

SILVER OAKS

COMMUNITY DEVELOPMENT DISTRICT

August 16, 2022

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND

REGULAR MEETING

AGENDA

Silver Oaks Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 9, 2022

Board of Supervisors
Silver Oaks Community Development District

Dear Board Members:

The Board of Supervisors of the Silver Oaks Community Development District will hold Multiple Public Hearings and a Regular Meeting on August 16, 2022, at 11:00 p.m., at the offices of Culpepper & Terpening, Inc., 2960 South 25th Street, Fort Pierce, Florida 34981. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2022-35, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2022-36, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Fiscal Year 2023 Deficit Funding Agreement

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

6. Consideration of Resolution 2022-32, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2022/2023 and Providing for an Effective Date
7. Update: Stormwater Management Needs Analysis Letter to the County
8. Continued Discussion: Project Status
9. Acceptance of Unaudited Financial Statements as of June 30, 2022
10. Approval of June 29, 2022 Special Meeting Minutes
11. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *Michael B. Schorah and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: TBD
 - QUORUM CHECK

JON SEIFEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
MICHAEL CAPUTO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
TIMOTHY SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
CANDICE SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
GREG MEATH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Carbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

SILVER OAKS

COMMUNITY DEVELOPMENT DISTRICT

3A

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

SILVER OAKS COMM DEV DIST
2300 GLADES RD #410W
BOCA RATON, FL 33431
ATTN

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

7/27/2022; 8/3/2022



Subscribed and sworn to before on the 3rd of August, 2022



Notary, State of WI, County of Brown
My commission expires:

1-7-25

Publication Cost: \$945.00
Ad No: GCI0919273
Customer No: 804550
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

KATHLEEN ALLEN
Notary Public
State of Wisconsin

SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Silver Oaks Community Development District ("District") will hold the following two public hearings and a regular meeting on August 16, 2022, at 11:00 a.m., and at Culpepper & Terpening, Inc., 2960 S. 25th Street, Fort Pierce, Florida 34981.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment
Platted Residential Lots	0	1.00	\$346.35
Undeveloped Property	125.56	2.5167	\$871.66

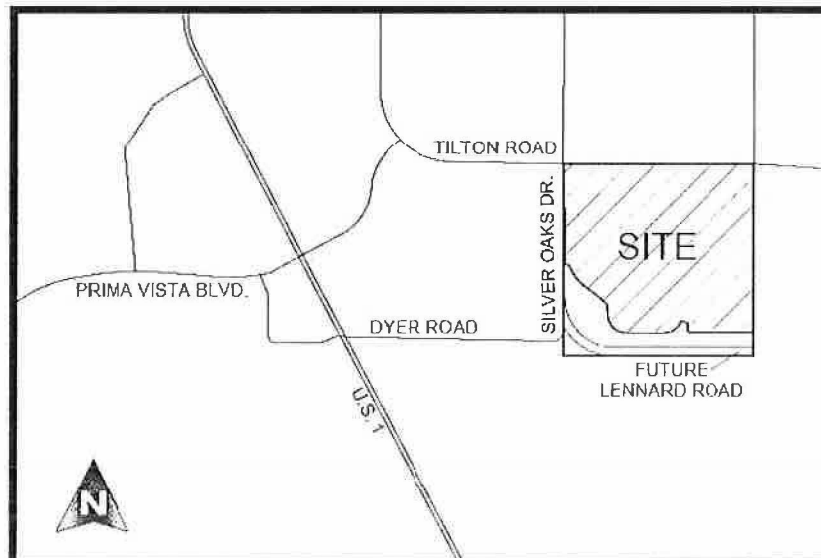
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2022/2023, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



FEMA official to lead monkeypox fight

WH: 1.1M vaccine doses have been distributed

Michael Collins
USA TODAY

WASHINGTON — President Joe Biden has chosen top officials at the Federal Emergency Management Agency and the Centers for Disease Control and Prevention to lead the nation's fight against monkeypox.

Robert Fenton of FEMA will serve as the White House National Monkeypox Response Coordinator, and Dr. Demetre Daskalakis will be deputy coordinator, the White House said in a statement Tuesday.

The two officials will lead the administration's strategy and operations to combat the current monkeypox outbreak, including increasing the availability of tests, vaccinations and treatments, the statement said.

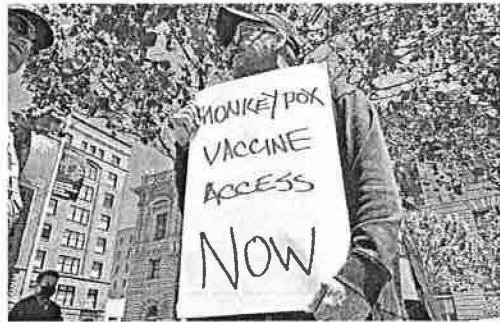
The appointments come as the administration has faced criticism over the pace of vaccine availability for monkeypox, a rare viral infection that does not usually cause serious illness but can result in hospitalization or death. Monkeypox spreads through close, physical contact between people.

More than 20,000 cases of monkeypox have been detected globally, with more than 5,800 reported cases in the United States. Last Friday, the World Health Organization declared monkeypox a "public health emergency of international concern," joining COVID-19 and polio in that designation.

Clinics in major cities like New York and San Francisco say they haven't received enough of the two-shot vaccine to meet demand, and some have had to stop offering the second dose of the vaccine to ensure supply of first doses.

Several Democrats on a key House panel asked the Government Accountability Office and the Department of Homeland Security on Monday to examine the federal government's preparations for and response to the monkeypox virus.

"When there is an infectious disease outbreak, the federal government has an obligation to make vaccines, thera-



A man holds a sign urging increased access to the monkeypox vaccine during a July 18 protest in San Francisco. HAVEN DALEY/AP FILE

peutics and diagnostics widely available without undue delay," Rep. Bennie Thompson, a Mississippi Democrat who chairs the House Homeland Security Committee, and other members of the panel wrote in a letter to the GAO.

"We are concerned that the pace of the federal response to monkeypox has enabled the virus to spread for two months and delays in distributing tests and vaccines have harmed efforts to contain the virus... allowing the virus to begin to entrench itself as a rapidly spreading rare disease in the interim."

White House press secretary Karine Jean-Pierre said Monday that 1.1 million doses of the monkeypox vaccine have been distributed in the United States, including 737,000 doses that have gone out in the past few days.

More than 80,000 tests for monkeypox have been administered per week, she said.

Will US declare public health emergency?

Asked whether Biden plans to declare a public health emergency, Jean-Pierre said the decision rests with Health and Human Services Secretary Xavier Becerra.

But, "we are considering every policy option to help end this outbreak," she said. "That is urgent, and that is important to us."

Dr. Anthony Fauci, the nation's top infectious disease expert and Biden's top science adviser, praised the appointment of Fenton and Daskalakis on Monday night and said he hoped they would tighten the coordination between the various federal agencies involved in the monkeypox response.

"I personally think we're dealing with a really serious issue here," Fauci said. "There are a lot of unknowns. There are a lot of unknowns about monkeypox, but there's still a lot of unknowns. So we really got to implement the interventions we have, get a much better feeling for the natural history and the scope and absolutely reach out into the community, and that's the reason why I think the combination of Bob and Demetre is really a good combination."

Who are Robert Fenton and Demetre Daskalakis?

Fenton serves as regional administrator for FEMA's Region 9, which covers the West and has nearly 50 million people in his area of responsibility. He

twice served as acting administrator of FEMA and led multiple prevention, response and recovery operations throughout his career, including for natural disasters, disease outbreaks and complex humanitarian operations.

Daskalakis is director of the CDC's Division of HIV Prevention. He is known as a national expert on health issues affecting the LGBGQIA+ communities. He previously oversaw management of infectious diseases for the New York City Department of Health and Mental Hygiene, one of the largest departments in the nation.

Both played roles in making COVID-19 vaccines more accessible for underserved communities and closing the equity gap in adult vaccination rates.

California governor declares monkeypox state of emergency

California's governor on Monday declared a state of emergency to speed efforts to combat the monkeypox outbreak, becoming the second state in three days to take the step.

Gov. Gavin Newsom said the declaration will help California coordinate a government-wide response, seek more vaccines and lead outreach and education efforts on where people can get treatment and vaccination.

"We'll continue to work with the federal government to secure more vaccines, raise awareness about reducing risk, and stand with the LGBTQ community fighting stigmatization," Newsom said in a statement announcing his declaration.

Nearly 800 cases of monkeypox have been reported in California, according to state public health officials.

The declaration in California came after a similar one in New York state on Saturday, and in San Francisco on Thursday. Newsom's administration had said as recently as Friday that it was too soon for such a declaration.

Democratic state Sen. Scott Wiener of San Francisco hailed the governor's decision.

"The monkeypox outbreak is an emergency, and we need to use every tool we have to control it," Wiener said. *Contributing: The Associated Press*

Floridians continue to pull the plug on landline phones

Jim Saunders
News Service of Florida

TALLAHASSEE — Not that long ago, millions of Florida homes and businesses had landline phones.

But a new state report details the continued disappearance of what was a staple of life and how demand and competition have "exploded" for wireless and Internet-based technology that most Floridians now use to make calls.

"These other modes are simply different technological evolutions of telephone service, much as connecting a call through an operator was replaced by direct dialing many decades ago."

"These other modes are simply different technological evolutions of telephone service, much as connecting a call through an operator was replaced by direct dialing many decades ago," the report by the Florida Public Service Commission said. "The additional capabilities available with these technologies have led the vast majority of residential consumers and businesses to make the transition to these modes."

Consider: Florida hit a peak of about 12 million wirelines more than two decades ago. But the new report said that total was down to about 1.152 million in 2021, with only 428,431 residential wirelines.

In 2021, the number of residential residential wirelines dropped by 19.1 percent, while business wirelines declined 15.4 percent. That came after years of similar decreases.

As a comparison, Florida had 22.279 million wireless subscriptions as of the end of 2019, the latest figures available, according to the report.

That equated to more than one wireless subscription for every Floridian at the time.

Also contributing to the shift away from landlines is what is known in the telecommunications world as voice over internet protocol, or VoIP, which allows calls to be made using digital technology over the internet. Providers of the services can include, for example, cable companies.

The Public Service Commission is required each year to submit a report by Aug. 1 to the Legislature about competi-

"These other modes are simply different technological evolutions of telephone service, much as connecting a call through an operator was replaced by direct dialing many decades ago."

Florida Public Service Commission

tion in the telecommunications industry. The new report concluded that wireless and internet-based services are meeting the needs of the state.

"Since reaching a peak in the year 2000, total traditional access lines have declined by over 90 percent in Florida, even as the population has grown significantly," the 55-page report said. "Given the importance of telecommunications service and the large decline in traditional access lines, consumers must be finding service elsewhere."

The telecommunications industry has gone through a massive transformation since the Bell system broke up in the 1980s. Florida lawmakers over the years took a series of steps, including largely deregulating the industry in the state. Lawmakers barred the Public Service Commission from regulating wireless, broadband and voice-over-internet-protocol services.

In a statement Tuesday about the new report, commission Chairman Andrew Fay said the "continued migration to wireless and alternative platforms is no surprise."

"The telecommunications industry offers consumers 'new and improved' technology options on a regular basis," Fay said. "This evolution of services continues to be beneficial for customers looking for specialized plans."

SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT

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District Manager



SILVER OAKS

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2022-35

THE ANNUAL APPROPRIATION RESOLUTION OF THE SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Silver Oaks Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Silver Oaks Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16TH DAY OF AUGUST, 2022.

ATTEST:

**SILVER OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget(s)

**SILVER OAKS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**SILVER OAKS
COMMUNITY DEVELOPMENT DISTRICT
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**SILVER OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 78,590	\$ 15,446	\$ 63,478	\$ 78,924	\$ 100,690
Total revenues	<u>78,590</u>	<u>15,446</u>	<u>63,478</u>	<u>78,924</u>	<u>100,690</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	36,000	12,000	24,000	36,000	48,000
Legal	25,000	2,799	22,201	25,000	25,000
Engineering	2,000	-	2,000	2,000	5,000
Audit	-	-	-	-	4,075
Arbitrage rebate calculation*	-	-	-	-	750
Dissemination agent**	-	-	334	334	1,000
Trustee***	-	-	-	-	6,750
Telephone	150	50	100	150	150
Postage	500	-	500	500	500
Printing & binding	375	125	250	375	375
Legal advertising	6,500	472	6,028	6,500	2,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	500	-	500	500	500
Website					
Hosting & maintenance	1,680	-	1,680	1,680	705
ADA compliance	210	-	210	210	210
Total expenditures	<u>78,590</u>	<u>15,446</u>	<u>63,478</u>	<u>78,924</u>	<u>100,690</u>
Net increase/(decrease) of fund balance	-	-	-	-	-
Fund balance - beginning (unaudited)	-	-	-	-	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*This expense will be realized the year after the issuance of bonds.

**This expense will be realized when bonds are issued

***These items will be realized when the CDD takes ownership of the related assets.

Total Number of Units	316
Professional & admin amount per unit	318.64

**SILVER OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	5,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,075
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	6,750
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	150
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	375
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	2,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$100,690</u></u>

SILVER OAKS

COMMUNITY DEVELOPMENT DISTRICT

4A

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

SILVER OAKS COMM DEV DIST
2300 GLADES RD #410W
BOCA RATON, FL 33431
ATTN

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

7/27/2022; 8/3/2022



Subscribed and sworn to before on the 3rd of August, 2022



Notary, State of WI, County of Brown
My commission expires:

1-7-25

Publication Cost: \$945.00
Ad No: GCI0919273
Customer No: 804550
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

KATHLEEN ALLEN
Notary Public
State of Wisconsin

SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Silver Oaks Community Development District ("District") will hold the following two public hearings and a regular meeting on August 16, 2022, at 11:00 a.m., and at Culpepper & Terpening, Inc., 2960 S. 25th Street, Fort Pierce, Florida 34981.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment
Platted Residential Lots	0	1.00	\$346.35
Undeveloped Property	125.56	2.5167	\$871.66

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2022/2023, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



FEMA official to lead monkeypox fight

WH: 1.1M vaccine doses have been distributed

Michael Collins
USA TODAY

WASHINGTON — President Joe Biden has chosen top officials at the Federal Emergency Management Agency and the Centers for Disease Control and Prevention to lead the nation's fight against monkeypox.

Robert Fenton of FEMA will serve as the White House National Monkeypox Response Coordinator, and Dr. Demetre Daskalakis will be deputy coordinator, the White House said in a statement Tuesday.

The two officials will lead the administration's strategy and operations to combat the current monkeypox outbreak, including increasing the availability of tests, vaccinations and treatments, the statement said.

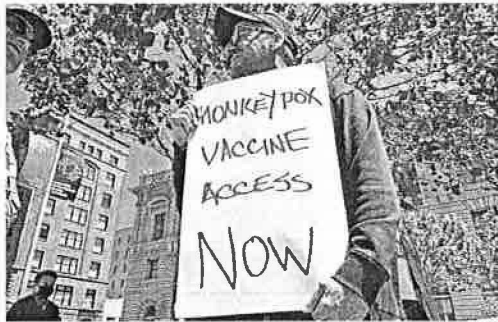
The appointments come as the administration has faced criticism over the pace of vaccine availability for monkeypox, a rare viral infection that does not usually cause serious illness but can result in hospitalization or death. Monkeypox spreads through close, physical contact between people.

More than 20,000 cases of monkeypox have been detected globally, with more than 5,800 reported cases in the United States. Last Friday, the World Health Organization declared monkeypox a "public health emergency of international concern," joining COVID-19 and polio in that designation.

Clinics in major cities like New York and San Francisco say they haven't received enough of the two-shot vaccine to meet demand, and some have had to stop offering the second dose of the vaccine to ensure supply of first doses.

Several Democrats on a key House panel asked the Government Accountability Office and the Department of Homeland Security on Monday to examine the federal government's preparations for and response to the monkeypox virus.

"When there is an infectious disease outbreak, the federal government has an obligation to make vaccines, thera-



A man holds a sign urging increased access to the monkeypox vaccine during a July 18 protest in San Francisco. HAVEN DALEY/AP FILE

peutics and diagnostics widely available without undue delay," Rep. Bennie Thompson, a Mississippi Democrat who chairs the House Homeland Security Committee, and other members of the panel wrote in a letter to the GAO.

"We are concerned that the pace of the federal response to monkeypox has enabled the virus to spread for two months and delays in distributing tests and vaccines have harmed efforts to contain the virus... allowing the virus to begin to entrench itself as a rapidly spreading rare disease in the interim."

White House press secretary Karine Jean-Pierre said Monday that 1.1 million doses of the monkeypox vaccine have been distributed in the United States, including 737,000 doses that have gone out in the past few days.

More than 80,000 tests for monkeypox have been administered per week, she said.

Will US declare public health emergency?

Asked whether Biden plans to declare a public health emergency, Jean-Pierre said the decision rests with Health and Human Services Secretary Xavier Becerra.

But, "we are considering every policy option to help end this outbreak," she said. "That is urgent, and that is important to us."

Dr. Anthony Fauci, the nation's top infectious disease expert and Biden's top science adviser, praised the appointment of Fenton and Daskalakis on Monday night and said he hoped they would tighten the coordination between the various federal agencies involved in the monkeypox response.

"I personally think we're dealing with a really serious issue here," Fauci said. "There are a lot of unknowns. There are a lot of unknowns about monkeypox, but there's still a lot of unknowns. So we really got to implement the interventions we have, get a much better feeling for the natural history and the scope and absolutely reach out into the community, and that's the reason why I think the combination of Bob and Demetre is really a good combination."

Who are Robert Fenton and Demetre Daskalakis?

Fenton serves as regional administrator for FEMA's Region 9, which covers the West and has nearly 50 million people in his area of responsibility. He

twice served as acting administrator of FEMA and led multiple prevention, response and recovery operations throughout his career, including for natural disasters, disease outbreaks and complex humanitarian operations.

Daskalakis is director of the CDC's Division of HIV Prevention. He is known as a national expert on health issues affecting the LGBQIA+ communities. He previously oversaw management of infectious diseases for the New York City Department of Health and Mental Hygiene, one of the largest departments in the nation.

Both played roles in making COVID-19 vaccines more accessible for underserved communities and closing the equity gap in adult vaccination rates.

California governor declares monkeypox state of emergency

California's governor on Monday declared a state of emergency to speed efforts to combat the monkeypox outbreak, becoming the second state in three days to take the step.

Gov. Gavin Newsom said the declaration will help California coordinate a government-wide response, seek more vaccines and lead outreach and education efforts on where people can get treatment and vaccination.

"We'll continue to work with the federal government to secure more vaccines, raise awareness about reducing risk, and stand with the LGBTQ community fighting stigmatization," Newsom said in a statement announcing his declaration.

Nearly 800 cases of monkeypox have been reported in California, according to state public health officials.

The declaration in California came after a similar one in New York state on Saturday, and in San Francisco on Thursday. Newsom's administration had said as recently as Friday that it was too soon for such a declaration.

Democratic state Sen. Scott Wiener of San Francisco hailed the governor's decision.

"The monkeypox outbreak is an emergency, and we need to use every tool we have to control it," Wiener said. *Contributing: The Associated Press*

Floridians continue to pull the plug on landline phones

Jim Saunders
News Service of Florida

TALLAHASSEE — Not that long ago, millions of Florida homes and businesses had landline phones.

But a new state report details the continued disappearance of what was a staple of life and how demand and competition have "exploded" for wireless and Internet-based technology that most Floridians now use to make calls.

"These other modes are simply different technological evolutions of telephone service, much as connecting a call through an operator was replaced by direct dialing many decades ago."

"These other modes are simply different technological evolutions of telephone service, much as connecting a call through an operator was replaced by direct dialing many decades ago," the report by the Florida Public Service Commission said. "The additional capabilities available with these technologies have led the vast majority of residential consumers and businesses to make the transition to these modes."

Consider: Florida hit a peak of about 12 million wirelines more than two decades ago. But the new report said that total was down to about 1.152 million in 2021, with only 428,431 residential wirelines.

In 2021, the number of residential residential wirelines dropped by 19.1 percent, while business wirelines declined 15.4 percent. That came after years of similar decreases.

As a comparison, Florida had 22.279 million wireless subscriptions as of the end of 2019, the latest figures available, according to the report.

That equated to more than one wireless subscription for every Floridian at the time.

Also contributing to the shift away from landlines is what is known in the telecommunications world as voice over internet protocol, or VoIP, which allows calls to be made using digital technology over the internet. Providers of the services can include, for example, cable companies.

The Public Service Commission is required each year to submit a report by Aug. 1 to the Legislature about competi-

"These other modes are simply different technological evolutions of telephone service, much as connecting a call through an operator was replaced by direct dialing many decades ago."

Florida Public Service Commission

tion in the telecommunications industry. The new report concluded that wireless and internet-based services are meeting the needs of the state.

"Since reaching a peak in the year 2000, total traditional access lines have declined by over 90 percent in Florida, even as the population has grown significantly," the 55-page report said. "Given the importance of telecommunications service and the large decline in traditional access lines, consumers must be finding service elsewhere."

The telecommunications industry has gone through a massive transformation since the Bell system broke up in the 1980s. Florida lawmakers over the years took a series of steps, including largely deregulating the industry in the state. Lawmakers barred the Public Service Commission from regulating wireless, broadband and voice-over-internet-protocol services.

In a statement Tuesday about the new report, commission Chairman Andrew Fay said the "continued migration to wireless and alternative platforms is no surprise."

"The telecommunications industry offers consumers 'new and improved' technology options on a regular basis," Fay said. "This evolution of services continues to be beneficial for customers looking for specialized plans."

SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Silver Oaks Community Development District ("District") will hold the following two public hearings and a regular meeting on August 16, 2022, at 11:00 a.m., at Colquhoun & Tarpinger, Inc., 2960 S. 25th Street, Fort Pierce, Florida 34981.

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Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll and the agenda for the hearings and meeting may be obtained by contacting Wralthol Hunt and Associates, LLC, 2300 Gladys Road, Suite 410W, Boca Raton, Florida 33431, 561-571-6010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice) for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appear at any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



SILVER OAKS

COMMUNITY DEVELOPMENT DISTRICT

4B

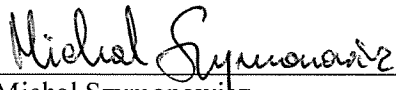
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Consultant for the Silver Oaks Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Silver Oaks Community Development District.
4. I do hereby certify that on July 25, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Silver Oaks Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


Michal Szymonowicz

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me by means of physical presence or online notarization, this 25nd day of July, 2022, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is [personally known to me or [has provided _____ as identification, and who did ___ / did not take an oath.



DAHPNE GILLYARD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG327647
Expires 8/20/2023

NOTARY PUBLIC

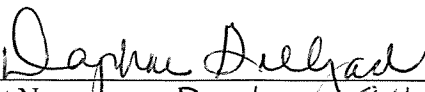

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Mailed Notice

EXHIBIT A

Silver Oaks Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 25, 2022

VIA FIRST CLASS MAIL

CRE-KL Silver Oaks Owner LLC
14025 Riveredge Dr, Ste 175
Tampa, FL 33637
PARCEL ID: 3414-501-0801-050-8

RE: Silver Oaks Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

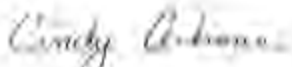
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Silver Oaks Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 16, 2022, at 11 a.m., and at the Offices of Culpepper & Terpening, Inc., 2960 South 25th Street, Fort Pierce, Florida 34981. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than \$109,448 in gross revenue. The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2022/2023, and any portion of the District’s Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. Your property is classified as 125.56 acres of undeveloped property.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment
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SILVER OAKS

COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2022-36

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Silver Oaks Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT:

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted

lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to sold lots (as set forth in **Exhibits "A" and "B"**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2022/2023 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment for Fiscal Year 2022/2023. Instead, any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

- c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount set forth in **Exhibits A and B** shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. Tax Roll Assessments.** [RESERVED.]
- b. Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. Operations and Maintenance Assessments.** Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by

the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2022/2023.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2022/2023 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. Any such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

- ii. **Debt Service Assessments.** Debt service assessments, if any, directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. **Additional Provisions.** In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 16th day of August, 2022.

ATTEST:

**SILVER OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A: Budget

Exhibit B: Assessment Roll

SILVER OAKS

COMMUNITY DEVELOPMENT DISTRICT

5

FISCAL YEAR 2023 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2023 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this 16th day of August, 2022, by and between:

Silver Oaks Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

_____, a _____, and the developer of lands within the boundary of the District ("**Developer**") with a mailing address of _____.

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2023 ("**FY 2023 Budget**"), which begins on October 1, 2022 and ends on September 30, 2023, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2023 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2023 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING**. The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT

Chair/Vice Chair, Board of Supervisors

By: _____

Its: _____

EXHIBIT A: FY 2023 Budget

SILVER OAKS

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2022-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Silver Oaks Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2022/2023 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2022/2023 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2022/2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of August, 2022.

ATTEST:

SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Offices of Culpepper & Terpening, Inc., 2960 South 25th Street, Fort Pierce, Florida 34981</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October __, 2022	Regular Meeting	__:__ AM/PM
November __, 2022	Regular Meeting	__:__ AM/PM
December __, 2022	Regular Meeting	__:__ AM/PM
January __, 2023	Regular Meeting	__:__ AM/PM
February __, 2023	Regular Meeting	__:__ AM/PM
March __, 2023	Regular Meeting	__:__ AM/PM
April __, 2023	Regular Meeting	__:__ AM/PM
May __, 2023	Regular Meeting	__:__ AM/PM
June __, 2023	Regular Meeting	__:__ AM/PM
July __, 2023	Regular Meeting	__:__ AM/PM
August __, 2023	Regular Meeting	__:__ AM/PM
September __, 2023	Regular Meeting	__:__ AM/PM

SILVER OAKS

COMMUNITY DEVELOPMENT DISTRICT

7

**SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

June 9, 2022

Via FedEx and Electronic Mail

Gary Franklin, MBA
Project Manager – Water Quality Division
3071 Oleander Avenue
Fort Pierce, FL 34982

Re: Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

Dear Mr. Franklin:

I serve as the District Manager of the Silver Oaks Community Development District (“District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes. I am writing regarding the new law requiring special districts that either own or operate stormwater management systems to create a 20-year needs analysis (“Needs Analysis”) of such system(s), with the first analysis due to St. Lucie County by June 30, 2022. The district engineer for this District, Michael LaCoursiere, has provided a letter addressing this new law and that letter is attached.

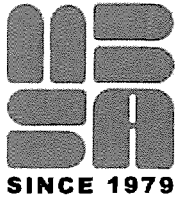
If you have any questions or concerns, please do not hesitate to contact me at 561-571-0010. Thank you for your patience as we work to improve our community.

Sincerely,



Cindy Cerbone
District Manager

cc: Chairperson, Board of Supervisors
District Counsel



Michael B. Schorah and Associates, Inc.
ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS

1850 FOREST HILL BLVD.
SUITE 206
WEST PALM BEACH, FL 33406
PHONE 561-968-0080
EB2438 LB 2438

June 8, 2022

Via Electronic Mail

Silver Oaks Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, #410W
Boca Raton, FL 33431

Re: Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

Ms. Cerbone:

Our firm, Michael B. Schorah and Associates, Inc., serves as the District Engineer of the Silver Oaks Community Development District ("District"), a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes. I am writing regarding the new law requiring special districts that either own or operate stormwater management systems to create a 20-year needs analysis ("Needs Analysis") of such system(s), with the first analysis due by June 30, 2022. While the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for stormwater management improvements, pursuant to its establishing ordinance and Section 190.012(1)(f), *Florida Statutes*, the District does not and/or will not own and/or operate a stormwater management system prior to the June 30, 2022, submission deadline. Consequently, we are unable to submit a Needs Analysis.

Upon transfer of a stormwater system from construction to operation phase, the District will need to perpetually operate, maintain and fund the stormwater system. Funding of such operational and maintenance activities can be made through an annual levy of maintenance special assessments as authorized under Section 190.021(3), *Florida Statutes*. Moreover, the District, upon transfer of a stormwater system, should create and submit a Needs Analysis of such system(s).

If you have any questions or concerns, please do not hesitate to contact me via email at mjac@schroah.com or via telephone at (561) 968-0080.

Respectfully submitted,

Michael J. LaCoursiere, P.E., Sr. Vice President
For Michael B. Schorah and Associates, Inc., District Engineer

SILVER OAKS

COMMUNITY DEVELOPMENT DISTRICT

9

**SILVER OAKS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2022**

**SILVER OAKS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Undeposited funds	\$ 32,291	\$ -	\$ -	\$ 32,291
Due from Landowner	5,249	2,913	112	8,274
Due from general fund	-	2,360	-	2,360
Total assets	<u>\$ 37,540</u>	<u>\$ 5,273</u>	<u>\$ 112</u>	<u>\$ 42,925</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 29,181	\$ 5,273	\$ 112	\$ 34,566
Due to Landowner	-	5,273	112	5,385
Due to debt service fund	2,360	-	-	2,360
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>37,541</u>	<u>10,546</u>	<u>224</u>	<u>48,311</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	5,249	-	-	5,249
Total deferred inflows of resources	<u>5,249</u>	<u>-</u>	<u>-</u>	<u>5,249</u>
Fund balances:				
Restricted for:				
Debt service	-	(5,273)	-	(5,273)
Capital projects	-	-	(112)	(112)
Unassigned	(5,250)	-	-	(5,250)
Total fund balances	<u>(5,250)</u>	<u>(5,273)</u>	<u>(112)</u>	<u>(10,635)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 37,540</u>	<u>\$ 5,273</u>	<u>\$ 112</u>	<u>\$ 42,925</u>

**SILVER OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ 23,932	\$ 78,590	30%
Total revenues	<u>-</u>	<u>23,932</u>	<u>78,590</u>	30%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	24,000	36,000	67%
Legal	256	3,582	25,000	14%
Engineering	-	-	2,000	0%
Telephone	17	100	150	67%
Postage	-	-	500	0%
Printing & binding	42	250	375	67%
Legal advertising	-	1,201	6,500	18%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	49	500	10%
Website				
Hosting & maintenance	-	-	1,680	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,315</u>	<u>29,182</u>	<u>78,590</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	(4,315)	(5,250)	-	
Fund balances - beginning	(935)	-	-	
Fund balances - ending	<u>\$ (5,250)</u>	<u>\$ (5,250)</u>	<u>\$ -</u>	

**SILVER OAKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	<u>92</u>	<u>5,273</u>
Total debt service	<u>92</u>	<u>5,273</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (92)	 (5,273)
 Fund balances - beginning	 <u>(5,181)</u>	 <u>-</u>
Fund balances - ending	<u><u>\$ (5,273)</u></u>	<u><u>\$ (5,273)</u></u>

**SILVER OAKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Capital outlay	<u>112</u>	<u>112</u>
Total expenditures	<u>112</u>	<u>112</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (112)	 (112)
 Fund balances - beginning	 -	 -
Fund balances - ending	<u><u>\$ (112)</u></u>	<u><u>\$ (112)</u></u>

SILVER OAKS

COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

**MINUTES OF MEETING
SILVER OAKS
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Silver Oaks Community Development District held a Special Meeting on June 29, 2022, at 1:30 p.m., at the offices of Culpepper and Terpening, Inc., 2960 South 25th Street, Fort Pierce, Florida 34981.

Present at the meeting were:

Michael Caputo	Chair
Tim Smith	Vice Chair
Jon Seifel	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Michael LaCoursiere	District Engineer
Steve Sanford (via telephone)	Bond Counsel
Justin Frye	Kolter Land Partners LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:34 a.m. Supervisors Caputo, Tim Smith, and Seifel were present, in person. Supervisors Candace Smith and Meath were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Engineer's Report *(for informational purposes)*

Mr. LaCoursiere stated that the Engineer's Report is the same version that was presented at the last meeting.

39 **FOURTH ORDER OF BUSINESS**

**Presentation of First Supplemental Special
Assessment Methodology Report**

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41
42 Ms. Cerbone presented the First Supplemental Special Assessment Methodology Report
43 and highlighted the following differences between it and the Master Methodology Report:

- 44 ➤ The principal amount of the bonds went from \$19,750 ,000 to \$5,595,000 to fund an
45 estimated \$4,777,433.50 in capital improvement costs.
- 46 ➤ The estimated balance of \$10,471,994.90 will be financed by the Developer and
47 contributed to the CDD at no cost.

48 Mr. Earlywine stated the amounts in the Report will be adjusted once the bonds are
49 priced; the principal amount of the bonds will not exceed \$7 million.

50 The maximum assessment levels on Table 7 and the 12- month capitalized interest
51 period were discussed.

52 Mr. Sanford requested approval in substantial final form, as he needs time to review the
53 Engineer’s Report he received this morning.

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**On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the
First Supplemental Special Assessment Methodology Report dated June 29,
2022, in substantial form, was approved.**

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60 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-33, Authorizing
the Issuance of Not Exceeding \$7,000,000 Silver
Oaks Community Development District Special
Assessment Bonds, Series 2022 (the “2022
Bonds”) to Finance Certain Public Infrastructure
Within the District; Determining the Need for a
Negotiated Limited Offering of the 2022 Bonds
and Providing for a Delegated Award of Such
Bonds; Appointing the Underwriter for the
Limited Offering of the 2022 Bonds; Approving the
Form of and Authorizing the Execution and
Delivery of a Bond Purchase Contract With
Respect to the 2022 Bonds; Approving the Use of
that Certain Master Trust Indenture Previously
Approved by the Board With Respect to the 2022
Bonds; Approving the Form of and Authorizing the**

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76 **Execution and Delivery of a First Supplemental**
77 **Trust Indenture Governing the 2022 Bonds;**
78 **Approving the Form of and Authorizing the**
79 **Distribution of a Preliminary Limited Offering**
80 **Memorandum; Approving the Execution and**
81 **Delivery of a Final Limited Offering Memorandum;**
82 **Approving the Form of and Authorizing the**
83 **Execution of a Continuing Disclosure Agreement,**
84 **and Appointing a Dissemination Agent; Approving**
85 **the Application of Bond Proceeds; Authorizing**
86 **Certain Modifications to the Assessment**
87 **Methodology Report and Engineer’s Report;**
88 **Providing for the Registration of the 2022 Bonds**
89 **Pursuant to the DTC Book-Entry Only System;**
90 **Authorizing the Proper Officials to Do All Things**
91 **Deemed Necessary in Connection with the**
92 **Issuance, Sale and Delivery of the 2022 Bonds;**
93 **and Providing for Severability, Conflicts and an**
94 **Effective Date**
95

96 Mr. Sanford presented Resolution 2022-33. The Bond Delegation Resolution
97 accomplishes the following:

- 98 ➤ Sets forth certain parameters and authorizes the Chair or Vice Chair to execute the Bond
99 Purchase Contract without the need to schedule a special meeting.
- 100 ➤ Approves certain documents, in substantial final form, including the Bond Purchase
101 Contract with FMSbonds, Inc., Preliminary Limited Offering Memorandum (PLOM), Continuing
102 Disclosure Agreement and a revised First Supplemental Indenture .
- 103 ➤ Gives authorization to amend the Engineer’s and Methodology Reports in connection
104 with the sale of the bonds without the need to schedule a special meeting.
- 105 ➤ Sets forth the parameters; the principal amount of bonds cannot exceed \$7 million.
- 106 ➤ Sets forth that the interest rate cannot exceed the maximum rate set by Florida
107 Statutes.
- 108 ➤ Sets forth the Underwriter’s compensation.
- 109 ➤ Sets forth that the maximum term of the bonds cannot exceed 30 years and it did not
110 count any capitalized interest period.

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On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, Resolution 2022-33, Authorizing the Issuance of Not Exceeding \$7,000,000 Silver Oaks Community Development District Special Assessment Bonds, Series 2022 (the “2022 Bonds”) to Finance Certain Public Infrastructure Within the District; Determining the Need for a Negotiated Limited Offering of the 2022 Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the 2022 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the 2022 Bonds; Approving the Use of that Certain Master Trust Indenture Previously Approved by the Board With Respect to the 2022 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the 2022 Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer’s Report; Providing for the Registration of the 2022 Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the 2022 Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-34, Setting Forth the Specific Terms of the District’s Special Assessment Bonds, Series 2022 (“2022 Bonds”); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental 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 2022 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 2022-34. This Special Assessment Resolution accomplishes the following:

- 155 ➤ Adopts the Engineer’s Report and Supplemental Assessment Reports, in substantial
- 156 form, and authorizes Staff to update the Reports after the bond pricing.
- 157 ➤ Sets forth the final terms of the assessment to match with the bond pricing, post pricing.
- 158 ➤ Confirms that the maximum assessment lien for the bond pricing addresses the
- 159 allocation and collection of the assessment for the bonds. It is basically the same items in the
- 160 Master Resolution but specific to this bond issuance.

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On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Resolution 2022-34, Setting Forth the Specific Terms of the District’s Special Assessment Bonds, Series 2022 (“2022 Bonds”); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental 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 2022 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.

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SEVENTH ORDER OF BUSINESS

Consideration of Forms of Issuer’s Counsel Documents

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A. Acquisition Agreement

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B. Collateral Assignment Agreement

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C. Completion Agreement

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D. Declaration of Consent

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E. Disclosure of Public Finance

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F. Notice of Special Assessments

184

G. Temporary Construction Easement

185

H. True-Up Agreement

186

Mr. Earlywine explained the purpose of each document and recommended approval, in substantial form.

188

Mr. Smith asked if the Acquisition Agreement should be changed to an Acquisition and Assignment Agreement. Mr. Earlywine stated that is not necessary, as there is advance funding

189

190 language in the Agreement. Mr. Sanford stressed the urgency to get the Declaration of Consent
 191 executed to cover all the land that is subject to the assessment. Mr. Earlywine explained that
 192 the concern was to shore up any gap between completing the assessment process and closing
 193 on the bonds but it is no longer a concern, as it was determined no lots will be sold prior to the
 194 closing. Ms. Cerbone stated assignment of the Site Work Contract to the CDD was approved at
 195 the last meeting.

196

197 **On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the**
 198 **Acquisition Agreement, Collateral Assignment Agreement, Completion**
 199 **Agreement, Declaration of Consent, Disclosure of Public Finance, Notice of**
 200 **Special Assessments, Temporary Construction Easement and the True-Up**
 201 **Agreement, all in substantial form, were approved.**

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203

204 Ms. Cerbone stated that the next meeting will be the Public Hearing and Regular
 205 Meeting on August 16, 2022, to adopt the Fiscal Year 2023 budget.

206

207 **EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2022-14,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2021/2022 and Providing for an Effective
Date

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214 This item was deferred.

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216 **NINTH ORDER OF BUSINESS**

Consideration of Resolution 2022-32,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors for Fiscal Year 2022/2023 and
Providing for an Effective Date

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221

222 This item was deferred.

223

224 **TENTH ORDER OF BUSINESS**

Discussion: Project Status

225

226 Regarding the status of the construction site work contract, Mr. Smith stated the
227 contract terms were negotiated and the executed contract is pending. Mr. Earlywine will
228 schedule a call with Mr. Smith and the contractor about proceeding with purchasing materials.

229

230 **ELEVENTH ORDER OF BUSINESS** **Update: Stormwater Management Needs**
231 **Analysis**

232

233 Ms. Cerbone stated the letter advising that the CDD does not have a stormwater
234 management system was submitted to St. Lucie County, who confirmed with the State that
235 Martin County is not the recipient; Martin County Representatives disagreed.

236

237 **TWELFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
238 **Statements as of May 31, 2022**

239

240 Ms. Cerbone presented the Unaudited Financial Statements as of May 31, 2022.

241

242 **On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the**
243 **Unaudited Financial Statements as of May 31, 2022, were accepted.**

244

245

246 **THIRTEENTH ORDER OF BUSINESS** **Approval of June 1, 2022 Regular Meeting**
247 **Minutes**

248

249 Ms. Cerbone presented the June 1, 2022 Regular Meeting Minutes.

250

251 **On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the**
252 **June 1, 2022 Regular Meeting Minutes, as presented, were approved.**

253

254

255 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

256

257 **A. District Counsel: *KE Law Group, PLLC***

258 There was no report.

259 **▪ District Engineer: *Michael B. Schorah and Associates, Inc.***

260 **This item was an addition to the agenda.**

261 There was no report. This item will be included under Staff Reports, on future agendas.

262 **B. District Manager: *Wrathell, Hunt and Associates, LLC***

263 • **NEXT MEETING DATE: TBD**

264 ○ **QUORUM CHECK**

265 The next meeting will be held on August 16, 2022.

266

267 **FIFTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

268

269 There were no Board Members' comments or requests.

270

271 **SIXTEENTH ORDER OF BUSINESS**

Public Comments

272

273 No members of the public spoke.

274

275 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

276

277 There being nothing further to discuss, the meeting adjourned.

278

279 **On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the**
280 **meeting adjourned at 2:05 a.m.**

281

282

283

284

285

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

286
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Secretary/Assistant Secretary

Chair/Vice Chair