

**MINUTES OF MEETING
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Saltleaf Community Development District held Public Hearings and a Regular Meeting on September 8, 2023 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 (via telephone)	Assistant Secretary
Ray Piacente	Assistant Secretary
Brian Simper (via telephone)	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:01 p.m.

Supervisors Watts, Klingensmith and Piacente, were present. Supervisors Wilson and Simper attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Stephen
Wilson [Seat 3]; Term Expires November
2025**

Mr. Adams presented Mr. Stephen Wilson's resignation.

On MOTION by Mr. Piacente and seconded by Ms. Watts, with all in favor, the resignation of Mr. Stephen Wilson, from Seat 3, was accepted.

FOURTH ORDER OF BUSINESS

**Consider Appointment of AJ Stamoulis to
Fill Expired Term of Seat 3**

Ms. Watts nominated Mr. AJ Stamoulis to fill Seat 3.

No other nominations were made.

On MOTION by Ms. Watts and seconded by Mr. Piacente, with all in favor, the appointment of Mr. AJ Stamoulis to Seat 3, was approved.

Ms. Watts thanked Mr. Wilson for his service and assistance to the Board.

- **Administration of Oath of Office (the following will be provided in a separate package)**
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - B. Membership, Obligations and Responsibilities**
 - C. 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**
 - D. Form 8B: Memorandum of Voting Conflict**

This item was deferred.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-28,
Removing and Designating Certain Officers
of the District, and Providing for an
Effective Date**

Mr. Adams presented Resolution 2023-02. Ms. Watts nominated the following slate:

Chair

Susan Watts

Vice Chair	Craig Klingensmith
Assistant Secretary	Ray Piacente
Assistant Secretary	Brian Simper
Assistant Secretary	AJ Stamoulis
Assistant Secretary	Craig Wrathell

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Ms. Watts and seconded by Mr. Klingensmith, with all in favor, Resolution 2023-28, Removing and Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/ Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2023-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Sattleaf Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2023-29.

On MOTION by Mr. Klingensmith and seconded by Ms. Watts, with all in favor, Resolution 2023-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Saltleaf Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

The affidavits of publication were provided for informational purposes.

B. Consideration of Resolution 2023-30, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2023-30 and recalled that the Rules of Procedure were presented at the last meeting.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Ms. Watts and seconded by Mr. Klingensmith, with all in favor, Resolution 2023-30, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-31, 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

Mr. Adams presented Resolution 2023-31.

On MOTION by Ms. Watts and seconded by Mr. Piacente, with all in favor, Resolution 2023-31, 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.

NINTH ORDER OF BUSINESS**Consideration of Revised Master Engineer's Report (under separate cover)**

Mr. Barraco presented the Revised Master Engineer's Report dated September 7, 2023 and noted the following minor changes since the Report was last presented:

- The date of the Report on the cover page was updated.
- Two paragraphs were added to The Marina/Marine Facility/Parking/Restaurants/Clubhouse section, on Page 4. The second paragraph discusses the two restaurants and the clubhouse and the third paragraph adds discussion about the existing golf course that is not within the CDD.
- The Permitting Matrix, on Page 5, was updated.

A Board Member asked if the Permitting Matrix requires frequent updates as the project evolves. Mr. Barraco stated it typically does not, unless investors wish to monitor permit status.

On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, the Master Engineer's Report dated September 7, 2023, in substantial form, was approved.

Mr. Barraco stated he will send a signed and sealed copy of the Report to the District Manager.

TENTH ORDER OF BUSINESS**Presentation of Revised Master Special Assessment Methodology Report (under separate cover)**

Mr. Adams presented the Revised Master Special Assessment Methodology Report dated September 8, 2023. He stated changes to the Methodology are consistent with those made to the Engineer's Report. The two restaurants and the clubhouse are identified as properties that will benefit from the improvements. He reviewed revisions to the Tables.

On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, the Revised Master Special Assessment Methodology Report dated September 8, 2023, in substantial form, was approved.

ELEVENTH ORDER OF BUSINESS**Consideration of Integra Realty Resources Appraisal of Real Property**

Mr. Adams presented the Integra Realty Resources Appraisal of Real Property. Discussion ensued regarding the appraisal and developable and undevelopable lands. The consensus was to table this item until the next meeting.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2023**

Mr. Adams presented the of Unaudited Financial Statements as of July 31, 2023. The financials were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of Minutes****A. July 13, 2023 Landowners' Meeting**

On MOTION by Mr. Klingensmith and seconded by Ms. Watts, with all in favor, the July 13, 2023 Landowners' Meeting Minutes, as presented, were approved.

B. July 13, 2023 Organizational Meeting

On MOTION by Ms. Watts and seconded by Mr. Klingensmith, with all in favor, the July 13, 2023 Organizational Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

- **Update: Boundary Amendment**

Mr. Earlywine stated he is following up with the County regularly. The review process is ongoing; he expects the Boundary Amendment to be completed in November.

- **Update: Bond Financing**

Mr. Earlywine stated the Bond Validation hearing is scheduled for November 6, 2023; it is anticipated that bonds will be issued in January 2024.

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

There was no report.

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

- **NEXT MEETING DATE: October 13, 2023 at 3:00 PM [Adoption of FY2023 and FY2024 Budgets, RFQ for Engineering Services and RFP Annual Audit Services]**

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

There were no Board Members' comments or requests.

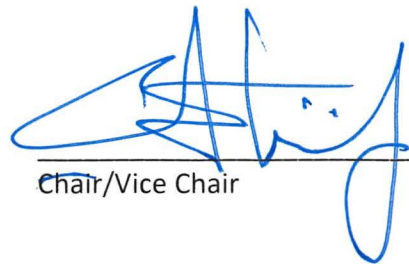
SIXTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Watts and seconded by Mr. Klingensmith, with all in favor, the meeting adjourned at 3:16 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair