MINUTES OF MEETING
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Saltleaf Community District held a Regular Meeting on June 14, 2024 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

Present were:

Susan Watts	Chair
Ray Piacente	Assistant Secretary
Brian Simper	Assistant Secretary
AJ Stamoulis	Assistant Secretary

Also present:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Frank Savage	Interim District Engineer

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

Mr. Adams called the meeting to order at 3:06 p.m.

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

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS — **Consideration of Resolution 2024-11, Ratifying, Confirming, and Approving the Sale of the Saltleaf Community Development District Capital Improvement Revenue Bonds, Series 2024; 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. Adams presented Resolution 2024-11. Mr. Earlywine stated that this is a standard Resolution that ratifies everything that happened after the last meeting through the bond closing.

On MOTION by Ms. Watts and seconded by Mr. Piacente, with all in favor, Resolution 2024-11, Ratifying, Confirming, and Approving the Sale of the Saltleaf Community Development District Capital Improvement Revenue Bonds, Series 2024; 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 adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-12, 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. Adams presented Resolution 2024-12. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. This will be a Landowner/Developer-contribution budget.

Discussion ensued regarding Operation & Maintenance (O&M) expenses being budgeted.

Mr. Adams stated that, as a Landowner/Developer-contribution budget, the O&M expenses will be paid as they are incurred. The proposed Fiscal Year 2025 budget can be adjusted until it is adopted at the public hearing and it can be amended after adoption, if necessary.

On MOTION by Ms. Watts and seconded by Mr. Piacente, with all in favor, Resolution 2024-12, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 9, 2024 at 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 an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-13, 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. Earlywine presented Resolution 2024-13.

On MOTION by Ms. Watts and seconded by Mr. Stamoulis, with all in favor, Resolution 2024-13, 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, was adopted.

SIXTH ORDER OF BUSINESS **Ratification Items**

Mr. Earlywine presented the following:

A. Letter Agreement for Acquisition of Work Product (LB Estero Bay Investments)

B. Letter Agreement for Acquisition of Improvements, Bridge & Conservation Improvements (LB Raptor Investments)

C. Letter Agreement for Acquisition of Work Product (Saltleaf Marina Investments)

D. Letter Agreement for Acquisition of Work Product (London Bay Development)

E. Letter Agreement for Acquisition of Improvements, Marina Phase I (Saltleaf Marina Investments)

On MOTION by Ms. Watts and seconded by Mr. Piacente, with all in favor, the Letter Agreement with LB Estero Bay Investments for Acquisition of Work Product; Letter Agreement with LB Raptor Investments for Acquisition of Improvements, Bridge & Conservation Improvements; Letter Agreement with Saltleaf Marina Investments for Acquisition of Work Product; Letter Agreement with London Bay Development for Acquisition of Work Product; and Letter Agreement Saltleaf Marina Investments for Acquisition of Improvements, Marina Phase I, were ratified.

SEVENTH ORDER OF BUSINESS **Update: Market Study**

There was no update. This item will be removed from future agendas.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2024**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2024.

The financials were accepted.

NINTH ORDER OF BUSINESS **Approval of March 8, 2024 Public Hearing and Regular Meeting Minutes**

On MOTION by Ms. Watts and seconded by Mr. Stamoulis, with all in favor, the March 8, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that work on the Boundary Amendment is underway.

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

Mr. Savage stated that, like with District Counsel, work on the Boundary Amendment is underway.

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

- **0 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: July 12, 2024 at 3:00 PM**

The next meeting will be held on July 12, 2024, unless cancelled.

Mr. Adams discussed registering with the Commission on Ethics so that Form 1 can be filed electronically. He noted that the four hours of ethics training must be completed by December 31, 2024

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

Ms. Watts thanked Mr. Earlywine, Ms. Wilhelm and the team for their hard work.

TWELFTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Watts and seconded by Mr. Piacente, with all in favor, the meeting adjourned at 3:19 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Susan H Watts
Chair/Vice Chair