

# **SILVER OAKS**

## **COMMUNITY DEVELOPMENT DISTRICT**

**March 15, 2023**

## **BOARD OF SUPERVISORS PUBLIC HEARING AND SPECIAL MEETING AGENDA**

**SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**

**LETTER**

**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**

March 8, 2023

Board of Supervisors  
Silver Oaks Community Development District

Dear Board Members:

The Board of Supervisors of the Silver Oaks Community Development District will hold a Public Hearing and Special Meeting on March 15, 2023 at 9:00 a.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. Acceptance of Resignation of Supervisor Greg Meath [SEAT 5]; *Term Expires November 2024*
4. Consider Appointment of Justin Frye to Fill Unexpired Term of Seat 5
  - Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in separate package*)
    - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - B. Membership, Obligations and Responsibilities
    - C. Financial Disclosure Forms
      - I. Form 1: Statement of Financial Interests
      - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
      - III. Form 1F: Final Statement of Financial Interests
    - D. Form 8B: Memorandum of Voting Conflict
5. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date
6. Public Hearing on Adoption of Florida-Friendly Fertilizer Use Rules
  - A. Proofs/Affidavits of Publication
  - B. Consideration of Resolution 2023-02, Adopting Rules Relating to Fertilizer Use; and Providing for Severability and an Effective Date

**ATTENDEES:**

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

7. Consideration of Resolution 2023-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2022/2023 and Providing for an Effective Date
8. Ratification of Engagement with Jere Earlywine at Kutak Rock LLP
9. Discussion: Fiscal Year 2024 Proposed Budget
10. Acceptance of Unaudited Financial Statements as of January 31, 2023
11. Approval of August 16, 2022 Public Hearings and Regular Meeting Minutes
12. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Michael B. Schorah and Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: April 20, 2023, immediately following Solaeris CDD Meeting at 11:15 AM

○ QUORUM CHECK

SEAT 1	JON SEIFEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MICHAEL CAPUTO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	TIMOTHY SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	CANDICE SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JUSTIN FYRE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,

*Cindy Carbone*

Cindy Carbone  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 867 327 4756**

# **SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**NOTICE OF TENDER OF RESIGNATION**

To: Board of Supervisors  
Silver Oaks Community Development District  
Attn: Cindy Cerbone, District Manager  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

From: Gregory Meath  
Printed Name

Date: 10-10-22  
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Silver Oaks Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and  personally presented at a duly noticed meeting of the Board of Supervisors,  scanned and electronically transmitted to [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) or  faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

Gregory Meath  
Signature

# **SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, 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 Board of Supervisors of the District desires to designate certain Officers of the District.

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

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**Cindy Cerbone** is appointed Assistant Secretary.

**Andrew Kantarzi** is appointed Assistant Secretary.

**SECTION 3.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

[REMINADER OF PAGE IS INTENTIONALLY LEFT BLANK]



**PASSED AND ADOPTED** this 15th day of March, 2023.

ATTEST:

**SILVER OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

# **SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6A**

# Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune  
1801 U.S. 1, Vero Beach, FL 32960  
**AFFIDAVIT OF PUBLICATION**

**SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT**  
2300 GLADES ROAD, SUITE 410W

**BOCA RATON, FL 33431**

STATE OF WISCONSIN  
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk 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.

Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :

02/09/2023

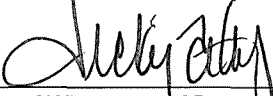
**NOTICE OF RULE  
DEVELOPMENT BY  
SILVER OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, the Silver Oaks Community Development District ("District") hereby gives notice of its intent to develop rules related to fertilizer use, with penalties including but not necessarily limited to a monetary fine. The purpose and effect of these rules are to provide for efficient and effective operations of the District as provided by Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, Florida Statutes.

A public hearing will be conducted by the District on March 15, 2023, at 9:00 a.m., at the offices of Culpepper & Terpening, Inc., 2960 S. 25th Street, Fort Pierce, Florida 34981

A copy of the proposed rules and additional information on the public hearing may be obtained by contacting the District Manager at Wrathell, Hunt and Associates LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Phone: (561) 571-0010 ("District Manager's Office").  
Cindy Cerbone,  
District Manager  
Silver Oaks Community  
Development District

Subscribed and sworn to before on February 9, 2023:

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

My commission expires

VICKY FELTY  
Notary Public  
State of Wisconsin

Publication Cost: \$75.24

Ad No: 0005583858

Customer No: 5615710010A

PO #: Notice of Rule Development

# of Affidavits 1

# Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune  
1801 U.S. 1, Vero Beach, FL 32960  
**AFFIDAVIT OF PUBLICATION**

**SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT**  
2300 GLADES ROAD, SUITE 410W

**BOCA RATON, FL 33431**

STATE OF WISCONSIN  
COUNTY OF BROWN

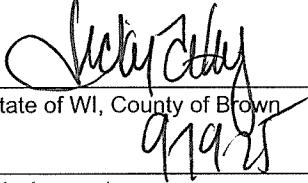
Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune 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.

Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :

02/10/2023



Subscribed and sworn to before on February 10, 2023:



Notary, State of WI, County of Brown

My commission expires

VICKY FELTY  
Notary Public  
State of Wisconsin

Publication Cost: \$184.68

Ad No: 0005584033

Customer No: 5615710010A

PO #: FERTILIZER USE FERTILIZER USE

# of Affidavits 1

NOTICE OF RULEMAKING FOR  
FERTILIZER USE BY  
SILVER OAKS COMMUNITY  
DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the Silver Oaks Community Development District ("District") on March 15, 2023, at 9:00 a.m., at the offices of Culpepper & Terpening, Inc., 2960 S. 25th Street, Fort Pierce, Florida 34981.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules Relating to Florida-Friendly Fertilizer Use ("Rule"). The purpose and effect of the Rule is to implement St. Lucie County's Florida-Friendly Fertilizer Use Ordinance and to provide for efficient District operations as provided for in Section 190.035, Florida Statutes. Specific legal authority for the rule includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in the St. Lucie News Tribune on February 9, 2023. The proposed fees include:

Type Fine  
Violation of Florida-Friendly  
Fertilizer Use Rules  
Up to \$1,000.00 per occurrence

The public hearing will provide an opportunity for the public to address proposed rules for fertilizer use. A copy of the proposed Rule may be obtained by contacting the District Manager at Wrathell, Hunt and Associates LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Phone: (561) 571-0010 ("District Manager's Office").

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least forty-eight (48) hours before the hearing by contacting the District Manager's Office. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager's Office.

Cindy Cerbone,  
District Manager  
Silver Oaks Community  
Development District  
Pub: Feb. 10, 2023  
TCN5584033

# **SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO FERTILIZER USE; AND PROVIDING FOR SEVERABILITY AND 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*, being situated in St. Lucie County, Florida; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of District facilities, which authorization includes contracting with a landscape maintenance service vendor provided that the District follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

**WHEREAS**, the Board now desires to adopt rules to govern fertilizer use around the District property, as set forth in **Exhibit A (“Rules”)**; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

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

**SECTION 1.** The District hereby adopts the Rules, attached hereto as **Exhibit A**.

**SECTION 2.** If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]



**PASSED AND ADOPTED** this 15th day of March, 2023.

**ATTEST:**

**SILVER OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

## **EXHIBIT A**

### **Silver Oaks Community Development District** ***Rule for Florida-Friendly Fertilizer Use***

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022)  
Effective Date: \_\_\_\_\_, 2023

---

In accordance with Chapters 190 and 120, Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Silver Oaks Community Development District adopted the following rules to govern fertilizer usage as it relates to District property. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

---

1. **Introduction and Scope.** This rule is intended to help implement St. Lucie County's Florida-Friendly Fertilizer Use Ordinance, as set forth in Chapter 20, Article V, Sections 20-107 through 20-120 of the St. Lucie County Code of Ordinances. The District shall implement the provisions of this rule in the District's own landscape agreements, and may enforce this rule against third parties as set forth herein.

2. **Florida-Friendly Fertilizer Use.** Between June 1- Sept. 30, no fertilization with products containing nitrogen (N) or phosphorus (P) is permitted on District property. Fertilizer containing N or P shall also not be applied if the soils are saturated, during a storm watch/warning, or if heavy rains are expected. Fertilizer shall not be applied within 10 feet of any District pond, stream, lake, canal, or wetland. No fertilizers containing phosphorous shall be used unless soil deficiency is verified by the University of Florida IFAS, and then the minimum amount necessary shall be used. Fertilizers containing N or P shall not be used before sodding or seeding a site, or for 30 days afterwards. Fertilizers containing N should contain no less than 50% slow-release N. When applying fertilizer, spreader deflectors must be used to keep fertilizer away from all paved surfaces and wetlands. Any fertilizer that ends up in these areas must be removed to the greatest extent practical. Grass clippings and vegetative materials shall not be washed, swept, or blown into storm drains, ditches, or water bodies.

3. **Enforcement.** In the event that a third party violates Section 2 above, and in a manner that affects District property, the District shall have the authority to pursue all remedies available at all and/or equity, as well as to impose a fine of up to the amount of \$1,000 per occurrence, and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

4. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

# **SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2023-03**

**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 15th day of March, 2023.

ATTEST:

**SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

<b>SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Verano Social Clubhouse 10291 SW Visconti Way, Port St. Lucie, Florida 34986</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>April 20, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>May 18, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>June 15, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>July 20, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>August 17, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<b>September 21, 2023</b>	<b>Regular Meeting</b>	<b>11:15 AM*</b>
<i>*Meetings will convene immediately following the adjournment of the Solaeris CDD meeting, scheduled to commence at 11:15 AM</i>		

# **SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

**8**

Silver Oaks Community Development District  
c/o Craig Wrathell and  
Michael Caputo  
Wrathell, Hunt & Associates, LLC  
2300 Glades Road Suite 410W  
Boca Raton, Florida 33431  
wrathellc@whhassociates.com  
mcaputo@kolter.com

RE: District Counsel Matter

Dear Sirs or Madams,

Effective February 6, 2023, Jere Earlywine will resign from KE LAW GROUP PLLC to join the law firm of KUTAK ROCK LLP.

Mr. Earlywine was providing services to you on the above-referenced matter. Therefore, this letter is to inform you that you have the option to choose to have Mr. Earlywine continue to represent you in this matter at his new law firm, or you may have KE LAW GROUP PLLC continue to represent you, in which case representation will be handled by Meredith Hammock and Lauren Gentry in KE LAW GROUP PLLC's Tampa Office. Alternatively, you can choose to retain an entirely new lawyer.

If you wish to have Jere Earlywine or a new lawyer continue to represent you, please be aware that you remain liable for fees and costs for services already provided by members of KE LAW GROUP PLLC through the date of this letter. Further, given the manner in which legal fees for open financing matters are structured, no fee has been paid to date. Should you elect to have this matter go with Mr. Earlywine, the fee may be apportioned between KE LAW GROUP PLLC and KUTAK ROCK LLP.

Please advise Jere Earlywine and KE Law Group PLLC in writing, as quickly as possible, of the District's decision so that continuity in your representation is assured. You may do so by indicating your choice below and returning a signed and dated copy. Please retain the additional copy of this designation letter for your records.

Yours truly,

/s/ Jere Earlywine

**Instructions**

I wish my file to stay with KE LAW GROUP PLLC.

I wish my file and trust account balance to be transferred to Jere Earlywine at KUTAK ROCK LLP.

I will retain new counsel and have them contact KE LAW GROUP PLLC to coordinate transfer of my file.



For the Client

Board of Supervisor 2-7-23

# **SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**



**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2023**

**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>				
Undeposited funds	\$ 1,015	\$ -	\$ -	\$ 1,015
Due from Landowner	15,644	500	2,115	18,259
Total assets	<u>\$ 16,659</u>	<u>\$ 500</u>	<u>\$ 2,115</u>	<u>\$ 19,274</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 10,673	\$ 500	\$ 2,115	\$ 13,288
Due to Landowner	-	6,368	2,227	8,595
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>16,673</u>	<u>6,868</u>	<u>4,342</u>	<u>27,883</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	15,644	-	-	15,644
Total deferred inflows of resources	<u>15,644</u>	<u>-</u>	<u>-</u>	<u>15,644</u>
Fund balances:				
Restricted for:				
Debt service	-	(6,368)	-	(6,368)
Capital projects	-	-	(2,227)	(2,227)
Unassigned	(15,658)	-	-	(15,658)
Total fund balances	<u>(15,658)</u>	<u>(6,368)</u>	<u>(2,227)</u>	<u>(24,253)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 16,659</u>	<u>\$ 500</u>	<u>\$ 2,115</u>	<u>\$ 19,274</u>

**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 4,044	\$ 17,259	\$ 100,690	17%
Total revenues	<u>4,044</u>	<u>17,259</u>	<u>100,690</u>	17%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	16,000	48,000	33%
Legal	184	622	25,000	2%
Engineering	-	-	5,000	0%
Audit	-	-	4,075	0%
Arbitrage rebate calculation <sup>1</sup>	-	-	750	0%
Dissemination agent <sup>2</sup>	-	-	1,000	0%
Trustee <sup>3</sup>	-	-	6,750	0%
Telephone	12	50	150	33%
Postage	-	-	500	0%
Printing & binding	31	125	375	33%
Legal advertising	-	-	2,000	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	-	500	0%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,227</u>	<u>23,652</u>	<u>100,690</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	(183)	(6,393)	-	
Fund balances - beginning	<u>(15,475)</u>	<u>(9,265)</u>	-	
Fund balances - ending	<u><u>\$ (15,658)</u></u>	<u><u>\$ (15,658)</u></u>	<u><u>\$ -</u></u>	

<sup>1</sup>This expense will be realized the year after the issuance of bonds.

<sup>2</sup>This expense will be realized when bonds are issued

<sup>3</sup>These items will be realized when the CDD takes ownership of the related assets.

**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	<u>500</u>	<u>500</u>
Total debt service	<u>500</u>	<u>500</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (500)	 (500)
 Fund balances - beginning	 <u>(5,868)</u>	 <u>(5,868)</u>
Fund balances - ending	<u><u>\$ (6,368)</u></u>	<u><u>\$ (6,368)</u></u>

**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
Capital outlay	<u>697</u>	<u>1,800</u>
Total expenditures	<u>697</u>	<u>1,800</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (697)	 (1,800)
 Fund balances - beginning	 (1,530)	 (427)
Fund balances - ending	<u>\$ (2,227)</u>	<u>\$ (2,227)</u>

# **SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

**DRAFT**

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

The Board of Supervisors of the Silver Oaks Community Development District held Multiple Public Hearings and a Regular Meeting on August 16, 2022, at 11:00 a.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
Jere Earlywine (via telephone)	District Counsel
Michael LaCoursiere (via telephone)	District Engineer
Justin Frye	Kolter Land Partners LLC
Brian Nolan	Lucido & Associates

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 11:25 a.m. Supervisors Caputo, Seifel and Tim Smith, were present, in person. Supervisors Meath and Candace Smith were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2022/2023 Budget**

**A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

38 **B. Consideration of Resolution 2022-35, Relating to the Annual Appropriations and**  
 39 **Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending**  
 40 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**  
 41 **Date**

42 Ms. Cerbone presented the proposed Fiscal Year 2023 budget, which was unchanged  
 43 since the last meeting.

45 **On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the**  
 46 **Public Hearing was opened and, there being no comments from the public, the**  
 47 **Public Hearing was closed.**

48  
 49  
 50 Ms. Cerbone presented Resolution 2022-35.

51  
 52 **On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor,**  
 53 **Consideration of Resolution 2022-35, Relating to the Annual Appropriations**  
 54 **and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and**  
 55 **Ending September 30, 2023; Authorizing Budget Amendments; and Providing**  
 56 **an Effective Date, was adopted.**

57  
 58  
 59 **FOURTH ORDER OF BUSINESS** **Public Hearing to Hear Comments and**  
 60 **Objections on the Imposition of**  
 61 **Maintenance and Operation Assessments**  
 62 **to Fund the Budget for Fiscal Year**  
 63 **2022/2023, Pursuant to Florida Law**  
 64

65 **A. Proof/Affidavit of Publication**

66 **B. Mailed Notice(s) to Property Owners**

67 These items were included for informational purposes.

68 **C. Consideration of Resolution 2022-36, Making a Determination of Benefit and Imposing**  
 69 **Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and**  
 70 **Enforcement of Special Assessments, Including but Not Limited to Penalties and**  
 71 **Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the**  
 72 **Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**



73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111

**On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Public Hearing was opened and, there being no comments from the public, the Public Hearing was closed.**

Ms. Cerbone presented Resolution 2022-36.

**On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, 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, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2023 Deficit Funding Agreement**

Ms. Cerbone presented the Fiscal Year 2023 Deficit Funding Agreement.

**On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Fiscal Year 2023 Deficit Funding Agreement, was approved.**

**SIXTH 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**

This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Update: Stormwater Management Needs Analysis Letter to the County**

Ms. Cerbone stated the letter advising that the CDD does not have a stormwater management system was submitted to the County.

112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147

**On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Stormwater Management Needs Analysis Letter, was ratified.**

**EIGHTH ORDER OF BUSINESS** **Continued Discussion: Project Status**

Mr. Earlywine recalled that authorization to issue the bonds was approved in June 2022 and the offering statement is nearly ready to be posted. The development/site work contract was circulated for signature. Mr. Caputo stated that FMSbonds is waiting for the Developer/CDD to obtain permits.

**NINTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial Statements as of June 30, 2022**

Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2022.

**On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.**

**TENTH ORDER OF BUSINESS** **Approval of June 29, 2022 Special Meeting Minutes**

Ms. Cerbone presented the June 29, 2022 Special Meeting Minutes.

**On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the June 29, 2022 Special Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS** **Staff Reports**

- A. District Counsel: *KE Law Group, PLLC***  
There was no report.
- B. District Engineer: *Michael B. Schorah and Associates, Inc.***  
There was no report.
- C. District Manager: *Wrathell, Hunt and Associates, LLC***

- 148             •       **NEXT MEETING DATE: TBD**  
149                        ○       **QUORUM CHECK**

150

151   **TWELFTH ORDER OF BUSINESS**                           **Board Members' Comments/Requests**

152

153             There were no Board Members' comments or requests.

154

155   **THIRTEENTH ORDER OF BUSINESS**                           **Public Comments**

156

157             No members of the public spoke.

158

159   **FOURTEENTH ORDER OF BUSINESS**                           **Adjournment**

160

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

162

163             **On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the**  
164             **meeting adjourned at 11:34 a.m.**

165

166

167

168

169

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

170  
171  
172  
173  
174  
175

---

Secretary/Assistant Secretary

---

Chair/Vice Chair