

**MINUTES OF MEETING
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Saltleaf Community Development District held a Regular Meeting on January 9, 2026 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

Present:

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

Also present:

Chuck Adams	District Manager
Shane Willis	Wrathell, Hunt and Associates, LLC
Bennett Davenport (via telephone)	District Counsel
Frank Savage (via telephone)	District Engineer
Maritza Stonebraker (via telephone)	Berger, Toombs, Elam, Gaines & Frank

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:02 p.m. Supervisors Piacente, Stamoulis, Simper, and Klingensmith were present. Supervisor Masiero was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank

Ms. Stonebraker presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings,

recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2026-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Simper and seconded by Mr. Klingensmith, with all in favor, Resolution 2026-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-09, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 3, 4 & 5]

Mr. Adams presented Resolution 2026-09. Seats 3, 4 and 5, currently held by Mr. Stamoulis, Mr. Piacente and Mr. Simper, respectively, will be up for election at the Landowners’ Election.

On MOTION by Mr. Piacente and seconded by Mr. Simper, with all in favor, Resolution 2026-09, Designating November 13, 2026 at 3:00 p.m., at Estero Community Church, 21115 Design Parc Lane, Estero, Florida 33928 as the Date, Time and Location for the Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

A. October 1, 2024 - September 30, 2025 [Posted]

Mr. Adams noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Simper and seconded by Mr. Piacente, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

SIXTH ORDER OF BUSINESS

Ratification Items

- A. Letter Agreement for Acquisition of Improvements and Work Product**
- B. Jensen Underground Utilities, Inc. Acquisition Package [Bayview Residences #24-12, Pay Application #8]**
- C. South Florida Excavation, Inc. Acquisition Package [Ritz Residences Estero Bay – Marina Offsite Parking Area, Pay Application #5-6]**
- D. O’Donnell Landscapes, Inc. Acquisition Packages**
 - I. 942-25 North Side of Marina, Pay Application #1**
 - **Addendum to Contract**
 - II. 943-25 South Marina (Parking Lot & Sunset Park), Pay Application #1**
 - **Addendum to Contract**
 - III. 945-25 Additional Offsite Marina Parking, Pay Application #1**
 - **Addendum to Contract**

On MOTION by Mr. Piacente and seconded by Mr. Stamoulis, with all in favor, Ratification Item 5A, 5B, 5C and 5DI, 5DII and 5DIII, as listed, were ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2025

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of November 21, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Simper and seconded by Mr. Klingensmith, with all in favor, November 21, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Barraco and Associates, Inc.**

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: February 13, 2026 at 3:00 PM**

The next meeting will be held on February 13, 2026, unless canceled.

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. Stamoulis and seconded by Mr. Simper, with all in favor, the meeting adjourned at 3:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair