

# **SILVER OAKS**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**May 15, 2025**

**BOARD OF SUPERVISORS  
REGULAR  
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**

May 8, 2025

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 Regular Meeting on May 15, 2025 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisor [Luis Carcamo - Seat 5] (*the following to be provided under separate cover*)
  - 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
4. Ratification of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date
5. Discussion: Nason Yeager Response to Environmental Resource Bureau Regarding Notice of Water Quality Violation
6. Consideration of Manpower Irrigation & Services, Inc. Estimate #07912 [Annual Landscape and Irrigation Maintenance]
7. Acceptance of Unaudited Financial Statements as of March 31, 2025
8. Approval of April 17, 2025 Regular Meeting Minutes

**ATTENDEES:**

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



9. 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: July 17, 2025, immediately following Solaeris CDD and Preserve at Savannah Lakes CDD Meetings at 11:15 AM, respectively

○ QUORUM CHECK

SEAT 1	JON SEIFEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOSH LONG	<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	WILLIAM FIFE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	LUIS CARCAMO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

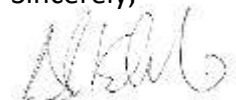
10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

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

Sincerely,



Andrew Kantarzhi  
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**

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**SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

**ACKNOWLEDGMENT OF OATH BEING TAKEN**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Silver Oaks Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

-----  
MAILING ADDRESS: ☐ Home ☐ Office County of Residence \_\_\_\_\_

\_\_\_\_\_  
Street Phone Fax

\_\_\_\_\_  
City, State, Zip Email Address



# **SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **RATIFICATION ITEMS**



## RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District's Board of Supervisors desires to elect and remove Officers of the District.

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

**SECTION 1.** The following is/are elected as Officer(s) of the District effective April 17, 2025:

Bill Fife is elected Chair

Jon Seifel is elected Vice Chair

Josh Long is elected Assistant Secretary

Tim Smith is elected Assistant Secretary

Luis Carcamo is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of April 17, 2025:

Michael Caputo                      Chair

Justin Frye Assistant Secretary

Cindy Cerbone Assistant Secretary

\_\_\_\_\_



**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

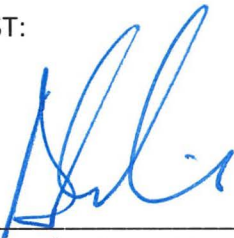
Andrew Kantarzi is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

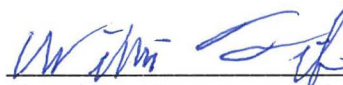
**PASSED AND ADOPTED** this 17th day of April, 2025.

ATTEST:



Secretary/Assistant Secretary

**SILVER OAKS COMMUNITY  
DEVELOPMENT DISTRICT**



Chair/Vice Chair, Board of Supervisors



# **SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

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JOHN J. FUMERO  
*Board Certified State & Federal Government  
& Administrative Practice Lawyer*

E-MAIL ADDRESS:  
jfumero@nasonyeager.com

OFFICE:  
(561) 982-7114

FAX NUMBER:  
(561) 982-7116

CELL:  
(561) 315-4595

April 28, 2025

VIA EMAIL: [ncole@sfwmd.gov](mailto:ncole@sfwmd.gov)

Natalie Cole, Administrator  
Environmental Resource Bureau  
South Florida Water Management District  
3301 Gun Club Road  
West Palm Beach, FL 33406

**Re: Silver Oaks Project, St. Lucie County  
Response to Notice of Water Quality Violation  
Enforcement Case No. 23369  
ERP No. 56-106729-P; WUP No. 56-04041-W**

Dear Natalie:

I represent CRE-KL Silver Oaks Owner, LLC (the "Owner") regarding the above-referenced compliance matter. This is in response to the South Florida Water Management District's (the "SFWMD") Notice of Water Quality Violation (the "NOV Letter") wherein my client was advised that, on or about February 15, 2024, a violation of state water quality standards allegedly occurred as a result of development activities associated with the Silver Oaks residential project. The NOV Letter asserted that land development activities were causing or had caused water quality degradation, namely turbidity standards, in violation of the Water Use Permit No. 56-04041-W ("WUP") and Environmental Resource Permit No. 56-106729-P ("ERP"). Specifically, the NOV Letter asserted a violation of WUP Special Condition No. 14 by failing to conduct dewatering activities in accordance with the approved discharge methods; a violation of ERP General Condition No. 3 as a result of not maintaining best management practices ("BMPs"); and unauthorized filling of wetlands associated with sedimentation resulting from the discharge of turbid water.

Upon receiving the NOV letter, the Owner undertook immediate corrective action and ceased all discharges that could exceed State water quality standards. We understand that, because of this alleged violation, the SFWMD may seek civil penalties,



Ms. Natalie Cole  
South Florida Water Management District  
April 28, 2025  
Page 2 of 2

and recovery of staff investigative costs. However, under the circumstances, we believe any civil penalty should be nominal as the Owner took the appropriate action and reinstalled BMPs to ensure unauthorized discharges would not occur. The SFWMD should be aware that the Owner has, historically, always been responsive to any compliance issues that may have arisen regarding its projects. We are having our consultant review the affected wetland areas to determine what, if any, restoration of the affected area is necessary.

We look forward to working with you to resolve this matter. Please feel free to contact me directly with any questions or comments. Thank you.

Sincerely,

NASON, YEAGER, GERSON,  
HARRIS & FUMERO, P.A.



John J. Fumero

JJF/mdd



# **SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

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**MANPOWER IRRIGATION & SERVICES, INC**  
 7140 SADDLE ROAD  
 LAKE WORTH, FL 33463 US  
 +15617224587  
 luis@manpowerirrigation.com,  
 wilmer@manpowerirrigation.com  
 www.manpowerirrigation.com

## Estimate



### ADDRESS

Att: William Fife  
 Director of HOAs & CDDs  
 Brookfield Kolter Land Partners LLC  
 Project:  
 Silver Oaks Community Development  
 District Maintenance  
 105 NE 1st Street  
 Delray Beach, Florida 33444

ESTIMATE #	DATE	
07912	04/09/2025	

ACTIVITY	QTY	RATE	AMOUNT
Silver Oaks Community Development District Maintenance Proposal			
This pricing covers labor and machinery to provide annual landscape and irrigation maintenance at Silver Oaks Community Development District. The contract will renew automatically at the end of billing cycle unless cancelled before the next renewal date.			
Mowing Edging and Trimming • Sod/Grass areas to mowed 42 times per year • Edging of all walkways, roadways, parking areas, garden areas and trees will be performed 42 times per year • Shrubs, Groundcovers, Trees up to 10' to me trimmed and cleaned to promote health and proper growth 12 times a year	1	114,000.00	114,000.00
Fertilization • Provide fertilization for all turf, Shrubs, Trees and Palms as per industry standards 4 times a year- Does not include disease control, to be additional charge.	1	9,850.00	9,850.00
Irrigation Inspection and Maintenance • Provide visual inspections of the Irrigation System during each visit and perform a minimum of 12 Irrigation wet checks per year. • Irrigation system damages due to others or normal wear and tear to be repaired at an additional T&M charge.	1	11,100.00	11,100.00
Pest Control and Weed Control • Treat Weeds and clean all weeds that appear on plant beds, etc. with herbicide a minimum of 12 times a year. • A minimum of 12 visits per year will be conducted to provide and control all damaging pest or mitigate damage. • Pest Control does not include, building perimeter treatment, lethal yellowing of palms (additional charge), Fire ant infestation (additional charge), nematodes.	1	5,300.00	5,300.00



ACTIVITY	QTY	RATE	AMOUNT
Exclusions and Notes 1. Re-mulching will be performed as requested for an additional charge. 2. Annual Tree Trimming to be performed as requested for an additional charge. 3. Hurricane Clean up and response or any other acts of God to be an additional charge, based on damage, replacements if needed, debris, bracing, etc. 4. Annual Flowers, if required to be installed at an additional charge. 5. Pricing is based on following all Florida Friendly Landscape Guidelines and Practices. 6. Amenities is not part of this contract 7. Monthly Maintenance cost is \$11,687.50			

Thank for allowing us to estimate your project!

TOTAL

\$140,250.00

Accepted By

Accepted Date



# **SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**



**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2025**



**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 20,556		\$ -	\$ 20,556
Investments				
Revenue	-	2,253	-	2,253
Reserve	-	679,429	-	679,429
Construction	-	-	666,351	666,351
Interest	-	143	-	143
Due from Landowner	4,242	-	506,584	510,826
Due from general fund	-	-	49,440	49,440
Due from debt service fund	-	-	400,751	400,751
Due from CRE-KL Silver Oaks Own	341,448	399,473	-	740,921
Total assets	<u>\$ 366,246</u>	<u>\$ 1,081,298</u>	<u>\$ 1,623,126</u>	<u>\$ 3,070,670</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 18,878	\$ -	\$ -	\$ 18,878
Contracts payable	-	-	1,221,581	1,221,581
Retainage payable	-	-	598,879	598,879
Due to Landowner	-	-	592	592
Due to capital projects fund	-	400,751	-	400,751
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>24,878</u>	<u>400,751</u>	<u>1,821,052</u>	<u>2,246,681</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	345,690	399,473	506,584	1,251,747
Total deferred inflows of resources	<u>345,690</u>	<u>399,473</u>	<u>506,584</u>	<u>1,251,747</u>
Fund balances:				
Restricted for:				
Debt service	-	281,074	-	281,074
Capital projects	-	-	(704,510)	(704,510)
Unassigned	(4,322)	-	-	(4,322)
Total fund balances	<u>(4,322)</u>	<u>281,074</u>	<u>(704,510)</u>	<u>(427,758)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 366,246</u>	<u>\$ 1,081,298</u>	<u>\$ 1,623,126</u>	<u>\$ 3,070,670</u>



**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ -	\$ 455,265	0%
Landowner contribution	9,790	40,323	-	N/A
Total revenues	<u>9,790</u>	<u>40,323</u>	<u>455,265</u>	9%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	345	1,062	25,000	4%
Engineering	-	-	5,000	0%
Audit	-	-	4,075	0%
Arbitrage rebate calculation <sup>1</sup>	-	-	750	0%
Dissemination agent <sup>2</sup>	83	500	1,000	50%
EMMA software services	-	2,000	1,000	200%
Trustee <sup>3</sup>	3,750	3,750	5,500	68%
Telephone	17	100	200	50%
Postage	67	102	500	20%
Printing & binding	42	250	500	50%
Legal advertising	-	446	2,000	22%
Annual special district fee	-	175	175	100%
Insurance	-	5,564	6,050	92%
Contingencies/bank charges	80	478	500	96%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>8,384</u>	<u>39,132</u>	<u>101,165</u>	39%
<b>Field operations</b>				
Property insurance	-	4,463	25,000	18%
Streetlighting	-	1,050	25,000	4%
Total field operations	<u>-</u>	<u>5,513</u>	<u>354,100</u>	2%
Total expenditures	<u>8,384</u>	<u>44,645</u>	<u>455,265</u>	10%
Excess/(deficiency) of revenues over/(under) expenditures	1,406	(4,322)	-	
Fund balances - beginning	(5,728)	-	-	
Fund balances - ending	<u>\$ (4,322)</u>	<u>\$ (4,322)</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 SERIES 2024  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ -	664,933	0%
Interest	2,234	15,708	-	N/A
Total revenues	2,234	15,708	664,933	2%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	130,000	0%
Interest	-	266,621	533,243	50%
Total expenditures	-	266,621	663,243	40%
Excess/(deficiency) of revenues over/(under) expenditures	2,234	(250,913)	1,690	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	-	(417,526)	-	N/A
Total other financing sources	-	(417,526)	-	N/A
Net change in fund balances	2,234	(668,439)	1,690	
Fund balances - beginning	278,840	949,513	931,554	
Fund balances - ending	\$ 281,074	\$ 281,074	\$ 933,244	



**SILVER OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2024  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Landowner contribution	\$ 715,621	\$ 2,449,037
Interest	306	3,390
Total revenues	<u>715,927</u>	<u>2,452,427</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>555,399</u>	<u>3,090,242</u>
Total expenditures	<u>555,399</u>	<u>3,090,242</u>
Excess/(deficiency) of revenues over/(under) expenditures	160,528	(637,815)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	<u>-</u>	<u>417,526</u>
Total other financing sources/(uses)	<u>-</u>	<u>417,526</u>
Net change in fund balances	160,528	(220,289)
Fund balances - beginning	<u>(865,038)</u>	<u>(484,221)</u>
Fund balances - ending	<u><u>\$ (704,510)</u></u>	<u><u>\$ (704,510)</u></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 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	Vice Chair
Jon Seifel	Assistant Secretary
Tim Smith	Assistant Secretary

**Also present:**

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Michael J. LaCoursiere (via telephone)	District Engineer
Josh Long	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 be 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**



290 No members of the public spoke.

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292 **TWENTY-FIRST ORDER OF BUSINESS**

**Adjournment**

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294 **On MOTION by Mr. Smith and seconded by Mr. Fife, with all in favor, the**  
295 **meeting adjourned at 12:37 p.m.**

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300 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair



**SILVER OAKS**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS**



SILVER OAKS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2024 <b>CANCELED</b>	Regular Meeting	11:15 AM*
November 5, 2024	Landowners' Meeting	11:15 AM**
November 21, 2024 <b>CANCELED</b>	Regular Meeting	11:15 AM*
December 19, 2024 <b>CANCELED</b>	Regular Meeting	11:15 AM*
January 16, 2025 <b>CANCELED</b>	Regular Meeting	11:15 AM*
February 20, 2025 <b>CANCELED</b>	Regular Meeting	11:15 AM*
March 20, 2025 <b>CANCELED</b>	Regular Meeting	11:15 AM*
April 17, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	11:15 AM*
May 15, 2025	Regular Meeting	11:15 AM*
July 17, 2025	Regular Meeting	11:15 AM*
August 21, 2025	Public Hearing & Regular Meeting <i>Adoption FY2026 Budget</i>	11:15 AM*
September 18, 2025	Regular Meeting	11:15 AM*
<i>*Meetings will commence at 11:15 a.m., or immediately following the adjournment of the Solaeris Community Development District and Preserve at Savannah Lakes Community Development District meetings, respectively.</i>		

**Exception**

**\*\*Delayed start time to 3:00 PM**