

**PRESERVE AT  
SAVANNAH LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**May 18, 2023**

**BOARD OF SUPERVISORS  
REGULAR  
MEETING AGENDA**

**PRESERVE AT  
SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

# 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

May 11, 2023

### 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 a Regular Meeting on May 18, 2023 at 11:15 a.m., or as soon thereafter as the matter may be heard, 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. Consideration of Resolution 2023-07, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2023-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
5. Consideration of Assignment of Site Work Contract
6. Consideration of Engineer's Work Authorization
7. Consideration of Landscape, Irrigation, and Water Conservation Interim Rules
8. Acceptance of Unaudited Financial Statements as of March 31, 2023
9. Approval of April 20, 2023 Regular Meeting Minutes
10. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Culpepper & Terpening, Inc.*

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

- 0 Registered Voters in District as of April 15, 2023
- NEXT MEETING DATE: June 15, 2023, *immediately following Solaeris CDD Meeting at 11:15 AM*

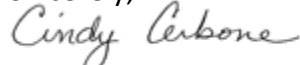
○ QUORUM CHECK

SEAT 1	JON SEIFEL	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	MICHAEL CAPUTO	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	TIMOTHY SMITH	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	CANDICE SMITH	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	JUSTIN FRYE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

11. Board Members' Comment/Requests
12. Public Comments
13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,



Cindy Cerbone  
District Manager

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

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

**PARTICIPANT PASSCODE: 867 327 4756**

**PRESERVE AT  
SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

**3**

**RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Preserve at Savannah Lakes Community Development District (“**District**”), prior to June 15, 2023, the proposed operating budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

**SECTION 1.** The operating budget proposed by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

**SECTION 2.** The public hearing on the approved budget is hereby declared and set for the following date, hour, and location:

**DATE:** \_\_\_\_\_

**HOUR:** \_\_\_\_\_

**LOCATION:** Verano Social Clubhouse  
10291 SW Visconti Way  
Port St. Lucie, Florida 34986

**SECTION 3.** The District Manager is hereby directed to submit a copy of the proposed budgets to St. Lucie County at least sixty (60) days prior to the hearings set above.

**SECTION 4.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

**SECTION 5.** Notice of the public hearing shall be published in the manner prescribed in Florida law.

**SECTION 6.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 18th day of May, 2023.

ATTEST:

**PRESERVE AT SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Budget

**Exhibit A**

Fiscal Year 2023/2024 Budget



**PRESERVE AT SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**PRESERVE AT SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
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**PRESERVE AT SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 02/28/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Landowner contribution	\$ 100,690	\$ 25,193	\$ 76,916	\$ 102,109	\$ 430,333
Total revenues	<u>100,690</u>	<u>25,193</u>	<u>76,916</u>	<u>102,109</u>	<u>430,333</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	278	24,722	25,000	25,000
Engineering	5,000	811	4,189	5,000	5,000
Audit	4,075	-	4,075	4,075	4,075
Arbitrage rebate calculation*	750	-	750	750	750
Dissemination agent**	1,000	-	1,000	1,000	1,000
Trustee***	6,750	-	6,750	6,750	5,500
Telephone	150	63	87	150	200
Postage	500	-	500	500	500
Printing & binding	375	156	219	375	500
Legal advertising	2,000	260	1,740	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	6,050
Contingencies/bank charges	500	-	500	500	500
Website		-	-	-	
Hosting & maintenance	705	1,680	-	1,680	705
ADA compliance	210	-	210	210	210
Total professional & administrative	<u>100,690</u>	<u>28,423</u>	<u>72,742</u>	<u>101,165</u>	<u>100,165</u>
<b>Field operations</b>					
Field operations management	-	-	-	-	14,400
Field operations accounting	-	-	-	-	3,500
Wet ponds	-	-	-	-	3,400
Wetland maintenance	-	-	-	-	7,800
Dry retention mowing	-	-	-	-	22,325
Upland preserve maintenance	-	-	-	-	4,000
Nature trails maintenance	-	-	-	-	10,000
Streelighting	-	-	-	-	51,390
Irrigation supply-wells	-	-	-	-	40,000
Main entry feature maintenance	-	-	-	-	10,000
Main entry feature electricity	-	-	-	-	20,000
Landscape inspection	-	-	-	-	18,000
Landscape maintenance	-	-	-	-	83,853
Plant replacement	-	-	-	-	5,000
Irrigation repairs	-	-	-	-	1,500
Street tree-arborcare	-	-	-	-	10,000
Roadway maintenance	-	-	-	-	5,000
Contingencies	-	-	-	-	20,000
Total field operations	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>330,168</u>

**PRESERVE AT SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 02/28/2023	Projected through 9/30/2023	Total Actual & Projected	
Total expenditures	100,690	28,423	72,742	101,165	430,333
Net increase/(decrease) of fund balance	-	(3,230)	4,174	944	-
Fund balance - beginning (unaudited)	-	(944)	(4,174)	(944)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (4,174)</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 Number of Units	602
Total Number of Units - Post_Expansion Number of Units	649
Professional & admin amount per unit - Existing District Boundary Number of Units	714.84
Professional & admin amount per unit - Post_Expansion Number of Units	663.07

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

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (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 &amp; Associates serves as dissemination agent.</p>	
Trustee	5,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<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	6,050
<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
Field operations management	14,400
Field operations accounting	3,500
Wet ponds	3,400
Wetland maintenance	7,800
Dry retention mowing	22,325
Upland preserve maintenance	4,000

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

**EXPENDITURES (continued)**

Nature trails maintenance	10,000
Streelighting	51,390
Irrigation supply-wells	40,000
Main entry feature maintenance	10,000
Main entry feature electricity	20,000
Landscape inspection	18,000
Landscape maintenance	83,853
Plant replacement	5,000
Irrigation repairs	1,500
Street tree-arborcare	10,000
Roadway maintenance	5,000
Contingencies	20,000
Total field operations	330,168
<b>Total expenditures</b>	<b><u><u>\$430,333</u></u></b>

**PRESERVE AT  
SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2023-08**

**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 OF THE DISTRICT FOR FISCAL YEAR 2023/2024 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 2023/2024 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 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 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.

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

**PASSED AND ADOPTED** this 18th day of May, 2023.

ATTEST:

**PRESERVE AT SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors



**EXHIBIT "A"**

<b>PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 19, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>November 16, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>December 21, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>January 18, 2024</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>February 15, 2024</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>March 21, 2024</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>April 18, 2024</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>May 16, 2024</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>June 20, 2024</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>July 18, 2024</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>August 15, 2024</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>September 19, 2024</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<p align="center"><i>*Meetings will commence at 11:15 a.m., or immediately following the adjournment of the Solaeris Community Development District meeting</i></p>		

**PRESERVE AT  
SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**PRESERVE AT SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2023**

**PRESERVE AT SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 6,000	\$ -	\$ -	\$ 6,000
Due from Landowner	4,688	-	-	4,688
Total assets	<u>\$ 10,688</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,688</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 4,688	\$ 427	\$ -	\$ 5,115
Due to Landowner	-	7,971	-	7,971
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>10,688</u>	<u>8,398</u>	<u>-</u>	<u>19,086</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	4,688	-	-	4,688
Total deferred inflows of resources	<u>4,688</u>	<u>-</u>	<u>-</u>	<u>4,688</u>
Fund balances:				
Restricted for:				
Debt service	-	(8,398)	-	(8,398)
Unassigned	(4,688)	-	-	(4,688)
Total fund balances	<u>(4,688)</u>	<u>(8,398)</u>	<u>-</u>	<u>(13,086)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 10,688</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,688</u>

**PRESERVE AT SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 4,174	\$ 29,367	\$ 100,690	29%
Total revenues	<u>4,174</u>	<u>29,367</u>	<u>100,690</u>	29%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	513	790	25,000	3%
Engineering	-	811	5,000	16%
Audit	-	-	4,075	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent**	-	-	1,000	0%
Trustee***	-	-	6,750	0%
Telephone	12	75	150	50%
Postage	-	-	500	0%
Printing & binding	31	188	375	50%
Legal advertising	132	392	2,000	20%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	-	500	0%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,688</u>	<u>33,111</u>	<u>100,690</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	(514)	(3,744)	-	
Fund balances - beginning	<u>(4,174)</u>	<u>(944)</u>	-	
Fund balances - ending	<u>\$ (4,688)</u>	<u>\$ (4,688)</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 MARCH 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	<u>427</u>	<u>427</u>
Total debt service	<u>427</u>	<u>427</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (427)	 (427)
 Fund balances - beginning	 <u>(7,971)</u>	 <u>(7,971)</u>
Fund balances - ending	<u><u>\$ (8,398)</u></u>	<u><u>\$ (8,398)</u></u>

**PRESERVE AT SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED MARCH 31, 2023**

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

**PRESERVE AT  
SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**



**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 April 20, 2023, at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986.

**Present were:**

Michael Caputo	Chair
Tim Smith	Vice Chair
Justin Frye	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Andrew Kantarzi	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Katie Ibarra (via telephone)	Kutak Rock LLP
Ashley Ligas (via telephone)	Kutak Rock LLP
Roberto Cabrera	District Engineer
Steve Sanford (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 11:18 a.m. Supervisors Caputo, Frye and Tim Smith were present. Supervisors Candice Smith and Seifel were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Presentation of First Supplemental Engineers Report**

Mr. Cabrera presented the First Supplemental Engineers Report and noted the following:

➤ The Report reflects a revised total unit count for Assessment Area One, which is a mix of townhomes and villas, totaling 435 units.

42 ➤ Reassignment of Assessment Area One resulted in more costs being absorbed during  
43 the first part of the project.

44 ➤ A stormwater nutrient treatment system that surrounds perimeter lakes was added.

45 It was noted that this Report will be accepted as part of Resolution 2023-05.

46 Mr. Frye asked if the Report can be accepted with the legal description in Exhibit A  
47 added in the future. Mr. Cabrera stated that the legal description is forthcoming soon.

48

**On MOTION by Mr. Frye and seconded by Mr. Smith, with all in favor, the First Supplemental Engineer’s Report, in substantial form, was approved.**

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52

**FOURTH ORDER OF BUSINESS**

**Presentation of Preliminary Supplemental Special Assessment Methodology Report**

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56

Ms. Cerbone presented the Preliminary Supplemental Special Assessment Methodology Report and noted the following:

57

58 ➤ This Methodology reflects any updates made by the District Engineer.

59 ➤ 435 units are being brought in.

60 ➤ The total costs of the 2023 Project are estimated at \$15,587,240.

61 ➤ The CDD intends to issue Assessment Area One bonds in the estimated principal amount  
62 of \$6,550,000\* to fund an estimated \$5,390,725 in 2023 Project costs, with the balance of the  
63 estimated costs of \$10,196,515 being the Developer.

64 Discussion ensued regarding updating the overall total number of units in Section 2.2 to  
65 650, along with the verbiage related to the “7.17 +/- acres of land currently not yet contained  
66 within the boundaries of the District” to reflect that it is already within the CDD boundaries.

67 ➤ The legal description will be added.

68 Mr. Sanford noted that, once certain information is received, Mr. Szymonowicz will  
69 update the Methodology. Ms. Ibarra stated that, once the bonds are issued, a resolution will be  
70 adopted ratifying the issuance of the bonds and the actions of the District Engineer, District  
71 Counsel, District Management and the Chair.

72 Mr. Sanford thought that the original Methodology did not include villas as a product  
73 type. He asked if the villas and townhomes are being treated the same. It was noted that they  
74 are not being treated the same; the townhomes will be assessed \$1,000 per year and the villas  
75 will be \$1,100 per year.

76 Ms. Cerbone summarized that the Methodology is being approved in substantial form,  
77 subject to updating the language to specify the exact location of the lien, adding the legal  
78 description, once received, and minor other changes.

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80 **On MOTION by Mr. Frye and seconded by Mr. Smith, with all in favor, the**  
81 **Preliminary Supplemental Special Assessment Methodology Report, in**  
82 **substantial form, was approved.**

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85 **FIFTH ORDER OF BUSINESS**

86 **Consideration of Resolution 2023-05,**  
87 **Authorizing the Issuance of Not Exceeding**  
88 **\$7,500,000 Preserve at Savannah Lakes**  
89 **Community Development District, Special**  
90 **Assessment Bonds, Series 2023**  
91 **(Assessment Area One) (the “Bonds”) to**  
92 **Finance Certain Public Infrastructure**  
93 **Within Assessment Area One Within the**  
94 **District; Determining the Need for a**  
95 **Negotiated Limited Offering of the Bonds**  
96 **and Providing for a Delegated Award of**  
97 **Such Bonds; Approving the Underwriter for**  
98 **the Limited Offering of the Bonds;**  
99 **Approving the Form of and Authorizing The**  
100 **Execution And Delivery of a Bond Purchase**  
101 **Contract With Respect to the Bonds;**  
102 **Authorizing the Use of That Certain Master**  
103 **Trust Indenture Previously Approved by**  
104 **the District With Respect to the Bonds and**  
105 **Approving the Form of and Authorizing the**  
106 **Execution and Delivery of a First**  
107 **Supplemental Trust Indenture Governing**  
108 **the Bonds; Approving the Form of and**  
109 **Authorizing the Distribution of a**  
110 **Preliminary Limited Offering**  
111 **Memorandum; Approving the Execution**  
112 **and Delivery of a Final Limited Offering**  
113 **Memorandum; Approving the Form of and**  
114 **Authorizing the Execution of a Continuing**  
115 **Disclosure Agreement, and Appointing a**  
116 **Dissemination Agent; Approving the**  
117 **Application of Bond Proceeds; Authorizing**  
118 **Certain Modifications to the Assessment**  
119 **Methodology Report and Engineer’s**  
120 **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

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Mr. Sanford presented Resolution 2023-05, which accomplishes the following:

- Authorizes the Chair or Vice Chair to execute documents as long as the terms are within the parameters set forth for the bond issuance.
- Authorizes issuance of bonds of up to \$7.5 million.
- Sets forth the Underwriter’s discount.
- Sets forth the maximum bond term, interest rate, etc.
- Approves the bond related reports, contracts, agreements, disclosures, and other bond documents listed in the Resolution.
- Authorizes modifications to the Engineer’s and Methodology Reports.

It was noted that a Board Members’ name needs to be updated in one or more attachments. Mr. Sanford stated since the reports and documents are being approved in substantial form, the necessary changes can be made.

**On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, Resolution 2023-05, Authorizing the Issuance of Not Exceeding \$7,500,000 Preserve at Savannah Lakes Community Development District, Special Assessment Bonds, Series 2023 (Assessment Area One) (the “Bonds”) to Finance Certain Public Infrastructure Within Assessment Area One Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Approving 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; Authorizing the Use of That Certain Master Trust Indenture Previously Approved by the District With Respect to the Bonds and Approving the Form of and Authorizing the Execution and Delivery of a First 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**

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**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 2023-06, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2023; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental 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**

Ms. Cerbone presented Resolution 2023-06 and read the title.

**On MOTION by Mr. Frye and seconded by Mr. Smith, with all in favor, Resolution 2023-06, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2023; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental 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**

Ms. Ibarra presented the following and explained the purpose of each and what each accomplishes:

- 207 A. Collateral Assignment Agreement
- 208 B. Completion Agreement
- 209 C. Declaration of Consent
- 210 D. Disclosure of Public Finance
- 211 E. Notice of Special Assessments
- 212 F. True-Up Agreement

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

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**EIGHTH ORDER OF BUSINESS**

**Consideration of Kutak Rock LLP, Retention and Fee Agreement**

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Ms. Cerbone presented the Kutak Rock LLP, Retention and Fee Agreement.

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On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Kutak Rock LLP Retention and Fee Agreement for District Counsel Services, was approved.

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**NINTH ORDER OF BUSINESS**

**Consideration of Assignment of Site Work Contract**

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This item was deferred.

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**TENTH ORDER OF BUSINESS**

**Consideration of Engineer's Work Authorization**

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This item was deferred.

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**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2023**

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Ms. Cerbone presented the Unaudited Financial Statements as of February 28, 2023.

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**On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.**

**TWELFTH ORDER OF BUSINESS**

**Approval of March 15, 2023 Special Meeting Minutes**

Ms. Cerbone presented the March 15, 2023 Special Meeting Minutes.

**On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the March 15, 2023 Special Meeting Minutes, as presented, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Culpepper & Terpening, Inc.**

The District Engineer and District Counsel had nothing further to report.

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

- **NEXT MEETING DATE: May 18, 2023, immediately following Solaeris CDD Meeting at 11:15 AM**
  - **QUORUM CHECK**

**FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

The Board asked that Management only send calendar invites and cancellations rather than emails; if there is no response within two days of the invitation, an email can be sent. One email transmitting the final agenda can be sent.

**FIFTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the meeting adjourned at 11:45 a.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair



**PRESERVE AT  
SAVANNAH LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**



*Gertrude Walker*  
Supervisor of Elections  
St. Lucie County

4132 Okeechobee Road • Fort Pierce, FL 34947-5412 • (772) 462-1500 • Fax (772) 462-1439

April 15, 2023

Daphne Gillyard  
Wrathell, Hunt & Associates, LLC  
2300 Glades Road  
Suite 410W  
Boca Raton, Florida 33431

Dear Ms. Gillyard:

This letter is in reference to the number of registered voters as of April 15, 2023 in the Community Development Districts listed below based on the mapping forwarded by your organization. If any of your mapping information has changed, please forward the applicable documentation to our office as soon as possible.

CDD NAME	REGISTERED VOTERS
Preserve at Savannah Lakes	0
Silver Oaks	0
Solaeris	0

Please contact Kris Barcomb at 772-462-1508 if you have any questions or need additional information.

Sincerely,

Gertrude Walker  
St. Lucie County Supervisor of Elections

**PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*Verano Social Clubhouse  
10291 SW Visconti Way, Port St. Lucie, Florida 34986*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>April 20, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>May 18, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>June 15, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>July 20, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>August 17, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>September 21, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>

*\*Meetings will commence immediately following adjournment of Solaeris CDD meetings, scheduled to commence at 11:15 AM*