

**MINUTES OF MEETING  
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Saltleaf Community Development District held a Regular Meeting on May 8, 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
Kelly Wills	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 3:03 p.m. The Oath of Office was administered to Kelly Wills before the meeting.

Supervisors Piacente, Klingensmith, and Wills were present. Supervisors Stamoulis and Masiero were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

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

This item was addressed during the First Order of Business. Mr. Adams will review the following items with Ms. Wills after the meeting:

**A. Required Ethics Training and Disclosure Filing**

- **Sample Form 1 2025/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**

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

Mr. Adams presented Resolution 2026-11. The slate was as follows:

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. Piacente 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 ratified.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-12, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

This item was deferred to the June 12, 2026 meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date**

Mr. Adams presented Resolution 2026-13.

**On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, Resolution 2026-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-14, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**A. Rules of Procedure**

Mr. Adams presented Resolution 2026-14.

**On MOTION by Mr. Piacente and seconded by Mr. Klingensmith, with all in favor, Resolution 2026-14, to Designate August 14, 2026, at 3:00 p.m., at Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928, as the Date, Time and Place of the Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-15, Ratifying, Confirming, and Approving the Sale of the Saltleaf Community Development District Capital Improvement Revenue Bonds, Series 2026; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board;**

**Providing a Severability Clause; and  
Providing an Effective Date**

Mr. Earlywine presented Resolution 2026-15.

**On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, Resolution 2026-15, Ratifying, Confirming, and Approving the Sale of the Saltleaf Community Development District Capital Improvement Revenue Bonds, Series 2026; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Saltleaf on Estero Bay  
Community Association, Inc. CDD /  
Association Maintenance Agreement**

This item was deferred.

**TENTH ORDER OF BUSINESS**

**Consideration of Temporary Construction  
Easement [Offsite Marina Parking]**

Mr. Earlywine presented the Temporary Construction Easement for the Offsite Marina Parking. The Easement will be approved in substantial form as there are pending adjustments. The following change was made:

Lines 2 through 3 and where necessary: Change "SALTLEAF INVESTMENTS I, LLC" to "SALTLEAF MARINA INVESTMENTS, LLC"

**On MOTION by Mr. Piacente and seconded by Mr. Klingensmith, with all in favor, the Temporary Construction Easement for the Offsite Marina Parking, as amended and in substantial form, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of March 31, 2026**

The financials were accepted.

**TWELFTH ORDER OF BUSINESS**

**Approval of April 10, 2026 Regular Meeting  
Minutes**

**On MOTION by Mr. Piacente and seconded by Mr. Klingensmith, with all in favor, the April 10, 2026 Regular Meeting Minutes, as presented, were approved.**

**THIRTEENTH 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.**

Discussion ensued regarding the Temporary Easement and exhibits needed.

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

- **NEXT MEETING DATE: June 12, 2026 at 3:00 PM**
  - **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

**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. Piacente and seconded by Ms. Wills, with all in favor, the meeting adjourned at 3:16 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair