

**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 November 21, 2025 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

Present:

Ray Piacente
Craig Klingensmith
AJ Stamoulis
Taylor Masiero

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Shane Willis
Jere Earlywine (via telephone)
Frank Savage (via telephone)
Cynthia Wilhelm (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:07 p.m. Supervisors Piacente, Stamoulis, Masiero, and Klingensmith were present. Supervisor Simper was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD 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**
- B. Consideration of Resolution 2026-05, 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**

Mr. Adams presented Resolution 2026-05. This enables the CDD to utilize the services of the Property Appraiser and Tax Collector in imposition and collection of assessments.

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. Klingensmith, with all in favor, Resolution 2026-05, 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.

FOURTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of
an Assessment Roll and the Imposition of
Special Assessments Relating to the
Financing and Securing of Certain Public
Improvements**

Mr. Adams stated this is related to the additional parcel added as a result of the Boundary Amendment. The additional parcel added land and units to the CDD boundaries and changed some product types.

- A. Affidavit/Proof of Publication**
- B. Mailed Notice to Property Owner(s)**
- C. Amended and Restated Engineer's Report (for informational purposes)**
- D. Amended and Restated Master Special Assessment Methodology Report (for informational purposes)**

These Reports were previously presented and are included for informational purposes.

- Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

- Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

- E. Consideration of Resolution 2026-06, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

On MOTION by Mr. Piacente and seconded by Mr. Stamoulis, with all in favor, Resolution 2026-06, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Second Supplemental Special Assessment Methodology Report

Mr. Earlywine presented the Second Supplemental Special Assessment Methodology Report dated October 17, 2025. This puts forth a sizing for the bonds and the assessments for the second bond issue. Assessments were originally levied across the original boundaries of the CDD. This is related to the Boundary Amendment, which was contemplated in the first bond

issue. He reviewed the pertinent information and discussed the Development Program, Capital Improvement Plan (CIP), Financing Program, and the Appendix Tables. He noted the following:

- Bonds were originally issued in 2024; another series of bonds will be issued to match the amount that was validated.
- The Report takes into consideration the new acreage for the overall project.
- The total par amount of bonds for the Series 2025 bonds is \$14,655,000 to finance a portion of the CIP costs in the estimated total amount of \$11,535,795.08.

On MOTION by Mr. Piacente and seconded by Mr. Masiero, with all in favor, the Second Supplemental Special Assessment Methodology Report, in substantial form for purposes of the Offering Statement and bond financing, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-07, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2025; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Mr. Earlywine presented Resolution 2026-07, known as the Supplemental Assessment Resolution. This is related to the newest series of bonds. It serves as the final record of the assessments that secure the Series 2025 bonds.

On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, Resolution 2026-07, in substantial form, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2025; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of

the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of October 17, 2025 Regular Meeting Minutes

On MOTION by Mr. Stamoulis and seconded by Mr. Piacente, with all in favor, October 17, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Discussion ensued regarding possibly closing in December 2025 or January 2026.

B. District Engineer: Barraco and Associates, Inc.

Mr. Savage stated development of an Ownership, Operations and Maintenance Exhibit or map depicting ownership and underlying easements and ensuring appropriate dedications are completed as improvements are conveyed is underway. Updates will be provided.

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

- **NEXT MEETING DATE: December 12, 2025 at 3:00 PM**

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

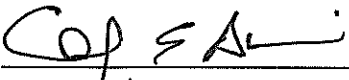
Public Comments

No members of the public spoke.


TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Piacente and seconded by Mr. Masiero, with all in favor, the meeting adjourned at 3:22 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair