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 18, 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:

Bill Fife	Vice Chair
Jon Seifel	Assistant Secretary
Justin Frye	Assistant Secretary

Also present:

Andew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Roberto Cabrera (via telephone)	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 12:13 p.m.

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

SECOND ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2024-04, Ratifying, Confirming, and Approving the Sale of the Preserve at Savannah Lakes Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One); Ratifying,**

Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing An Effective Date

Mr. Kantarzhi presented Resolution 2024-04 and read the title.

Mr. Earlywine stated that this Resolution ratifies all the actions that take place after the adoption of the sale resolution at the time of closing.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, Resolution 2024-04, Ratifying, Confirming, and Approving the Sale of the Preserve at Savannah Lakes Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing An Effective Date, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2024-05 and read the title.

Mr. Earlywine asked for the status of the preserves project and if a funding agreement is necessary. Mr. Fife stated construction recently commenced and closings are anticipated to occur between August and October.

As to funding, Mr. Earlywine stated the Board can either levy a springing assessment, which "springs to life" when lots are platted and sold, or execute a "pay-as-you-go" funding agreement. There is no immediate hurry to decide but, if the Board opts to do assessments, Staff needs to provide 20 days' notice for a hearing.

Discussion ensued regarding the Solaeris CDD, the sales agreement, the springing assessment, the proposed budget, mailed notices and the preparation of an estoppel letter.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 15, 2024 at 11:15 a.m., 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 approved.

Ms. Cerbone referenced Page 8 of the proposed Fiscal Year 2025 budget and stated, based on the budget, the units that have debt assigned to them will be billed their share of the professional and admin and field ops portions of the budget. The remaining units that do not have debt assigned to them will have only the professional and admin portion of the budget billed to them.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2024-06 and read the title.

Ms. Cerbone stated this is identical to the Solaeris CDD Meeting Schedule.

The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATES: Delete June meeting

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Atmos Living Management Group Facilities Management Agreement**

Mr. Kantarzhi presented the Atmos Living Management Group Facilities Management Agreement. It is the same Agreement that was considered by the Solaeris CDD.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Atmos Living Management Group Facilities Management Agreement, was approved.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 29, 2024**

Mr. Kantarzhi presented the Unaudited Financial Statements as of February 29, 2024 and pointed out that the "Insurance" line item at 141% will be adjusted in QuickBooks and the corrected year-to-date number will be reflected in the next financials.

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

EIGHTH ORDER OF BUSINESS **Approval of February 15, 2024 Regular Meeting Minutes**

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the February 15, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Culpepper & Terpening, Inc.

There were no reports from District Counsel or the District Engineer.

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

Mr. Kantarzhi stated Staff will email Form 1 and ethics training information to the Board Members shortly.

- **NEXT MEETING DATE: May 16, 2024, immediately following Solaeris CDD Meeting at 11:15 AM**
  - **QUORUM CHECK**

The May 16, 2024 meeting will be cancelled. The next meeting will be held on August 15, 2024.

TENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS **Public Comments**

There were no members of the public present.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Frye and seconded by Mr. Fife, with all in favor, the meeting adjourned at 12:27 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair