

**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 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.

Present at the meeting were:

Michael Caputo	Chair
Timothy 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
Ashley Ligas (via telephone)	Kutak Rock LLP
Roberto Cabrera (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:32 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

Ms. Cerbone presented Resolution 2023-07. She reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

Discussion ensued regarding the number of “before and after” units.

The following changes will be made to the proposed Fiscal Year 2024 budget:

Page 2: Delete “Total Number of Units - Existing District Boundary Number of Units 602”

Page 2, Total Number of Units - Post_Expansion Number of Units”: Change “649” to “650”

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, Resolution 2023-07, Approving the Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 17, 2023 at 11:15 a.m., immediately following the Solaeris CDD meeting, at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

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

Ms. Cerbone presented Resolution 2023-08.

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

FIFTH ORDER OF BUSINESS

Consideration of Assignment of Site Work Contract

Ms. Ligas stated that she has drafts of everything. Her understanding is that this is pending completion of all permitting.

This item was deferred to the next meeting.

SIXTH ORDER OF BUSINESS

Consideration of Engineer's Work Authorization

Mr. Earlywine stated that he wants to make sure there is a Work Authorization to go along with the Site Work Contract. Ms. Ligas believes they do not have it yet.

This item was deferred to the next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Landscape, Irrigation, and Water Conservation Interim Rules

Ms. Cerbone stated that Mr. Earlywine emailed information about this yesterday.

Mr. Earlywine recalled a previously adopted Fertilizer Rule. The Interim Rules being presented today are related to adding water conservation practices and similar matters. If the CDD adopts these Rules, the CDD could enter into an agreement with the HOA for enforcement.

Mr. Earlywine presented the following:

- **RESOLUTION 2023-__, [RESOLUTION ADOPTING RULES REGARDING WATER CONSERVATION PRACTICES]**

This item was an addition to the agenda.

Mr. Earlywine stated that the Rule essentially mirrors the South Florida Water Management District (SFWMD) Florida-Friendly Landscape Program and the St. Lucie County Water Use Restrictions. He stated that the proposed Rule contains the following provisions:

- Sets forth the Water Use Restrictions related to irrigation, including days of the week, time periods and length of time irrigation can occur, along with restrictions related to wells, etc.
- Sets forth enforcement of the Rules, with the CDD enforcing the Rules with respect to its own property and improvements and the HOA would enforce the Rules for residential lots.

- Includes information about Florida-Friendly landscaping, low volume fixtures, automatic landscape interrupters such as rain sensors and a leak-detection program.
- Sets forth the CDD’s ability to enforce the Rules.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, Resolution 2023-___, Resolution Adopting Rules Regarding Water Conservation Practices and Setting a Public Hearing on Rules Regarding Water Conservation Practices for August 17, 2023 at 11:15 a.m., immediately following the Solaeris CDD meeting, at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

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

NINTH ORDER OF BUSINESS

Approval of April 20, 2023 Regular Meeting Minutes

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the April 20, 2023 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
There was no report.
- B. District Engineer: Culpepper & Terpening, Inc.**
There was no report.
- 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**

The next meeting will be June 15, 2023, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS


Adjournment

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the meeting adjourned at 11:51 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair