

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

August 16, 2022

BOARD OF SUPERVISORS

PUBLIC HEARINGS

AND REGULAR MEETING

AGENDA

Preserve at Savannah Lakes 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

August 9, 2022

ATTENDEES:

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

Board of Supervisors

Preserve at Savannah Lakes Community Development District

Dear Board Members:

The Board of Supervisors of the Preserve at Savannah Lakes Community Development District will hold Multiple Public Hearings and a Regular Meeting on August 16, 2022, at 11:00 a.m., at the offices of Culpepper & Terpening, Inc., 2960 South 25th Street, Fort Pierce, Florida 34981. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2022-37, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2022-38, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; 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
5. Consideration of Fiscal Year 2023 Deficit Funding Agreement

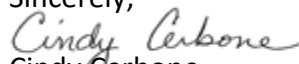
6. Consideration of Resolution 2022-34, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2022/2023 and Providing for an Effective Date
7. Update: Stormwater Management Needs Analysis Letter to the County
8. Continued Discussion: Project Status
9. Acceptance of Unaudited Financial Statements as of June 30, 2022
10. Approval of June 1, 2022 Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *Culpepper & Terpening, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: TBD
 - QUORUM CHECK

JON SEIFEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
MICHAEL CAPUTO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
TIMOTHY SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
CANDICE SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
GREG MEATH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,

 Cindy Carbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

3A

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

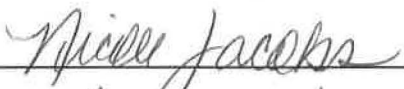
St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

**PRESERVE AT SAVANNAH LAKES CMNTY DEV
2300 GLADES RD, SUTE 410W
BOCA RATON FL 33431**

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, Vicky Felty, who on oath says that she is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

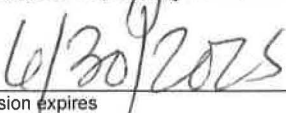
7/27/2022, 8/03/2022



Subscribed and sworn to before on August 12, 2022



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$1039.50

Ad No: GCI0919343

Customer No: AP-804443

PO#: PRESERVE FOR SAVANNAH LAKES

COMMUNITY DEVELOPMENT DISTRICT

AMY KOKOTT
Notary Public
State of Wisconsin

PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Preserve at Savannah Lakes Community Development District ("District") will hold the following two public hearings and a regular meeting on August 16, 2022, at 11:00 a.m., and at Culpepper & Terpening, Inc., 2960 S. 25th Street, Fort Pierce, Florida 34981.

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment
Platted Residential Lots	0	1.00	\$167.26
Undeveloped Property	124.46	4.8369	\$809.01

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2022/2023, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

3B

RESOLUTION 2022-37

THE ANNUAL APPROPRIATION RESOLUTION OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Preserve at Savannah Lakes Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the District Name Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16TH DAY OF AUGUST, 2022.

ATTEST:

**PRESERVE AT SAVANNAH LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget(s)

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 78,590	\$ 10,868	\$ 68,056	\$ 78,924	\$ 100,690
Total revenues	<u>78,590</u>	<u>10,868</u>	<u>68,056</u>	<u>78,924</u>	<u>100,690</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	36,000	12,000	24,000	36,000	48,000
Legal	25,000	2,509	22,491	25,000	25,000
Engineering	2,000	-	2,000	2,000	5,000
Audit	-	-	-	-	4,075
Arbitrage rebate calculation*	-	-	-	-	750
Dissemination agent**	-	-	334	334	1,000
Trustee***	-	-	-	-	6,750
Telephone	150	50	100	150	150
Postage	500	-	500	500	500
Printing & binding	375	125	250	375	375
Legal advertising	6,500	489	6,011	6,500	2,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	500	-	500	500	500
Website		-	-	-	
Hosting & maintenance	1,680	-	1,680	1,680	705
ADA compliance	210	-	210	210	210
Total expenditures	<u>78,590</u>	<u>15,173</u>	<u>63,751</u>	<u>78,924</u>	<u>100,690</u>
Net increase/(decrease) of fund balance	-	(4,305)	4,305	-	-
Fund balance - beginning (unaudited)	-	-	(4,305)	-	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (4,305)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*This expense will be realized the year after the issuance of bonds.

**This expense will be realized when bonds are issued

***This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

Total Number of Units - Existing District Boundary	602
Total Number of Units - Post_Expansion	649
Professional & admin amount per unit - Existing District Boundary	167.26
Professional & admin amount per unit - Post_Expansion	155.15

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	5,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,075
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	6,750
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	150
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	375
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	2,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$100,690</u></u>

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

4A

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

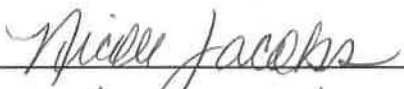
St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

**PRESERVE AT SAVANNAH LAKES CMNTY DEV
2300 GLADES RD, SUTE 410W
BOCA RATON FL 33431**

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, Vicky Felty, who on oath says that she is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

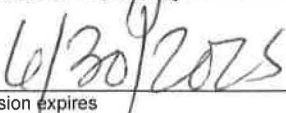
7/27/2022, 8/03/2022



Subscribed and sworn to before on August 12, 2022



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$1039.50

Ad No: GCI0919343

Customer No: AP-804443

PO#: PRESERVE FOR SAVANNAH LAKES

COMMUNITY DEVELOPMENT DISTRICT

AMY KOKOTT
Notary Public
State of Wisconsin

PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Preserve at Savannah Lakes Community Development District ("District") will hold the following two public hearings and a regular meeting on August 16, 2022, at 11:00 a.m., and at Culpepper & Terpening, Inc., 2960 S. 25th Street, Fort Pierce, Florida 34981.

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment
Platted Residential Lots	0	1.00	\$167.26
Undeveloped Property	124.46	4.8369	\$809.01

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2022/2023, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

4B

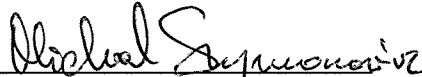
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt & Associates, LLC and, in the course of that employment, serve as Assessment Consultant for the Preserve at Savannah Lakes Community Development District ("**District**").
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on July 25, 2022, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Michal Szymonowicz

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 25nd day of July, 2022, by Michal Szymonowicz, for Wrathell, Hunt & Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



DAPHNE GILLYARD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG327647
Expires 8/20/2023

NOTARY PUBLIC

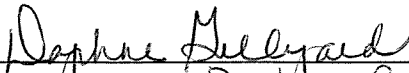

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Mailed Notice

EXHIBIT A

Preserve at Savannah Lakes 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

THIS IS NOT A BILL – DO NOT PAY

July 25, 2022

VIA FIRST CLASS MAIL

SK Savannah Lakes LLC

14025 Riveredge Dr, Ste 175

Tampa, FL 33637

PARCEL IDs: 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8 and 2426-333-0015-000-5

RE: Preserve at Savannah Lakes Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

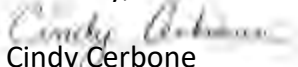
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Preserve at Savannah Lakes Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 16, 2022, at 11:00 a.m., and at Offices of Culpepper & Terpening, Inc., 2960 South 25th Street, Fort Pierce, Florida 34981. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Cindy Cerbone

District Manager

EXHIBIT A
Summary of O&M Assessments

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than \$109,448 in gross revenue. The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2022/2023, and any portion of the District’s Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. Your property is classified as 132.69 acres of undeveloped property.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment
Platted Residential Lots	0	1.00	\$168.64
Undeveloped Property	132.69	4.8911	\$824.84

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

4C

RESOLUTION 2022-38

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; 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.

WHEREAS, the Preserve at Savannah Lakes Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted

lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to sold lots (as set forth in **Exhibits "A" and "B"**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2022/2023 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment for Fiscal Year 2022/2023. Instead, any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

- c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount set forth in **Exhibits A and B** shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. Tax Roll Assessments.** [RESERVED.]
- b. Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. Operations and Maintenance Assessments.** Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by

the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2022/2023.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2022/2023 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. Any such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

- ii. **Debt Service Assessments.** Debt service assessments, if any, directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. **Additional Provisions.** In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 16th day of August, 2022.

ATTEST:

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A: Budget

Exhibit B: Assessment Roll

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

5

FISCAL YEAR 2023 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2023 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this 16th day of August, 2022, by and between:

Preserve at Savannah Lakes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

_____, a _____, and the developer of lands within the boundary of the District ("**Developer**") with a mailing address of _____.

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2023 ("**FY 2023 Budget**"), which begins on October 1, 2022 and ends on September 30, 2023, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2023 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2023 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING**. The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

By: _____

Its: _____

EXHIBIT A: FY 2023 Budget

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2022-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Preserve at Savannah Lakes Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2022/2023 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2022/2023 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2022/2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of August, 2022.

ATTEST:

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Offices of Culpepper & Terpening, Inc., 2960 South 25th Street, Fort Pierce, Florida 34981</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October __, 2022	Regular Meeting	__:__ AM/PM
November __, 2022	Regular Meeting	__:__ AM/PM
December __, 2022	Regular Meeting	__:__ AM/PM
January __, 2023	Regular Meeting	__:__ AM/PM
February __, 2023	Regular Meeting	__:__ AM/PM
March __, 2023	Regular Meeting	__:__ AM/PM
April __, 2023	Regular Meeting	__:__ AM/PM
May __, 2023	Regular Meeting	__:__ AM/PM
June __, 2023	Regular Meeting	__:__ AM/PM
July __, 2023	Regular Meeting	__:__ AM/PM
August __, 2023	Regular Meeting	__:__ AM/PM
September __, 2023	Regular Meeting	__:__ AM/PM

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

7

**PRESERVE AT SAVANNAH LAKES 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**

June 9, 2022

Via FedEx and Electronic Mail

Gary Franklin, MBA
Project Manager – Water Quality Division
3071 Oleander Avenue
Fort Pierce, FL 34982

Re: Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

Dear Mr. Franklin:

I serve as the District Manager of the Preserve at Savannah Lakes Community Development District (“District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes. I am writing regarding the new law requiring special districts that either own or operate stormwater management systems to create a 20-year needs analysis (“Needs Analysis”) of such system(s), with the first analysis due to St. Lucie County by June 30, 2022. While the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for stormwater management improvements, pursuant to its establishing ordinance and Section 190.012(1)(f), *Florida Statutes*, the District does not and/or will not own and/or operate a stormwater management system prior to the June 30, 2022, submission deadline. Consequently, the District will be unable to submit its Needs Analysis by the June 2022 deadline.

The District acknowledges and agrees that, upon transfer of a stormwater system from the construction to operation phase, the District will perpetually operate, maintain and fund the stormwater system and intends to fund such operational and maintenance activities through the annual levy of maintenance special assessments as authorized under Section 190.021(3), *Florida Statutes*. Moreover, the District agrees that, upon transfer of a stormwater system, the District will create and submit a Needs Analysis of such system(s).

If you have any questions or concerns, please do not hesitate to contact me at 561-571-0010. Thank you for your patience as we work to improve our community.

Sincerely,


Cindy Cerbone
District Manager

cc: Chairperson, Board of Supervisors
District Counsel

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

9

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2022**

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Undeposited funds	\$ 35,438	\$ -	\$ -	\$ 35,438
Due from Landowner	8,233	2,771	112	11,116
Due from general fund	-	2,032	-	2,032
Total assets	<u>\$ 43,671</u>	<u>\$ 4,803</u>	<u>\$ 112</u>	<u>\$ 48,586</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 34,900	\$ 4,803	\$ 112	\$ 39,815
Due to Landowner	-	4,803	112	4,915
Due to debt service fund	2,771	-	-	2,771
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>43,671</u>	<u>9,606</u>	<u>224</u>	<u>53,501</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	8,233	-	-	8,233
Total deferred inflows of resources	<u>8,233</u>	<u>-</u>	<u>-</u>	<u>8,233</u>
Fund balances:				
Restricted for:				
Debt service	-	(4,803)	-	(4,803)
Capital projects	-	-	(112)	(112)
Unassigned	(8,233)	-	-	(8,233)
Total fund balances	<u>(8,233)</u>	<u>(4,803)</u>	<u>(112)</u>	<u>(13,148)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 43,671</u>	<u>\$ 4,803</u>	<u>\$ 112</u>	<u>\$ 48,586</u>

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ 26,667	\$ 78,590	34%
Total revenues	<u>-</u>	<u>26,667</u>	<u>78,590</u>	34%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	24,000	36,000	67%
Legal	4,152	7,234	25,000	29%
Engineering	-	-	2,000	0%
Telephone	17	100	150	67%
Postage	22	22	500	4%
Printing & binding	42	250	375	67%
Legal advertising	-	3,244	6,500	50%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	50	500	10%
Website				
Hosting & maintenance	-	-	1,680	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>8,233</u>	<u>34,900</u>	<u>78,590</u>	44%
Excess/(deficiency) of revenues over/(under) expenditures	(8,233)	(8,233)	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	<u>\$ (8,233)</u>	<u>\$ (8,233)</u>	<u>\$ -</u>	

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	<u>2,032</u>	<u>4,803</u>
Total debt service	<u>2,032</u>	<u>4,803</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (2,032)	 (4,803)
 Fund balances - beginning	 (2,771)	 -
Fund balances - ending	<u><u>\$ (4,803)</u></u>	<u><u>\$ (4,803)</u></u>

**PRESERVE AT SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Capital outlay	<u>112</u>	<u>112</u>
Total expenditures	<u>112</u>	<u>112</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (112)	 (112)
 Fund balances - beginning	 -	 -
Fund balances - ending	<u><u>\$ (112)</u></u>	<u><u>\$ (112)</u></u>

**PRESERVE AT
SAVANNAH LAKES
COMMUNITY DEVELOPMENT DISTRICT**

10

DRAFT
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

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

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

49

50

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.

56

57

58

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.

62

63

64 **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

71 This item was deferred.

72

73 **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

79 This item was deferred.

80

81 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-35,
82 Declaring Special Assessments on
83 Boundary Amendment Parcel
84**

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

87

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

99

100

101 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-36,
102 Declaring Intent to Use Uniform Method of
103 Collection on Boundary Amendment Parcel
104**

105 Ms. Cerbone presented Resolution 2022-36.

106

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

116

117

118 **EIGHTH ORDER OF BUSINESS**

Discussion: Project Status

119

120 This item was discussed during the Third Order of Business.

121

122 **NINTH ORDER OF BUSINESS**

**Consideration of Stormwater Management
123 Needs Proposal**

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

126

127 **TENTH ORDER OF BUSINESS**

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

128

129

130

131 **A. Affidavit of Publication**

132 **B. RFQ Package**

133 These items were included for informational purposes.

134 **C. Respondent(s): Culpepper**

135 **D. Competitive Selection Criteria/Ranking**

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

140 **E. Award of Contract**

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

144

**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.**

145

146

147

148

149

150

151 **ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of April 30, 2022**

152

153

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

155

**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.**

156

157

158

159

160 TWELFTH ORDER OF BUSINESS

Approval of March 21, 2022 Public Hearings and Regular Meeting Minutes

161
162
163
164
165

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.

166
167
168
169
170

171 THIRTEENTH ORDER OF BUSINESS

Staff Reports

172
173

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

174
175
176

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.

177
178
179
180
181

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

182

There was no report.

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

183
184
185
186

- NEXT MEETING DATE: TBD
 - QUORUM CHECK

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

187
188

189 FOURTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

190
191

There were no Board Members’ comments or requests.

192

193 FIFTEENTH ORDER OF BUSINESS

Public Comments

194
195

No members of the public spoke.

196

197 SIXTEENTH ORDER OF BUSINESS

Adjournment

198
199
200
201
202
203
204
205
206
207

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]

208
209
210
211
212
213
214

Secretary/Assistant Secretary

Chair/Vice Chair