

**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 21, 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
Luis Carcamo

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Ashley Ligas (via telephone)

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 12:47 p.m. The start time was delayed but he was present since the 11:15 a.m. advertised start time and no one arrived for the meeting.

Supervisors Seifel, Fife and Carcamo were present. Supervisors Smith and Long were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Timothy Smith [Seat 3]

On MOTION by Mr. Seifel and seconded by Mr. Fife, with all in favor, the resignation of Timothy Smith from Seat 3, was accepted.
--

FOURTH ORDER OF BUSINESS**Consider Appointment of Richard Bruce to Fill Unexpired Term of Seat 3; Term Expires November 2026**

Mr. Fife nominated Richard Bruce to fill Seat 3. No other nominations were made.

On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, the appointment of Richard Bruce to Seat 3, was approved.

- **Administration of Oath of Office to Richard Bruce (the following to be provided under separate cover)**

The Oath of Office will be administered to Richard Bruce at or before the next meeting.

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

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-07. Mr. Fife nominated the following:

Bill Fife	Chair
Jon Seifel	Vice Chair
Josh Long	Assistant Secretary
Richard Bruce	Assistant Secretary
Luis Carcamo	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Timothy Smith	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. Carcamo, with all in favor, Resolution 2025-07, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2025-08. 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 is a Landowner-contribution budget, with expenses being funded as they are incurred.

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

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH 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 2025/2026, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2025-09, Providing for Funding for the Fiscal Year 2026 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. Kantarzhi presented Resolution 2025-09.

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

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, Resolution 2025-09, Providing for Funding for the Fiscal Year 2026 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.

EIGHTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Deficit Funding Agreement

Mr. Kantarzhi presented the Fiscal Year 2026 Deficit Funding Agreement.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Fiscal Year 2026 Deficit Funding Agreement, in substantial form, was approved.

NINTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Kantarzhi presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Kantarzhi noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

TENTH ORDER OF BUSINESS**Consideration of Ratification of Manpower Irrigation & Services, Inc. Landscape & Irrigation Services Agreement**

Mr. Kantarzhi presented the Manpower Irrigation & Services, Inc. Landscape & Irrigation Services Agreement.

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Ratification of Manpower Irrigation & Services, Inc. Landscape & Irrigation Services Agreement, was ratified.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of May 15, 2025 Regular Meeting Minutes

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the May 15, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH 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 18, 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 September 18, 2025, unless canceled.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the meeting adjourned at 12:52 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

SILVER OAKS CDD

August 21, 2025

Secretary/Assistant Secretary

Chair/Vice Chair