

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

The Board of Supervisors of the Preserve at Savannah Lakes Community Development District held Multiple Public Hearings and a Regular Meeting on August 16, 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
Jere Earlywine (via telephone)	District Counsel
Roberto Cabrera	District Engineer
Dennis Murphy	Culpepper and Terpening, Inc.
Justin Fyre	Kolter Land
Brian Nolan	Lucido & Associates

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 11:11 a.m.

Supervisors Caputo, Seifel and Tim Smith 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**

**Public Hearing on Adoption of Fiscal Year  
2022/2023 Budget**

**A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**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**

Ms. Cerbone presented Resolution 2022-37. She reviewed the proposed Fiscal Year 2023 budget, which is a full-year, Landowner-funded budget, whereas the Fiscal Year 2022 budget was a partial-year budget.

**On MOTION by Mr. Caputo and seconded by Mr. Seifel, with all in favor, the Public Hearing was opened and, there being no members of the public present, the Public Hearing was closed.**

**On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, 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, was adopted.**

**FOURTH ORDER OF BUSINESS**

**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**

These items were included for informational purposes.

**On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Public Hearing was opened and, there being no members of the public present, the Public Hearing was closed.**

**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**

Ms. Cerbone presented Resolution 2022-38. She stated that there is no assessment roll at this time because the assessments are not included in the budget; however, a footnote is included allowing the CDD to levy assessments.

Mr. Earlywine discussed the need for the District Manager to be notified in advance of closings so that an Estoppel Letter can be prepared.

**On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, 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, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2023 Deficit Funding Agreement**

Ms. Cerbone stated, if lots are sold before September 30, 2022, an Estoppel will be issued and an off-roll assessment will be imposed for a prorated amount of the Fiscal Year 2023 budget that was just adopted, reducing the Landowner-funded amount. She presented the Deficit Funding Agreement, which also acts as the Budget Funding Agreement.

**On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Fiscal Year 2023 Deficit Funding Agreement, in substantial form, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-34, Designating Dates, Times and Locations for**

**Regular Meetings of the Board of Supervisors for Fiscal Year 2022/2023 and Providing for an Effective Date**

This item was deferred.

▪ **Acceptance of Unaudited Financial Statements as of June 30, 2022**

**This item, previously the Ninth Order of Business, was presented out of order.**

Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2022. She noted that funding requests were submitted to and paid by Kolter.

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

**SEVENTH ORDER OF BUSINESS**

**Update: Stormwater Management Needs Analysis Letter to the County**

This item was presented following the Eighth Order of Business.

**EIGHTH ORDER OF BUSINESS**

**Continued Discussion: Project Status**

Ms. Cerbone recalled that this was previously discussed and contract assignment will not occur for three to four weeks.

▪ **Update: Stormwater Management Needs Analysis Letter to the County**

**This item, previously the Seventh Order of Business, was presented out of order.**

Ms. Cerbone stated the District Engineer sent a letter to the County before the due date advising that the CDD does not have a Stormwater Management System at this time.

**On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the Stormwater Management Needs Analysis letter to the County, was ratified.**

**NINTH ORDER OF BUSINESS**

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

This item was presented following the Sixth Order of Business.

**TENTH ORDER OF BUSINESS**

**Approval of June 1, 2022 Regular Meeting Minutes**

Ms. Cerbone presented the June 1, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the June 1, 2022 Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

There was no report.

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

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

Ms. Cerbone stated the next meeting would be scheduled when necessary.

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS**


**Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the meeting adjourned at 11:22 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair