

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

The Board of Supervisors of the Silver Oaks Community Development District held Public Hearings and a Regular Meeting on August 15, 2024 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986.

Present were:

Michael Caputo
William Fife
Jon Seifel
Justin Frye

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Jere Earlywine (via telephone)

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:26 a.m. Supervisors Caputo, Seifel, Fife and Frye were present. Supervisor Smith was 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
2024/2025 Budget**

Mr. Kantarzhi reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. This proposed Fiscal Year 2025 budget is unchanged since it was presented at the last meeting.

A. Proof/Affidavit of Publication

This item was included for informational purposes.

- B. Consideration of Resolution 2024-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

On MOTION by Mr. Fife and seconded by Mr. Frye, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Fife and seconded by Mr. Frye, with all in favor, the Public Hearing was closed.

Mr. Kantarzhi presented Resolution 2024-11.

On MOTION by Mr. Fife and seconded by Mr. Caputo, with all in favor, Resolution 2024-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- These items were included for informational purposes.
- C. Consideration of Resolution 2024-12, Providing for Funding for the Fiscal Year 2025 Adopted Budget(s); 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**

Mr. Earlywine stated that the assessments are set up as “conditional” assessments, such that any platted and sold lots will have an off-roll assessment; therefore, as lots close, the Developer and/or builder needs to contact District Management to obtain an Estoppel Letter and find out the Operations and Maintenance (O&M) assessment amount. Anything not collected via an assessment will be deficit funded by the Developer.

Discussion ensued regarding whether there is an O&M assessment cap and, if so, what the annual cap amount is.

It is believed that there is no cap on the O&M assessments for this CDD.

On MOTION by Mr. Fife and seconded by Mr. Caputo, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Fife and seconded by Mr. Frye, with all in favor, the Public Hearing was closed.

Mr. Kantarzhi presented Resolution 2024-12.

On MOTION by Mr. Fife and seconded by Mr. Frye, with all in favor, Resolution 2024-12, Providing for Funding for the Fiscal Year 2025 Adopted Budget(s); 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 2025 Deficit Funding Agreement**

Mr. Kantarzhi presented the Fiscal Year 2025 Deficit Funding Agreement.

On MOTION by Mr. Fife and seconded by Mr. Frye, with all in favor, the Fiscal Year 2025 Deficit Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS**Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Mr. Kantarzhi presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2024-13, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

On MOTION by Mr. Fife and seconded by Mr. Caputo, with all in favor, Resolution 2024-13, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Kantarzhi presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Fife and seconded by Mr. Frye, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

EIGHTH ORDER OF BUSINESS**Ratification of Gig Fiber, LLC Outdoor Solar Lighting Service Agreement**

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the Gig Fiber, LLC Outdoor Solar Lighting Service Agreement, was ratified.

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of June 30, 2024**

On MOTION by Mr. Frye and seconded by Mr. Caputo, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

TENTH ORDER OF BUSINESS

**Approval of April 18, 2024 Regular Meeting
Minutes**

On MOTION by Mr. Fife and seconded by Mr. Frye, with all in favor, the April 18, 2024 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Michael B. Schorah and Associates, Inc.

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: September 19, 2024, immediately following Solaeris CDD and Preserve at Savannah Lakes CDD Meetings at 11:15 AM, respectively**
 - **QUORUM CHECK**

The next meeting will be on September 19, 2024, unless canceled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Frye and seconded by Mr. Caputo with all in favor, the meeting adjourned at 11:43 a.m.

SILVER OAKS CDD

August 15, 2024



Secretary/Assistant Secretary



Chair/Vice Chair