

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

The Board of Supervisors of the Silver Oaks Community Development District held a Regular Meeting on October 23, 2025 at 11:15 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida 34986.

Present:

Bill Fife (via telephone)	Chair
Jon Seifel	Vice Chair
Josh Long	Assistant Secretary
Richard Bruce	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Michael J. LaCoursiere	District Engineer
Cailin Flowers	Atmos Living Management
Todd Mosley	Atmos Living Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:24 a.m. The Oath of Office was administered to Richard Bruce before the meeting.

Supervisors Seifel, Long and Bruce were present. Supervisor Fife was not present at roll call. Supervisor Carcamo was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

This item was addressed during the First Order of Business. Mr. Bruce is 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

Consideration of Resolution 2026-01, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2026-01. This is necessary as there were adjustments to the Field Operations portion of the Fiscal Year 2026 budget, which decreased the overall budget.

On MOTION by Mr. Bruce and seconded by Mr. Long, with all in favor, Resolution 2026-01, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Kantarzhi presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 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 2026-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Long and seconded by Mr. Bruce, with all in favor, Resolution 2026-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

SIXTH ORDER OF BUSINESS

Ratification Items

- A. Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date
- B. Michael B Schorah and Associates, Inc. Engineer’s Infrastructure Report
- C. EW Consultants, Inc. Agreement for Services [Wetland Monitoring]

On MOTION by Mr. Bruce and seconded by Mr. Long, with all in favor, Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date; the Michael B Schorah and Associates, Inc. Engineer’s Infrastructure Report; and the EW Consultants, Inc. Agreement for Services for Wetland Monitoring, were ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

On MOTION by Mr. Long and seconded by Mr. Bruce, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of August 21, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Bruce and seconded by Mr. Long, with all in favor, the August 21, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH 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.
Supervisor Fife joined the meeting via telephone.

▪ **Field Operations: Atmos Living Management**

This item was an addition to the agenda.

Mr. Mosley introduced Cailin Flowers. She is the Manager who will be working with the CDD. Ms. Flowers discussed the streetlights.

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

- **NEXT MEETING DATE: November 20, 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 November 20, 2025, unless canceled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments


No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bruce and seconded by Mr. Long, with all in favor, the meeting adjourned at 11:32 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair