MINUTES OF MEETING
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Saltleaf Community Development District held a Public Hearing and Regular Meeting on August 8, 2025 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

Present:

Ray Piacente	Chair
Brian Simper	Assistant Secretary
AJ Stamoulis	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Frank Savage (via telephone)	District Engineer

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

Mr. Adams called the meeting to order at 3:40 p.m. Supervisors Piacente, Stamoulis and Simper were present. Supervisor Klingensmith was not present. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD 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

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Electing and Removing Certain Officers of the District, and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget(s) for Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2025-06. 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.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Piacente and seconded by Mr. Simper, with all in favor, Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget(s) for Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Fiscal Year 2025/2026 Budget Funding Agreement**

Mr. Adams presented the Fiscal Year 2025/2026 Budget Funding Agreement.

On MOTION by Mr. Piacente and seconded by Mr. Simper, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Amended and Restated Engineer's Report (Revised August 8, 2025)**

Mr. Savage presented the Amended and Restated Engineer's Report Revised August 8, 2025. He reported the following:

- This updates the narratives of the Engineer's Report to more clearly define the nuances of the Capital Improvement Plan (CIP).
- There are no changes to the product types, construction costs, values, overall scope, etc.; the changes are primarily on Pages 3 through 7 containing the narrative describing the CIP projects.
- It clarifies many of the pieces that have been and will be acquired.
- The permit matrix was updated.

On MOTION by Mr. Piacente and seconded by Mr. Simper, with all in favor, the Amended and Restated Engineer's Report Revised August 8, 2025, was approved.

EIGHTH ORDER OF BUSINESS **Update: Financing**

Discussion ensued regarding the timeline for the next bond issuance, the remaining validated amount that can be issued, bond funds likely being needed before January 2026, and potentially issuing the bonds in November 2025.

A Board Member anticipates commencing in about eight weeks.

NINTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special**

Districts Performance Measures and Standards Reporting]

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives. The District Engineer’s annual inspection of the CDD's infrastructure and related systems is pending.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

> **On MOTION by Mr. Simper and seconded by Mr. Stamoulis, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.**

TENTH ORDER OF BUSINESS **Ratification Items**

A. Acquisition of Improvements #2 (LB Estero Bay Investments)

B. Acquisition Certificate & Bill of Sale, Partial Progress (Jensen Underground, Pay App #7, LB Raptor Investments)

C. Acquisition Certificate & Bill of Sale, Partial Progress (South Florida Excavation, Pay App #8-10, LB Raptor Investments)

D. Acquisition of Work Product & Improvements (LB Raptor Investments) – Saltleaf

> **On MOTION by Mr. Simper and seconded by Mr. Stamoulis, with all in favor, Ratification Items 10A through 10D, as listed, were ratified.**

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2025**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2025.

The financials were accepted.

TWELFTH ORDER OF BUSINESS **Approval of May 9, 2025 Regular Meeting Minutes**

On MOTION by Mr. Simper and seconded by Mr. Stamoulis, with all in favor, May 9, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH 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 the required inspection for the Goals and Objectives will be conducted.

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

- **0 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: September 12, 2025 at 3:00 PM**

The next meeting will be on September 12, 2025, unless canceled.

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

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Simper and seconded by Mr. Piacente, with all in favor, the meeting adjourned at 3:56 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/~~Assistant Secretary~~

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Chair/~~Vice Chair~~