

**MINUTES OF MEETING  
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Saltleaf Community Development District held a Regular Meeting on April 10, 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
AJ Stamoulis	Assistant Secretary
Taylor Masiero	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 3:05 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**

**Consideration of Resolution 2026-10, Ratifying the Actions of the District Manager in Redesignating the Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date [November 3, 2026 - Seats 3, 4 & 5]**

Mr. Adams presented Resolution 2026-10. 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. This Resolution is necessary because the date of the Landowners' Election is being changed to November 3, 2026.

**On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, Resolution 2026-10, Ratifying the Actions of the District Manager in Redesignating the Date, Time and Location for Landowners' Meeting to November 3, 2026 at 3:00 p.m., at Estero Community Church, 21115 Design Parc Lane, Estero, Florida 33928; Providing for Publication, Providing for an Effective Date, was adopted.**

#### FOURTH ORDER OF BUSINESS

#### Ratification Items

- A. **Acquisition Certificates & Bill of Sales, Partial Progress**
  - I. **O'Donnell Landscapes, Inc.**
    - a. **SM0005 CDD, Pay Apps #2 & 3, Saltleaf Marina**
    - b. **SM0008, Pay App #2, Saltleaf Marina**
    - c. **RP00007 Coconut Road Buffer, Pay Apps #3-4, LB Raptor Investments**
    - d. **RP00007 Main Entry, Gatehouses, Spine Roads, Pay Apps #1-3, LB Raptor Investments**
  - II. **South Florida Excavation, Inc.**
    - a. **24004, Offsite Parking, Pay Apps 7-8, Saltleaf Marina**
    - b. **24002, Pay Apps 18-20, LB Raptor Investments**
  - III. **DeAngelis Diamond Construction, LLC**
    - a. **#25-008, Pay Apps #6-8, LB Raptor**
    - b. **#25-050, Pay Apps #3-5, LB Raptor**
  - IV. **Jensen Underground Utilities, Inc. 24-16, Pay App #15, LB Raptor Investments**
  - V. **Timo Brothers, Inc. RP00007, Pay Apps #3-5, LB Raptor Investments**
- B. **Addendum to Contract (O'Donnell Landscapes, Inc. RP00007 Main Entry, Gatehouses, Spine Roads, LB Raptor Investments)**
- C. **Acquisition of Work Product**

I. 9th - Saltleaf Marina Investments

II. 6th - LB Raptor Investments

D. Brightview Landscape Services, Inc. Professional Services Agreement [Interim Landscape Maintenance]

This Agreement is for the March 2026 services.

- Brightview Landscape Services, Inc. Professional Services Agreement for April – June 2026; \$21,100 [Interim Landscape Maintenance]

This item was an addition to the agenda.

On MOTION by Mr. Piacente and seconded by Mr. Stamoulis, with all in favor, Ratification Items 4A, 4B, 4C and 4D, including all sub items, and the additional Brightview Agreement for April through May 2026 services, were ratified.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2026**

The financials were accepted.

**SIXTH ORDER OF BUSINESS**

**Approval of January 9, 2026 Regular Meeting Minutes**

On MOTION by Mr. Piacente and seconded by Mr. Klingensmith, with all in favor, the January 9, 2026 Regular Meeting Minutes, as presented, were approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated the bonds were issued.

B. District Engineer: Barraco and Associates, Inc.

Mr. Savage stated work in support of the bond issuance and the requisition process is underway for many acquisitions. He and his team met with the Chair to give an infrastructure overview. The information will be used to work on the inventory map that was previously authorized.

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

- NEXT MEETING DATE: May 8, 2026 at 3:00 PM [Presentation of FY2027 Proposed Budget]

- Acceptance of Resignation of Brian Simper from Seat 5 and Consideration of Appointment to Fill Unexpired Term of Seat 5

This item was an addition to the agenda.

**On MOTION by Mr. Piacente and seconded by Mr. Stamoulis, with all in favor, the resignation of Brian Simper from Seat 5, was accepted.**

Mr. Klingensmith nominated Kelly Wills to fill Seat 5. No other nominations were made.

**On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, the appointment of Kelly Wills to fill Seat 5, was approved.**

- Consideration of Resolution 2026-11, Electing and Removing Officers from the District and Providing for an Effective Date

This item was an addition to the agenda.

Mr. Adams presented Resolution 2026-11. Mr. Stamoulis nominated the following:

Kelly Wills	Assistant Secretary
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This Resolution removes the following from the Board:

Brian Simper	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Ray Piacente	Chair
Craig Klingensmith	Vice Chair
AJ Stamoulis	Assistant Secretary
Taylor Masiero	Assistant Secretary
Chesley E. Adams, Jr.	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

**On MOTION by Mr. Stamoulis and seconded by Mr. Klingensmith, with all in favor, Resolution 2026-11, Electing, as nominated, and Removing Officers from the District and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**NINTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Klingensmith and seconded by Mr. Stamoulis, with all in favor, the meeting adjourned at 3:13 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair