

**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 Special Meeting on March 15, 2023, at 9:00 a.m., at the offices of Culpepper and Terpening, Inc., 2960 South 25th Street, Fort Pierce, Florida 34981.

Present 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
Jere Earlywine (via telephone)	District Counsel
Justin Frye	Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 9:04 a.m.

Supervisors Caputo, Seifel and Tim Smith were present. Supervisors Candice Smith and Meath were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
Greg Meath [SEAT 5]; *Term Expires
November 2024***

Mr. Kantarzhi presented Mr. Meath's resignation.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the resignation of Mr. Meath from Seat 5, was approved.

FOURTH ORDER OF BUSINESS

Consider Appointment of Justin Frye to Fill Unexpired Term of Seat 5

Mr. Smith nominated Mr. Justin Frye to fill Seat 5.

No other nominations were made.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the appointment of Mr. Justin Frye to fill Seat 5, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor *(the following to be provided in separate package)***

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Justin Frye. Mr. Frye was familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Offers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-04. Mr. Smith nominated the following slate:

Chair	Michael Caputo
Vice Chair	Tim Smith

Assistant Secretary	Joh Seifel
Assistant Secretary	Candice Smith
Assistant Secretary	Justin Frye
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Andrew Kantarzhi

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Resolution 2023-04, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2023-03.

On MOTION by Mr. Frye and seconded by Mr. Smith, with all in favor, Resolution 2023-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

Mr. Earlywine stated that he changed firms and is now with Kutak Rock LLP.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the engagement of Jere Earlywine/Kutak Rock LLP for District Counsel Services, was ratified.

EIGHTH ORDER OF BUSINESS

Discussion: Fiscal Year 2024 Budget

Ms. Carbone stated the proposed Fiscal Year 2024 budget will be presented at an upcoming meeting. For budgeting purposes, it is important to know if the CDD plans to own any improvements during Fiscal Year 2024 and if any property will transition to on-roll.

Mr. Caputo stated that development is expected to commence April 2023. Mr. Earlywine stated, given that timing, some infrastructure improvements will likely be constructed by Fiscal Year 2024. A Board Member stated that land will be platted and tracts will be transferred to the CDD in fall 2023; the CDD will take ownership of improvements but not maintenance and control until all the improvements are completed and turned over. Ms. Carbone stated it is helpful to budget for any anticipated costs, even if funds are not expended.

Discussion ensued about potential expenses to include in the Fiscal Year 2024 budget.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2023

Mr. Kantarzhi presented the Unaudited Financial Statements as of January 31, 2023.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Unaudited Financial Statements as of January 31, 2023, were accepted.

TENTH ORDER OF BUSINESS

Approval of October 10, 2022 Public Hearings and Regular Meeting Minutes

Mr. Kantarzhi presented the October 10, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the October 10, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

Mr. Earlywine anticipated approving the sale of the bonds at the April meeting.

Regarding the site work, Mr. Earlywine asked if a contractor was selected. Mr. Frye stated that the contract is being finalized now.

Discussion ensued regarding an assignment document and discussing the assignment and direct purchasing with the contractor.

B. District Engineer: *Culpepper & Terpening, Inc.*

There was no report.

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

- **NEXT MEETING DATE: April 20, 2023, immediately following Solaeris CDD Meeting at 11:15 AM**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THRITEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Frye and seconded by Mr. Smith, with all in favor, the meeting adjourned at 9:18 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair