MINUTES OF MEETING
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Saltleaf Community Development District held a Regular Meeting on May 9, 2025 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

Present:

Craig Klingensmith	Vice Chair
Ray Piacente	Assistant Secretary
Brian Simper	Assistant Secretary

Also present:

Chuck Adams	District Manager
Ashley Ligas (via telephone)	District Counsel
Frank Savage (via telephone)	Interim District Engineer

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

Mr. Adams called the meeting to order at 3:00 p.m.

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Susan Watts [Seat 2]**

On MOTION by Mr. Klingensmith and seconded by Mr. Simper, with all in favor, the resignation of Susan Watts from Seat 2, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2028**

This item was deferred.

- **Administration of Oath of Office (the following to be also provided in a separate package)**

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Electing and Removing Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-01.

Mr. Klingensmith nominated the following:

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

No other nominations were made.

This Resolution removes the following from the Board:

Susan Watts	Chair

The following prior appointments by the Board remain unchanged by this Resolution:

Chesley E. Adams, Jr.	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer

Jeff Pinder Assistant Treasurer

On MOTION by Mr. Klingensmith and seconded by Mr. Simper, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Certain Officers of the District, and Providing for an Effective Date.

SIXTH ORDER OF BUSINESS **Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 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 2025-02. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a Landowner contribution budget, with expenses being funded as they are incurred.

On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 8, 2025 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.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-03.

On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-04. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Piacente and seconded by Mr. Klingensmith, with all in favor, Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Ratification Items**

Ms. Ligas presented the following related to various acquisitions of improvements and noted the relevant eligible amounts:

A. Acquisition of Improvements (LB Estero Bay Investments)

B. LB Raptor Investments Items

I. Acquisition Certificate for Partial Progress Payment & Related Bill of Sale (Pay App #4-7, South Florida Excavation)

Eligible Amount: $185,565.34

II. Acquisition Certificate for Partial Progress Payment & Related Bill of Sale (Pay Apps #6, LB Raptor Investments)

Eligible Amount: $3,258.33

III. Acquisition of Improvements

Eligible Amount: $401,272.34

IV. Acquisition of Work Product

V. Addendum to Construction Contract (Jensen Underground)

VI. Acquisition Certificate for Partial Progress Payment & Related Bill of Sale (Pay Apps #3, 4 & 5, Jensen Underground)

Eligible Amount: $126,347.36

VII. Addendum to Construction Contract (South Florida Excavation)

VIII. Acquisition Certificate for Partial Progress Payment & Related Bill of Sale (Pay App #3, South Florida Excavation)

Eligible Amount: $53,140.66

On MOTION by Mr. Piacente and seconded by Mr. Simper, with all in favor, LB Raptor Investments Ratification Items 9BI through 9BVIII, as listed, were ratified.

C. Saltleaf Marina Investments Items

I. Acquisition of Work Product (Saltleaf Marina Investments)

Eligible Amount: $60,930.13

II. Addendum to Construction Contract (South Florida Excavators)

III. Acquisition Certificate for Partial Progress Payment & Related Bill of Sale (Pay Apps #19 – 20, Kelly Brothers)

Eligible Amount: $100,406.19

IV. Acquisition Certificate for Partial Progress Payment & Related Bill of Sale (Pay App #2-4, South Florida Excavation)

Eligible Amount: $133,286.01

V. Acquisition of Improvements, 3rd (Saltleaf Marina Investments)

Eligible Amount: $145,365.68

VI. Acquisition of Work Product, 3rd (Saltleaf Marina Investments)

Eligible Amount: $33,506.60

On MOTION by Mr. Piacente and seconded by Mr. Simper, with all in favor, Saltleaf Marina Investments Ratification Items 9CI through 9CVI, as listed, were ratified.

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2025.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS **Approval of September 13, 2024 Public Hearing, Regular Meeting and Audit Committee Minutes**

On MOTION by Mr. Klingensmith and seconded by Mr. Simper, with all in favor, the September 13, 2024 Public Hearing, Regular Meeting and Audit Committee Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Barraco and Associates, Inc.

Mr. Savage stated that work on acquisitions is underway and construction work is ongoing; another set of acquisitions will be submitted.

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

- **NEXT MEETING DATE: June 13, 2025 at 3:00 PM**

The next meeting will be on June 13, 2025, unless canceled.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

___________________________ ___________________________
Secretary/Assistant Secretary Chair/Vice Chair