working with Mr. Smith offline on construction contracts and recommended a motion to authorize the assignment of a site work contract.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, authorizing the assignment of the site work contract, subject to Staff's review and finalization by the Board Chair, was approved.

B. District Engineer [Interim]: *Culpepper and Terpening, Inc.*

There was no report.

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

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting will be a Special Meeting held on June 29, 2022.

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. Caputo and seconded by Mr. Smith, with all in favor, the meeting adjourned at 11:35 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair