

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

The Board of Supervisors of the Preserve at Savannah Lakes Community Development District held Public Hearings and a Regular Meeting on August 17, 2023 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 were:

Michael Caputo	Chair
Timothy Smith	Vice Chair
Jon Seifel	Assistant Secretary
Justin Frye	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Mike Eckert (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:52 a.m. Supervisors Caputo, Frye, Tim Smith and Seifel were present. Supervisor Candice Smith was 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
2023/2024 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2023-10, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2023-10 and the proposed Fiscal Year 2024 budget, which is unchanged since it was last presented. It is a Landowner-funded budget with expenses funded as they are incurred.

On MOTION by Mr. Frye and seconded by Mr. Smith, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, Resolution 2023-10, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023/2024 Budget Funding Agreement

On MOTION by Mr. Caputo and seconded by Mr. Seifel, with all in favor, the Fiscal Year 2023/2024 Budget Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules Regarding Water Conservation Practices Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. Affidavit of Publication**
- B. Consideration of Resolution 2023-11, Adopting Rules Relating to Water Conservation Practices; Authorizing an Agreement with a Homeowner’s Association; and Providing for General Authorization, Conflicts, Severability, and an Effective Date**

On MOTION by Mr. Frye and seconded by Mr. Smith, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Caputo and seconded by Mr. Frye, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Frye and seconded by Mr. Smith, with all in favor, Resolution 2023-11, Adopting Rules Relating to Water Conservation Practices; Authorizing an Agreement with a Homeowner’s Association; and Providing for General Authorization, Conflicts, Severability, and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of CDD/HOA Agreement Regarding Water Conservation Practices

Mr. Kantarzhi presented the CDD/HOA Water Conservation Practices Agreement.

On MOTION by Mr. Frye and seconded by Mr. Smith, with all in favor, the CDD/HOA Water Conservation Practices Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Assignment of Site Work Contract

Ms. Cerbone stated this will allow the Chair or Vice Chair to work with the Developer and District Counsel to assign the site work contract to the CDD. The Developer will continue funding the CDD; however, payments to the site contractor will come from the CDD.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, assignment of the Site Work Contract, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Engineer’s Work Authorization

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the Engineer’s Work Authorization, was approved.

NINTH ORDER OF BUSINESS

Consideration of Facilities Management Agreement

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the Facilities Management Agreement, was approved.

Mr. Kantarzhi discussed the Field Ops budget and the need to enable Field Ops Staff, District Counsel and the Chair to enter into Field Ops agreements in line with the Field Ops budget, in between meetings; the agreements and/or expenses would then be ratified later.

Mr. Kantarzhi listed the potential Field Ops items, as follows:

Wet ponds	\$ 3,400
Wetland maintenance	\$ 7,800
Dry retention mowing	\$22,325
Upland preserve maintenance	\$ 4,000
Nature trails maintenance	\$10,000
Streetlighting	\$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- arbor care	\$10,000
Roadway maintenance	\$ 5,000
Contingencies	\$20,000

On MOTION by Mr. Frye and seconded by Mr. Smith, with all in favor, authorizing Field Ops Staff, District Counsel and the Chair to enter into and execute Field Ops agreements in line with the budget, between meetings, was approved.

Ms. Cerbone stated, unless something changes, Rizzetta & Company will take over as the District Management firm within the coming months, following the issuance of bonds. She noted that the contract likely includes a termination period of 30 or 60 days.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

On MOTION by Mr. Frye and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of May 18, 2023 Regular Meeting Minutes

On MOTION by Mr. Frye and seconded by Mr. Smith, with all in favor, the May 18, 2023 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Culpepper & Terpening, Inc.

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: September 21, 2023, immediately following Solaeris CDD Meeting at 11:15 AM**
 - **QUORUM CHECK**

The next meeting will be September 21, 2023, unless cancelled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS


Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the meeting adjourned at 12:01 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair