

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

The Board of Supervisors of the Silver Oaks Community Development District held a Regular Meeting on April 17, 2025 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986.

Present:

William Fife
Jon Seifel
Tim Smith

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Jere Earlywine (via telephone)
Michael J. LaCoursiere (via telephone)
Josh Long

District Manager
District Counsel
District Engineer
Kolter

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 12:15 p.m. He noted the delayed start time due to a meeting in the meeting room and stated he has been present at the meeting location since the advertised start time of 11:15 a.m. and no one arrived for the meeting or inquired about it.

Mr. Kantarzhi stated that the Oath of Office was administered to Mr. Seifel and Mr. Fife before the meeting.

Supervisors Seifel, Fife and Smith were present. Supervisors Caputo and Frye were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [Seat 1 – Jon Seifel, Seat 4 – William “Bill” Fife] (the following to be provided under separate cover)

This item was addressed during the First Order of Business. Mr. Seifel and Mr. Fife are both familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Michael Caputo [Seat 2]

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the resignation of Michael Caputo from Seat 2, was accepted.

FIFTH ORDER OF BUSINESS

Consider Appointment of Josh Long to Fill Unexpired Term of Seat 2; Term Expires November 2026

Mr. Fife nominated Mr. Josh Long to fill Seat 2.

No other nominations were made.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the appointment of Mr. Josh Long to Seat 2, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor**

Mr. Kantarzi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Josh Long.

SIXTH ORDER OF BUSINESS**Acceptance of Resignation of Justin Frye
[Seat 5]**

On MOTION by Mr. Smith and seconded by Mr. Fife, with all in favor, the resignation of Justin Frye from Seat 5, was accepted.

SEVENTH ORDER OF BUSINESS**Consider Appointment of Luis Carcamo to
Fill Unexpired Term of Seat 5; Term Expires
November 2026**

Mr. Fife nominated Mr. Luis Carcamo to Fill Seat 5.

No other nominations were made.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the appointment of Mr. Luis Carcamo to fill Seat 5, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor**

The Oath of Office to Mr. Louis Carcamo at or before the next meeting.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-01,
Canvassing and Certifying the Results of
the Landowners' Election of Supervisors
Held Pursuant to Section 190.006(2),
Florida Statutes, and Providing for an
Effective Date**

Mr. Kantarzhi presented Resolution 2025-01. The results of the Landowners' Election were as follows:

Seat 1	Jon Seifel	100 votes	4-year Term
Seat 4	William Fife	100 votes	4-year Term
Seat 5	Justin Frye	50 votes	2-year Term

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners'

Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-02,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-02. Mr. Fife nominated the following:

Bill Fife	Chair
Jon Seifel	Vice Chair
Josh Long	Assistant Secretary
Tim Smith	Assistant Secretary
Luis Carcamo	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Michael Caputo	Chair
Justin Frye	Assistant Secretary
Cindy Cerbone	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Andrew Kantarzhi	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2025-03,
Ratifying the Actions of the District
Manager in Redesignating the Time for
Landowners' Meeting; Providing for
Publication, Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-03.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-03, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Amendment No. 1 to CK Contractors and Development, LLC Contractor Agreement

Mr. Earlywine presented the Amendment No. 1 to CK Contractors and Development, LLC Contractor Agreement, which is necessary to document an arrangement whereby the contractor is performing some additional work for which it will not charge the CDD extra.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Amendment No. 1 to CK Contractors and Development, LLC Contractor Agreement, was approved and/or ratified.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-04. He reviewed the proposed Fiscal Year 2026 budget, highlighting any line-item increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This will be a Landowner-contribution budget, with expenses being funded as they are incurred. He noted that it might be necessary to increase the budget for the "Contingencies/bank charges" line item because bank fees seem to trending up.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 21, 2025 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-05.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-06.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

FIFTEENTH ORDER OF BUSINESS

Ratification Items

A. CK Contractors and Development, LLC Change Orders

- I. Change Order No. 4
- II. Change Order No. 5
- III. Change Order No. 6

On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, CK Contractors and Development, LLC Change Orders Change Order No. 4, Change Order No. 5 and Change Order No. 6, were ratified.

B. Gig Fiber, LLC Outdoor Solar Lighting Service Agreement

Mr. Earlywine stated he considers this a one-sided Agreement but that is not unusual with this type of agreement. The Agreement has a 20-year term, which makes it difficult to break, once it is in place. He discussed the CDD's responsibilities under the Agreement; the monthly service fees; responsibility of the customer, meaning the CDD, to pay for costs incurred to repair or replace any lights that it or a representative damages; third-party damage being the responsibility of the contractor; requirement for the CDD to indemnify the contractor for certain damages; potential lack of reciprocal indemnification to the CDD; non-standard service charges; the CDD being responsible for regular cleaning of solar panels; and the lack of a warranty on the lights, installation, etc., essentially excluding a lot of rights that a customer usually has; requirement for the CDD to carry liability and property insurance on the lights; etc.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Gig Fiber, LLC Outdoor Solar Lighting Service Agreement, including execution of the Agreement, was ratified.

C. Saint Lucie County Deed of Conservation Easement

Mr. Earlywine presented Saint Lucie County Deed of Conservation Easement.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Saint Lucie County Deed of Conservation Easement, including execution, was ratified.

SIXTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 28, 2025**

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

SEVENTEENTH ORDER OF BUSINESS

Approval of Minutes

- A. August 15, 2024 Public Hearings and Regular Meeting**
- B. November 5, 2024 Landowners' Meeting**

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the August 15, 2024 Public Hearings and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**

There was nothing additional to report.

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

Mr. LaCoursiere stated that release of the water and sewers for the initial phase is nearing.

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

- **NEXT MEETING DATE: May 15, 2025, immediately following Solaeris CDD and Preserve at Savannah Lakes CDD Meetings at 11:15 AM, respectively**

- **QUORUM CHECK**

The next meeting will be on May 5, 2025, unless canceled.

NINETEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTIETH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Smith and seconded by Mr. Fife, with all in favor, the meeting adjourned at 12:37 p.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair