

**MINUTES OF MEETING
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Saltleaf Community Development District was held on July 13, 2023, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

Present at the meeting were:

Susan Watts	Chair
Craig Klingensmith	Vice Chair
Stephen Wilson	Assistant Secretary
Ray Piacente	Assistant Secretary
Brian Simper	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Carl Barraco	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:05 p.m.

Supervisors-Elect Susan Watts, Craig Klingensmith, Stephen Wilson, Ray Piacente and Brian Simper, were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Watts, Mr. Klingensmith, Mr. Wilson, Mr. Piacente and Mr. Simper. He provided and explained the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Earlywine discussed the ethics laws, including the required disclosures and various prohibitions. Prohibitions include use of a public office for one's own private gain or benefit, accepting or soliciting a gift in exchange for a vote, etc. He recommended that all Supervisors submit an initial Form 8B to disclose the continuing conflict present with them being a Landowner representative serving on the CDD Board; thereby eliminating the need to declare a conflict at every vote. He stated that, given that all are affiliated with the Landowner in some capacity, each Supervisor's completed Form 8B can be kept on file and available to be attached to future meeting minutes should there be a voting conflict.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Adams presented Resolution 2023-01. The results of the Landowners' Election will be inserted into Sections 1 and 2. The Landowners' Election results were as follows:

Seat 1	Craig Klingensmith	198 votes	4-year Term
Seat 2	Susan Watts	198 votes	4-year Term
Seat 3	Stephen Wilson	197 votes	2-year Term

Seat 4	Ray Piacente	197 votes	2-year Term
Seat 5	Brian Simper	197 votes	2-year Term

On MOTION by Ms. Watts and seconded by Mr. Klingensmith, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2023-02. The following slate was nominated:

Chair	Susan Watts
Vice Chair	Craig Klingensmith
Secretary	Chuck Adams
Assistant Secretary	Stephen G. Wilson
Assistant Secretary	Ray Piacente
Assistant Secretary	Brian Simper
Assistant Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Items:

A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Adams presented Resolution 2023-03 and the Fee Schedule and Management Agreement. The Management Fee is reduced to \$2,000 per month until bonds are issued.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kutak Rock LLP**

Mr. Adams presented Resolution 2023-04 and the Kutak Rock LLP Fee Agreement.

On MOTION by Ms. Watts and seconded by Mr. Piacente, with all in favor, Resolution 2023-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2023-05.

On MOTION by Ms. Watts and seconded by Mr. Klingensmith, with all in favor, Resolution 2023-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District; and Providing for an Effective Date, was adopted.

D. Resolution 2023-06, Appointing an Interim District Engineer for the Saltleaf Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Barraco and Associates, Inc.**

Mr. Adams presented Resolution 2023-06 and the Interim Engineering Services Agreement.

On MOTION by Mr. Wilson and seconded by Mr. Piacente, with all in favor, Resolution 2023-06, Appointing an Interim District Engineer for the Saltleaf Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement with Barraco and Associates, Inc., was approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Adams presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Ms. Watts and seconded by Mr. Klingensmith, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

Mr. Adams stated Board Members can receive compensation of \$200 per meeting, with a maximum amount of \$4,800 per year, per Board Member.

Ms. Watts accepted compensation. The remaining Board Members declined compensation.

G. Resolution 2023-07, Designating the Primary Administrative Office, Principal Headquarters and local District Records office of the District and Providing an Effective Date

On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, Resolution 2023-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office, and 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34153, as the Principal Headquarters and local District Records office of the District and Providing an Effective Date, was adopted.

H. Resolution 2023-08, Setting Forth the Policy of the Saltleaf Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Adams presented Resolution 2023-08.

Mr. Earlywine stated that any complaints or inquiries should be forwarded to Mr. Adams as soon as possible; the Resolution requires that a copy be provided within 30 calendar days.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-08, Setting Forth the Policy of the Saltleaf Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

I. Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2023-09.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Adams presented Resolution 2023-10.

On MOTION by Ms. Watts and seconded by Mr. Klingensmith, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2023-11. This Resolution grants the Chair and Vice Chair and other officers in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Saltleaf Community Development District

Mr. Adams presented Resolution 2023-12.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Saltleaf Community Development District, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Adams presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Ms. Watts and seconded by Mr. Piacente, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.

N. Strange Zone, Inc., Quotation #M23-1022 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Adams presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Ms. Watts and seconded by Mr. Klingensmith, with all in favor, Strange Zone, Inc., Quotation #M23-1022 for District Website Design, Maintenance and Domain Web-Site Design, in the amount of \$1,679.99 for the first year and then approximately \$705 annually, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Adams presented the ADA Site Compliance proposal.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of \$210, was approved.

P. Resolution 2023-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Adams presented Resolution 2023-13.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-13, to Designate September 8, 2023 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928 as the Date, Time and Place for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Adams presented Resolution 2023-14.

The following will be inserted into the Fiscal Year 2023 Meeting Schedule:

DATE: September 8, 2023

TIME: 3:00 PM

LOCATION: Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928

The consensus was to schedule future meetings for the second Friday of each month at 3:00 p.m., at this location.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

- R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Adams presented Resolution 2023-15.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

- S. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Adams stated CDDs are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed and there is no interim reporting requirement, a Report will be prepared when necessary.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Items:

- A. Resolution 2023-16, Designating a Public Depository for Funds of the Saltleaf Community Development District and Providing an Effective Date**

Mr. Adams presented Resolution 2023-16.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-16, Designating Truist Bank as Public Depository for Funds of the Saltleaf Community Development District and Providing an Effective Date, was adopted.

B. Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Adams presented Resolution 2023-17.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

A. Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2023-18 and the proposed Fiscal Years 2023 and 2024 budgets, which are both Landowner-funded, with expenses being funded as they are incurred.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for October 13, 2023 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements

Mr. Adams presented the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements, in substantial form, were approved.

- C. **Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date**
Mr. Adams presented Resolution 2023-19.

On MOTION by Mr. Wilson and seconded by Ms. Watts, with all in favor, Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date, was adopted.

- D. **Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**
Mr. Adams presented Resolution 2023-20.

On MOTION by Mr. Wilson and seconded by Mr. Klingensmith, with all in favor, Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. **Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**
Mr. Adams presented Resolution 2023-21.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2023-22.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Adams presented Resolution 2023-23.

On MOTION by Mr. Wilson and seconded by Mr. Klingensmith, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- H. Consideration of E-Verify Memo with MOU**

Mr. Adams presented E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Wilson and seconded by Ms. Watts, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS**NINTH ORDER OF BUSINESS****Consideration of the Following Bond
Financing Related Items:****A. Bond Financing Team Funding Agreement**

Mr. Adams presented the Bond Financing Team Funding Agreement.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

B. Engagement of Bond Financing Professionals**I. Underwriter/Investment Banker: FMSbonds, Inc.**

Mr. Adams presented the FMSbonds, Inc., Agreement for Underwriter Services and Rule G-17 Disclosure.

On MOTION by Mr. Wilson and seconded by Ms. Watts, with all in favor, the FMSbonds, Inc., Agreement for Underwriter and Rule G-17 Disclosure, was approved.

II. Bond Counsel: Nabors, Giblin & Nickerson, P.A

Mr. Adams presented Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement.

On MOTION by Mr. Wilson and seconded by Ms. Watts, with all in favor, the Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement for Bond Counsel Services, was approved.

III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.

Mr. Adams presented the US Bank Trust Company, N.A. Fee Proposal to serve as Trustee, Paying Agent and Registrar.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, the US Bank Trust Company, N.A. Fee Proposal to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2023-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Adams presented Resolution 2023-24.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-24, Designating a Date, Time, and Location of September 8, 2023, at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928, for a Public Hearing on Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Barraco presented the Engineer's Report dated July 13, 2023 and noted the following:

- The CDD currently consists of 197.36 acres and it is anticipated that 11.96 acres will be added to the CDD, for a total of 209.32 acres.
- The Capital Improvement Plan (CIP) currently anticipates 803 units and three lot sizes. If the expansion is completed, it is anticipated that approximately 241 units will be added, for a total of 1,044 units.
- The Developer's intention is to apply for an additional 488 units, for a total of 1,532 units. If those units are approved, a Supplemental Engineer's Report will be necessary.

- The CIP will generally include public roadways. Certain internal roadways might be gated and, if private, they will not be fundable by the CDD. If the gates are open to the public, those roads can be funded, operated and maintained by the CDD.
- The CDD will include stormwater management, drainage, environmental mitigation/restoration, hardscape, landscape, trail system and irrigation, marina facility and off-site improvements.
- The CIP cost estimate is \$32,400,000.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, the Master Engineer's Report dated July 13, 2023, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Adams presented the Master Special Assessment Methodology Report dated July 13, 2023. He reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and the Appendix Tables. He noted the following:

- The current Development Plan anticipates 885 highrise condominium units, 76 midrise condominium units and 83 attached villas for a total of 1,044 residential units.
- The proposed financing plan provides for issuance of bonds in the approximate principal amount of \$44,655,000 to finance approximately \$32,400,000 in CIP costs, as reflected in the District Engineer's Report.

Mr. Earlywine noted that the Engineer's Report and the Methodology give the foundation for filing the bond validation; since the Reports will not be finalized for 60 to 75 days, there is ample time to make changes.

On MOTION by Ms. Watts and seconded by Mr. Klingensmith, with all in favor, the Master Special Assessment Methodology Report dated July 13, 2023, in substantial form, was approved.

- F. Resolution 2023-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion To be Paid by Assessments, and the Manner and Timing in Which The Assessments Are To Be Paid; Designating the Lands Upon Which The Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

This item was deferred.

- G. Resolution 2023-26, Authorizing the Issuance of Not to Exceed \$44,655,000 Saltleaf Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date**

Mr. Earlywine presented Resolution 2023-26, which accomplishes the following:

- Authorizes issuance of not to exceed \$44,655,000 aggregate principal amount of bonds.
- Appoints U.S. Bank Trust Company, N.A., as the Trustee, Registrar and Paying Agent.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-26, Authorizing the Issuance of Not to Exceed \$44,655,000 Saltleaf Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.

BOUNDARY AMENDMENT RELATED ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following Boundary Amendment Related Items:

- A. Resolution 2023-27, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Lee County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date

Mr. Earlywine presented Resolution 2023-26.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, Resolution 2023-27, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Lee County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted.

- B. Boundary Amendment Funding Agreement

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, the Boundary Amendment Funding Agreement, was approved.

CONSTRUCTION RELATED ITEMS

ELEVENTH ORDER OF BUSINESS

Consideration of the Following
Construction Related Item:

- Acquisition Agreement

Mr. Earlywine presented the Acquisition Agreement.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, the Acquisition Agreement, in substantial form, was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated an appraisal for the property in the CDD's name will be needed.

Mr. Adams stated he will need to provide a map for Integra to utilize in conjunction with the appraisal. He noted that Mr. Kessler requires a Market Study.

On MOTION by Ms. Watts and seconded by Mr. Wilson, with all in favor, authorizing Integra to perform an appraisal and a market study, was approved.

B. District Engineer (Interim): Barraco and Associates, Inc.

There was no report.

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

The next meetings will be held on September 8, 2023 and October 13, 2023.

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 Ms. Watts and seconded by Mr. Wilson, with all in favor, the meeting adjourned at 4:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair