

**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 February 15, 2024 at 11:15 a.m., as soon thereafter as the matter could be heard, at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986.

Present at the meeting:

Michael Caputo	Chair
Jon Seifel	Assistant Secretary
Justin Frye	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Butch Terpening (via telephone)	District Engineer
William Fife	Supervisor Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:23 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

Mr. Kantarzhi stated that there were no members of the public present.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Candice Bain,
Seat 4, Term Expires November 2024**

Mr. Kantarzhi presented Ms. Candice Bain's resignation letter.

<p>On MOTION by Mr. Caputo and seconded by Mr. Seifel, with all in favor, the resignation of Ms. Candice Bain from Seat 4, was accepted.</p>

FOURTH ORDER OF BUSINESS

Consider Appointment of William Fife to Fill Unexpired Term of Seat 4

Mr. Caputo nominated Mr. William Fife to fill Seat 4. No other nominations were made.

On MOTION by Mr. Caputo and seconded by Mr. Seifel, with all in favor, the appointment of Mr. William Fife to fill Seat 4, was approved.

• **Administration of Oath of Office**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. William Fife. Mr. Fife is familiar with the items in the Supervisor’s package.

Mr. Caputo left the meeting at 11:20 a.m.

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, recessing the Regular Meeting at 11:25 a.m., was approved.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, reconvening the Regular Meeting at 11:52 a.m., was approved.

Supervisors Frye, Seifel and Fife were present. Supervisors Caputo and Tim Smith were not present.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date

Mr. Frye nominated the following slate:

- | | |
|----------------|---------------------|
| Michael Caputo | Chair |
| William Fife | Vice Chair |
| Tim Smith | Assistant Secretary |
| Jon Seifel | Assistant Secretary |
| Justin Frye | Assistant Secretary |

No other nominations were made. This Resolution removes Candice Bain as an Officer. Prior appointments for Secretary, Treasurer, Assistant Treasurer and Assistant Secretaries Cindy Cerbone and Andrew Kantarzhi remain unaffected by this Resolution.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, Resolution 2024-01, Appointing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Update: Required Ethics Training and Form 1 Disclosure Filing

The Kutak Rock email regarding the required ethics training and filing Form 1 was included for informational purposes.

Mr. Kantarzhi will review this new process with each Board Member individually.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2022; Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Kantarzhi presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022. It was a clean audit; there were no findings, recommendations, deficiencies in internal control or instances of non-compliance.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, Resolution 2024-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.

NINTH ORDER OF BUSINESS

Ratification of Letter Agreement for Real Estate Rights for Lighting

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the Letter Agreement for Real Estate Rights for Street Lighting within the boundaries of the CDD, was ratified.

TENTH ORDER OF BUSINESS

Ratification of Gig Fiber, LLC Outdoor Solar Lighting Service Agreement

Mr. Kantarzhi stated a response is pending from Egis regarding the insurance coverage requirement. There is also a maintenance requirement, which will be addressed during the Field Operations discussions, along with budgeting costs.

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the Gig Fiber, LLC Outdoor Solar Lighting Service Agreement, was ratified.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Designating a Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Noting that the Board Members are not required to attend the Landowners' meeting, Mr. Kantarzhi proposed having the Landowner appoint him as proxyholder to cast votes on their behalf.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, Resolution 2024-03, Designating a Date, Time, and Location of November 5, 2024 at 10:05 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986, for the Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of EMMA Filing Assistant Software as a Service License Agreement

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the EMMA® Filing Assistant Software as a Service License Agreement, was approved.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2023

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

FOURTEENTH ORDER OF BUSINESS

Approval of August 17, 2023 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the August 17, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that the contracts are signed over and the bonds are being issued; they will post this morning and close next week. Everything is in order.

B. District Engineer: Culpepper & Terpening, Inc.

Mr. Terpening stated that his office emailed the Supplemental Agreement about a week ago.

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

- **NEXT MEETING DATE: March 21, 2024, immediately following Solaeris CDD Meeting at 11:15 AM**

- **QUORUM CHECK**

The next meeting will be March 21, 2024, unless cancelled.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

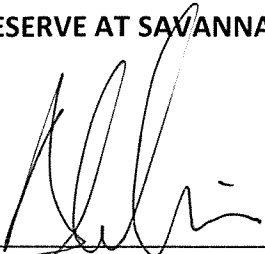
No members of the public spoke.

Mr. Kantarzhi was asked to review the street lighting service contract to determine if maintenance is included.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the meeting adjourned at 12:02 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair