

**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 October 13, 2023 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

Present at the meeting were:

Craig Klingensmith
Ray Piacente
Brian Simper
AJ Stamoulis

Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Jere Earlywine
Bennett Davenport
Carl Barraco
Lisa Van Dien
Frank Savage

District Manager
District Counsel
District Counsel
Interim District Engineer
London Bay
Barraco & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:09 p.m. The Oath of Office was administered to Mr. Stamoulis prior to the meeting.

Supervisors Klingensmith, Piacente, Simper and Stamoulis were present. Supervisor Watts was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to AJ Stamoulis [Seat 3] (the following will be provided in a separate package)

Mr. Adams reiterated that the Oath of Office was administered prior to the meeting. In the interest of time, the following will be reviewed with Mr. Stamoulis following the meeting:

- 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**

FOURTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget****A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-01, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2024-01. He reviewed the proposed partial-year Fiscal Year 2023 budget, which is unchanged since it was last presented. The Management Fee is reduced to \$2,000 per month until bonds are issued.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, Resolution 2024-01, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2023/2024 Budget****A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-02, 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. Adams presented Resolution 2024-02. He reviewed the proposed Fiscal Year 2024 budget, which is a Landowner-funded budget with expenses funded as they are incurred. The Management Fee is reduced to \$2,000 per month until bonds are issued.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Klingensmith and seconded by Mr. Simper, with all in favor, Resolution 2024-02, 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.

SIXTH ORDER OF BUSINESS**Presentation of Engineer's Report**

This item was deferred.

SEVENTH ORDER OF BUSINESS**Presentation of Master Special Assessment
Methodology Report**

This item was deferred.

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

This item was deferred.

Mr. Adams stated the bond validation will likely be delayed until January 2024. The items deferred today will likely be presented at the next meeting.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of August 31, 2023**

Mr. Adams presented the of Unaudited Financial Statements as of August 31, 2023.

The financials were accepted.

TENTH ORDER OF BUSINESS**Approval of September 8, 2023 Public
Hearings and Regular Meeting Minutes**

Mr. Adams presented the September 8, 2023 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Stamoulis and seconded by Mr. Klingensmith, with all in favor, the September 8, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

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

- **Update: Boundary Amendment**

Mr. Davenport stated he expects to schedule the Boundary Amendment hearing shortly, most likely for late December 2023 or early January 2024.

- **Update: Bond Financing**

Mr. Davenport stated the Bond Validation currently scheduled for November 6, 2023 will be rescheduled to occur after the Boundary Amendment hearing; it is anticipated that bonds will be issued in February 2024.

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

There was no report.

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

- **NEXT MEETING DATE: November 10, 2023 at 3:00 PM**

The next meeting will be on November 10, 2023, unless canceled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

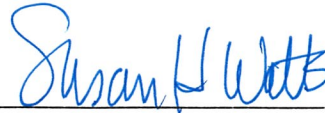
Adjournment

On MOTION by Mr. Klingensmith and seconded by Mr. Simper, with all in favor, the meeting adjourned at 3:18 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A handwritten signature in blue ink, appearing to be 'COP EAL', written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to be 'Susan H. Webb', written over a horizontal line.

Chair/Vice Chair