

SALTMEADOWS

COMMUNITY DEVELOPMENT

DISTRICT

May 20, 2024

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Saltmeadows 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 13, 2024

Board of Supervisors
Saltmeadows Community Development District

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

NOTE: Meeting Location

Dear Board Members:

The Board of Supervisors of the Saltmeadows Community Development District will hold a Regular Meeting on May 20, 2024 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr, Sarasota, Florida 34201. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 2
 - Administration of Oath of Office to Appointed Supervisor
4. Consideration of Resolution 2024-05, Electing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
6. Consideration of Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
7. Consideration of Resolution 2024-08, Ratifying the Actions of the District Manager in Redesignating the Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date
8. Consideration of Fitnessmith Quotes
 - A. #EST4338 [Quarterly Preventative Maintenance Plan]
 - B. #021988 [Project Proposal]

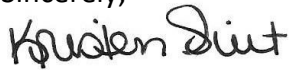
9. Consideration of SOLitude Lake Management, LLC Services Contract [Midge Fly Treatments]
10. Consideration of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement
11. Consideration of Resolution 2024-02, Designating the Location of the Local District Records Office and Providing an Effective Date
12. Acceptance of Unaudited Financial Statements as of March 31, 2024
13. Approval of February 19, 2024 Regular Meeting Minutes
14. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *ZNS Engineering*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: June 17, 2024 at 12:00 PM
 - QUORUM CHECK

| | | | | |
|--------|-----------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | GARTH NOBLE | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | MARTHA SCHIFFER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | MEGAN GERMINO | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | JOHN KAKRIDAS | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

15. Board Members' Comments/Requests
16. Public Comments
17. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,

 Kristen Suit
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-05

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

WHEREAS, the Saltmeadows 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 SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective May 20, 2024:

- _____ is elected Chair
- _____ is elected Vice Chair
- _____ is elected Assistant Secretary
- _____ is elected Assistant Secretary
- _____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of May 20, 2024:

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 20TH DAY OF MAY, 2024.

ATTEST:

**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**District**”) of the Saltmeadows Community Development District (“**Board**”), prior to June 15, 2024, the proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

SECTION 2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: _____
HOUR: 12:00 p.m.
LOCATION: Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area
8305 Tourist Center Drive
Sarasota, Florida 34201

SECTION 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least sixty (60) days prior to the hearing set above.

SECTION 4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

SECTION 5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 20th day of May, 2024.

ATTEST:

**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
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**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

| | Fiscal Year 2024 | | | | Proposed Budget FY 2025 |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2024 | Actual through 3/31/2024 | Projected through 9/30/2024 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 459,060 | | | | \$ 459,060 |
| Allowable discounts (4%) | (18,362) | | | | (18,362) |
| Assessment levy: on-roll - net | 440,698 | \$442,127 | \$ - | \$ 442,127 | 440,698 |
| Assessment levy: off-roll | 107,712 | - | 107,712 | 107,712 | 444,004 |
| Landowner contribution | 336,294 | 80,784 | 255,510 | 336,294 | - |
| Total revenues | <u>884,704</u> | <u>522,911</u> | <u>363,222</u> | <u>886,133</u> | <u>884,702</u> |
| EXPENDITURES | | | | | |
| Professional & administrative | | | | | |
| Management/accounting/recording | 48,000 | 24,000 | 24,000 | 48,000 | 48,000 |
| Legal | 25,000 | 1,691 | 23,309 | 25,000 | 25,000 |
| Engineering | 15,000 | 1,688 | - | 1,688 | 15,000 |
| Audit | 5,500 | - | 5,500 | 5,500 | 5,500 |
| Arbitrage rebate calculation | 500 | - | 500 | 500 | 500 |
| Dissemination agent | 1,000 | 500 | 500 | 1,000 | 1,000 |
| EMMA software service | - | - | - | - | 2,000 |
| Trustee | 5,500 | - | 5,500 | 5,500 | 5,500 |
| Telephone | 200 | 100 | 100 | 200 | 200 |
| Postage | 250 | 176 | 74 | 250 | 250 |
| Printing & binding | 500 | 250 | 250 | 500 | 500 |
| Legal advertising | 1,500 | 1,934 | - | 1,934 | 1,500 |
| Annual special district fee | 175 | 175 | - | 175 | 175 |
| Insurance | 5,500 | 5,200 | 300 | 5,500 | 5,800 |
| Meeting room rental | 1,650 | 104 | 1,546 | 1,650 | 1,650 |
| Contingencies/bank charges | 750 | 8 | 742 | 750 | 750 |
| Website hosting & maintenance | 705 | - | 705 | 705 | 705 |
| Website ADA compliance | 210 | - | 210 | 210 | 210 |
| Property tax | - | 420 | - | - | 420 |
| Tax collector | 13,772 | 13,244 | 528 | 14,300 | 13,772 |
| Total professional & administrative | <u>125,712</u> | <u>49,490</u> | <u>63,764</u> | <u>113,362</u> | <u>128,432</u> |
| Field operations | | | | | |
| Property management | 40,392 | 20,196 | 20,196 | 40,392 | 40,392 |
| Insurance | 30,000 | 3,916 | 26,084 | 30,000 | 30,000 |
| Landscape maintenance | 250,000 | - | 150,000 | 150,000 | 250,000 |
| andscape replacment/extras | 20,000 | 10,000 | 10,000 | 20,000 | 20,000 |
| irrigation repair | 5,000 | - | 5,000 | 5,000 | 5,000 |
| Pond maintenance | 16,000 | 7,836 | 8,164 | 16,000 | 15,700 |
| Wetland monitoring | 8,000 | - | 3,500 | 3,500 | 3,390 |
| Annual exotic plant removal | 5,000 | - | 5,000 | 5,000 | 5,000 |
| Lights, sighs & fences | 5,000 | - | 5,000 | 5,000 | 5,000 |
| Pressure washing | 25,000 | - | 25,000 | 25,000 | 25,000 |

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

| | Fiscal Year 2024 | | | | Proposed Budget FY 2025 |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2024 | Actual through 3/31/2024 | Projected through 9/30/2024 | Total Actual & Projected | |
| Streets & sidewalks | 2,500 | - | 2,500 | 2,500 | 2,500 |
| Misc. repairs and replacements | 10,000 | - | 10,000 | 10,000 | 10,000 |
| holiday lights | 5,000 | - | - | - | 5,000 |
| O&M accounting | 6,000 | - | 6,000 | 6,000 | 6,000 |
| Utilities | | | | | |
| Electricity | 18,000 | 59 | 17,941 | 18,000 | 18,000 |
| Water (reclaimed) | 75,000 | - | 50,000 | 50,000 | 75,000 |
| Streetlights | 50,000 | 6,811 | 43,189 | 50,000 | 47,000 |
| Amenities | | | | | |
| Pool maintenance | 8,000 | - | 8,000 | 8,000 | 8,000 |
| Amenity center R&M | 3,500 | - | 3,500 | 3,500 | 3,500 |
| Court maintenance | 10,000 | - | 5,000 | 5,000 | 10,000 |
| Tot lot maintenance | 5,000 | - | 5,000 | 5,000 | 5,000 |
| Janitorial | 30,000 | - | 15,000 | 15,000 | 30,000 |
| Access control/monitoring | 20,000 | 2,435 | 17,565 | 20,000 | 20,000 |
| Gym equipment lease | 40,000 | - | 25,000 | 25,000 | 25,000 |
| Gym equipment repairs | 2,500 | - | - | - | 2,500 |
| Potable water | 1,500 | - | 1,500 | 1,500 | 1,500 |
| Telephone - pool/clubhouse | 1,200 | - | 600 | 600 | 1,200 |
| Electricity - amenity | 5,000 | - | 1,000 | 1,000 | 5,000 |
| Internet | 2,000 | - | 500 | 500 | 2,000 |
| Alarm monitoring | 7,000 | - | 2,000 | 2,000 | 7,000 |
| Contingencies | | | | | 20,610 |
| Total field operations | <u>706,592</u> | <u>51,253</u> | <u>472,239</u> | <u>523,492</u> | <u>704,292</u> |
| Total expenditures | <u>832,304</u> | <u>100,743</u> | <u>536,003</u> | <u>636,854</u> | <u>832,724</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | 52,400 | 422,168 | (172,781) | 249,279 | 51,978 |
| Fund balance - beginning (unaudited) | - | 9,103 | 431,271 | 9,103 | 258,382 |
| Fund balance - ending (projected) | | | | | |
| Assigned | | | | | |
| Future repair & replacement* | - | - | - | - | 52,400 |
| Unassigned | 52,400 | 431,271 | 258,490 | 258,382 | 257,960 |
| Fund balance - ending | <u>\$ 52,400</u> | <u>\$ 431,271</u> | <u>\$ 258,490</u> | <u>\$ 258,382</u> | <u>\$ 310,360</u> |

*See schedule on page 5

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

| | |
|--|-----------|
| Management/accounting/recording | \$ 48,000 |
| <p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p> | |
| Legal | 25,000 |
| <p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p> | |
| Engineering | 15,000 |
| <p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p> | |
| Audit | 5,500 |
| <p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p> | |
| Arbitrage rebate calculation | 500 |
| <p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p> | |
| Dissemination agent | 1,000 |
| <p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p> | |
| EMMA software service | 2,000 |
| Trustee | 5,500 |
| <p>Annual fee for the service provided by trustee, paying agent and registrar.</p> | |
| Telephone | 200 |
| <p>Telephone and fax machine.</p> | |
| Postage | 250 |
| <p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p> | |
| Printing & binding | 500 |
| <p>Letterhead, envelopes, copies, agenda packages</p> | |
| Legal advertising | 1,500 |
| <p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p> | |
| Annual special district fee | 175 |
| <p>Annual fee paid to the Florida Department of Economic Opportunity.</p> | |
| Insurance | 5,800 |
| <p>The District will obtain public officials and general liability insurance.</p> | |
| Meeting room rental | 1,650 |
| Contingencies/bank charges | 750 |
| <p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p> | |
| Website hosting & maintenance | 705 |
| Website ADA compliance | 210 |
| Property appraiser | 420 |
| Tax collector | 13,772 |

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

| | |
|--------------------------------|-------------------------|
| Property management | 40,392 |
| Insurance | 30,000 |
| Landscape maintenance | 250,000 |
| landscape replacment/extras | 20,000 |
| irrigation repair | 5,000 |
| Pond maintenance | 15,700 |
| Wetland monitoring | 3,390 |
| Annual exotic plant removal | 5,000 |
| Lights, sighs & fences | 5,000 |
| Pressure washing | 25,000 |
| Streets & sidewalks | 2,500 |
| Misc. repairs and replacements | 10,000 |
| holiday lights | 5,000 |
| O&M accounting | 6,000 |
| Utilities | |
| Electricity | 18,000 |
| Water (reclaimed) | 75,000 |
| Streetlights | 47,000 |
| Amenities | |
| Pool maintenance | 8,000 |
| Amenity center R&M | 3,500 |
| Court maintenance | 10,000 |
| Tot lot maintenance | 5,000 |
| Janitorial | 30,000 |
| Access control/monitoring | 20,000 |
| Gym equipment lease | 25,000 |
| Gym equipment repairs | 2,500 |
| Potable water | 1,500 |
| Telephone - pool/clubhouse | 1,200 |
| Electricity - amenity | 5,000 |
| Internet | 2,000 |
| Alarm monitoring | 7,000 |
| Contingencies | 20,610 |
| Total expenditures | <u><u>\$832,724</u></u> |

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
ASSIGNED FUND BALANCE
FUTURE REPAIR & REPLACEMENT
FISCAL YEAR 2025**

Saltmeadows CDD

Build-out analysis based on 561 units

| COMPONENT | Est. Useful Life (in years) | Unit of Measure | Unit Cost | Quantity | TOTAL COST | Est. remaining useful life (in years) | Est. replacement cost | Est. fund balance | To be funded | Required funding |
|--|-----------------------------------|--------------------|--------------|----------|---------------|--|-----------------------------|-------------------------|------------------|---------------------|
| Signs, Walls & Fences - Repair Allowance | 10 | Allowance | \$ 25,000.00 | 1 | \$ 25,000.00 | 10 | \$ 25,000.00 | 0 | \$ 25,000.00 | \$ 2,500.00 |
| Gate Access Control | 20 | Each | \$ 10,000.00 | 3 | \$ 30,000.00 | 20 | \$ 30,000.00 | 0 | \$ 30,000.00 | \$ 1,500.00 |
| Mail Kiosk | 10 | Each | \$ 2,075.00 | 20 | \$ 41,500.00 | 10 | \$ 41,500.00 | 0 | \$ 41,500.00 | \$ 4,150.00 |
| Tot Lot | 20 | Each | \$ 50,000.00 | 1 | \$ 50,000.00 | 20 | \$ 50,000.00 | 0 | \$ 50,000.00 | \$ 2,500.00 |
| Sports Courts | 10 | Each | \$ 5,000.00 | 4 | \$ 20,000.00 | 10 | \$ 20,000.00 | 0 | \$ 20,000.00 | \$ 2,000.00 |
| Paving | 25 | SY | \$ 10.00 | 65000 | \$ 650,000.00 | 25 | \$ 650,000.00 | 0 | \$ 650,000.00 | \$ 26,000.00 |
| Pool Resurfacing | 8 | Each | \$ 15,000.00 | 2 | \$ 30,000.00 | 8 | \$ 30,000.00 | 0 | \$ 30,000.00 | \$ 3,750.00 |
| Clubhouse Roofing | 15 | Each | \$ 30,000.00 | 2 | \$ 60,000.00 | 15 | \$ 60,000.00 | 0 | \$ 60,000.00 | \$ 4,000.00 |
| Clubhouse Paint | 5 | Each | \$ 10,000.00 | 2 | \$ 20,000.00 | 5 | \$ 20,000.00 | 0 | \$ 20,000.00 | \$ 4,000.00 |
| Clubhouse Interior Renovation | 10 | Allowance | \$ 10,000.00 | 2 | \$ 20,000.00 | 10 | \$ 20,000.00 | 0 | \$ 20,000.00 | \$ 2,000.00 |
| | | | | | | TOTALS | \$ 946,500.00 | \$0 | \$946,500 | \$ 52,400.00 |

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2025**

| | Fiscal Year 2024 | | | | Proposed Budget FY 2025 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2024 | Actual through 3/31/2024 | Projected through 9/30/2024 | Total Actual & Projected | |
| REVENUES | | | | | |
| Special assessment - on-roll | \$ 410,172 | | | | \$ 410,172 |
| Allowable discounts (4%) | (16,407) | | | | (16,407) |
| Assessment levy: net | 393,765 | \$ 395,077 | \$ - | \$ 395,077 | 393,765 |
| Special assessment: off-roll | 31,991 | 23,993 | 7,998 | 31,991 | 31,991 |
| Interest | - | 8,456 | - | 8,456 | - |
| Total revenues | <u>425,756</u> | <u>427,526</u> | <u>7,998</u> | <u>435,524</u> | <u>425,756</u> |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal | 90,000 | - | 90,000 | 90,000 | 90,000 |
| Interest | 324,788 | 162,394 | 162,394 | 324,788 | 320,625 |
| Total debt service | <u>414,788</u> | <u>162,394</u> | <u>252,394</u> | <u>414,788</u> | <u>410,625</u> |
| Other fees & charges | | | | | |
| Tax collector | 12,305 | 11,834 | 471 | 12,305 | 12,305 |
| Total other fees & charges | <u>12,305</u> | <u>11,834</u> | <u>471</u> | <u>12,305</u> | <u>12,305</u> |
| Total expenditures | <u>427,093</u> | <u>174,228</u> | <u>252,865</u> | <u>427,093</u> | <u>422,930</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | (1,337) | 253,298 | (244,867) | 8,431 | 2,826 |
| Fund balance: | | | | | |
| Beginning fund balance (unaudited) | 368,593 | 377,650 | 630,948 | 377,650 | 386,081 |
| Ending fund balance (projected) | <u>\$ 367,256</u> | <u>\$ 630,948</u> | <u>\$ 386,081</u> | <u>\$ 386,081</u> | <u>388,907</u> |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (206,725) |
| Principal and Interest expense - November 1, 2025 | | | | | (158,231) |
| Projected fund balance surplus/(deficit) as of September 30, 2025 | | | | | <u>\$ 23,951</u> |

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|----------|------------------|--------------------|-----------------|---------------------|---------------------|
| 11/01/24 | | | 160,312.50 | 160,312.50 | 6,005,000.00 |
| 05/01/25 | 90,000.00 | 4.625% | 160,312.50 | 250,312.50 | 5,915,000.00 |
| 11/01/25 | | | 158,231.25 | 158,231.25 | 5,915,000.00 |
| 05/01/26 | 95,000.00 | 4.625% | 158,231.25 | 253,231.25 | 5,820,000.00 |
| 11/01/26 | | | 156,034.38 | 156,034.38 | 5,820,000.00 |
| 05/01/27 | 100,000.00 | 4.625% | 156,034.38 | 256,034.38 | 5,720,000.00 |
| 11/01/27 | | | 153,721.88 | 153,721.88 | 5,720,000.00 |
| 05/01/28 | 105,000.00 | 4.625% | 153,721.88 | 258,721.88 | 5,615,000.00 |
| 11/01/28 | | | 151,293.75 | 151,293.75 | 5,615,000.00 |
| 05/01/29 | 110,000.00 | 4.625% | 151,293.75 | 261,293.75 | 5,505,000.00 |
| 11/01/29 | | | 148,750.00 | 148,750.00 | 5,505,000.00 |
| 05/01/30 | 115,000.00 | 5.250% | 148,750.00 | 263,750.00 | 5,390,000.00 |
| 11/01/30 | | | 145,731.25 | 145,731.25 | 5,390,000.00 |
| 05/01/31 | 125,000.00 | 5.250% | 145,731.25 | 270,731.25 | 5,265,000.00 |
| 11/01/31 | | | 142,450.00 | 142,450.00 | 5,265,000.00 |
| 05/01/32 | 130,000.00 | 5.250% | 142,450.00 | 272,450.00 | 5,135,000.00 |
| 11/01/32 | | | 139,037.50 | 139,037.50 | 5,135,000.00 |
| 05/01/33 | 135,000.00 | 5.250% | 139,037.50 | 274,037.50 | 5,000,000.00 |
| 11/01/33 | | | 135,493.75 | 135,493.75 | 5,000,000.00 |
| 05/01/34 | 145,000.00 | 5.250% | 135,493.75 | 280,493.75 | 4,855,000.00 |
| 11/01/34 | | | 131,687.50 | 131,687.50 | 4,855,000.00 |
| 05/01/35 | 150,000.00 | 5.250% | 131,687.50 | 281,687.50 | 4,705,000.00 |
| 11/01/35 | | | 127,750.00 | 127,750.00 | 4,705,000.00 |
| 05/01/36 | 160,000.00 | 5.250% | 127,750.00 | 287,750.00 | 4,545,000.00 |
| 11/01/36 | | | 123,550.00 | 123,550.00 | 4,545,000.00 |
| 05/01/37 | 170,000.00 | 5.250% | 123,550.00 | 293,550.00 | 4,375,000.00 |
| 11/01/37 | | | 119,087.50 | 119,087.50 | 4,375,000.00 |
| 05/01/38 | 175,000.00 | 5.250% | 119,087.50 | 294,087.50 | 4,200,000.00 |
| 11/01/38 | | | 114,493.75 | 114,493.75 | 4,200,000.00 |
| 05/01/39 | 185,000.00 | 5.250% | 114,493.75 | 299,493.75 | 4,015,000.00 |
| 11/01/39 | | | 109,637.50 | 109,637.50 | 4,015,000.00 |
| 05/01/40 | 195,000.00 | 5.250% | 109,637.50 | 304,637.50 | 3,820,000.00 |
| 11/01/40 | | | 104,518.75 | 104,518.75 | 3,820,000.00 |
| 05/01/41 | 205,000.00 | 5.250% | 104,518.75 | 309,518.75 | 3,615,000.00 |
| 11/01/41 | | | 99,137.50 | 99,137.50 | 3,615,000.00 |
| 05/01/42 | 220,000.00 | 5.250% | 99,137.50 | 319,137.50 | 3,395,000.00 |
| 11/01/42 | | | 93,362.50 | 93,362.50 | 3,395,000.00 |
| 05/01/43 | 230,000.00 | 5.500% | 93,362.50 | 323,362.50 | 3,165,000.00 |
| 11/01/43 | | | 87,037.50 | 87,037.50 | 3,165,000.00 |
| 05/01/44 | 245,000.00 | 5.500% | 87,037.50 | 332,037.50 | 2,920,000.00 |
| 11/01/44 | | | 80,300.00 | 80,300.00 | 2,920,000.00 |
| 05/01/45 | 260,000.00 | 5.500% | 80,300.00 | 340,300.00 | 2,660,000.00 |
| 11/01/45 | | | 73,150.00 | 73,150.00 | 2,660,000.00 |
| 05/01/46 | 270,000.00 | 5.500% | 73,150.00 | 343,150.00 | 2,390,000.00 |
| 11/01/46 | | | 65,725.00 | 65,725.00 | 2,390,000.00 |
| 05/01/47 | 285,000.00 | 5.500% | 65,725.00 | 350,725.00 | 2,105,000.00 |

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|--------------|---------------------|--------------------|---------------------|----------------------|---------------------|
| 11/01/47 | | | 57,887.50 | 57,887.50 | 2,105,000.00 |
| 05/01/48 | 305,000.00 | 5.500% | 57,887.50 | 362,887.50 | 1,800,000.00 |
| 11/01/48 | | | 49,500.00 | 49,500.00 | 1,800,000.00 |
| 05/01/49 | 320,000.00 | 5.500% | 49,500.00 | 369,500.00 | 1,480,000.00 |
| 11/01/49 | | | 40,700.00 | 40,700.00 | 1,480,000.00 |
| 05/01/50 | 340,000.00 | 5.500% | 40,700.00 | 380,700.00 | 1,140,000.00 |
| 11/01/50 | | | 31,350.00 | 31,350.00 | 1,140,000.00 |
| 05/01/51 | 360,000.00 | 5.500% | 31,350.00 | 391,350.00 | 780,000.00 |
| 11/01/51 | | | 21,450.00 | 21,450.00 | 780,000.00 |
| 05/01/52 | 380,000.00 | 5.500% | 21,450.00 | 401,450.00 | 400,000.00 |
| 11/01/52 | | | 11,000.00 | 11,000.00 | 400,000.00 |
| 05/01/53 | 400,000.00 | 5.500% | 11,000.00 | 411,000.00 | - |
| Total | 6,005,000.00 | | 6,064,762.52 | 12,069,762.52 | |

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Phase 1 On-Roll Assessments

Series 2022

| <u>Product/Parcel</u> | <u>Units</u> | FY 2025 | | | FY 2024 |
|-----------------------|--------------|-------------------------------|------------------------------|---------------------------------|---------------------------------|
| | | O&M Assessment per Unit | DS Assessment per Unit | Total Assessment per Unit | Total Assessment per Unit |
| SF 41' | 121 | \$ 1,669.31 | \$ 1,228.52 | \$ 2,897.83 | \$ 2,897.83 |
| SF 51' | 69 | 1,669.31 | 1,535.65 | 3,204.96 | 3,204.96 |
| SF 56' | 7 | 1,669.31 | 1,689.21 | 3,358.52 | 3,358.52 |
| SF 61' | 78 | 1,669.31 | 1,842.78 | 3,512.09 | 3,512.09 |
| Total | 275 | | | | |

* Assumes that all lots are platted - when information is received from the Sarasota County Property Appraiser in June 2024 the number of platted lots may decrease

Phase 2 Off-Roll Assessments

Series 2022

| <u>Product/Parcel</u> | <u>Units</u> | FY 2025 | | | FY 2024 |
|-----------------------|--------------|-------------------------------|------------------------------|---------------------------------|---------------------------------|
| | | O&M Assessment per Unit | DS Assessment per Unit | Total Assessment per Unit | Total Assessment per Unit |
| SF 41' | - | \$ 1,552.46 | \$ 1,142.52 | \$ 2,694.98 | \$ 2,694.98 |
| SF 51' | 2 | 1,552.46 | 1,428.15 | 2,980.61 | 2,980.61 |
| SF 56' | - | 1,552.46 | 1,570.97 | 3,123.43 | 3,123.43 |
| SF 61' | 17 | 1,552.46 | 1,713.79 | 3,266.25 | 3,266.25 |
| Total | 19 | | | | |

Phase 2 Off-Roll Assessments

| <u>Product/Parcel</u> | <u>Units</u> | FY 2025 | | | FY 2024 |
|-----------------------|--------------|-------------------------------|------------------------------|---------------------------------|---------------------------------|
| | | O&M Assessment per Unit | DS Assessment per Unit | Total Assessment per Unit | Total Assessment per Unit |
| SF 41' | 151 | \$ 1,552.46 | \$ - | \$ 1,552.46 | \$ 292.94 |
| SF 51' | 116 | 1,552.46 | - | 1,552.46 | 292.94 |
| SF 56' | - | 1,552.46 | - | 1,552.46 | 292.94 |
| SF 61' | - | 1,552.46 | - | 1,552.46 | 292.94 |
| Total | 267 | | | | |

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of May, 2024.

ATTEST:

**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

| SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT | | |
|---|-----------------------------------|-----------------|
| BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE | | |
| LOCATION | | |
| <i>Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area 8305 Tourist Center Dr, Sarasota, Florida 34201</i> | | |
| <i>¹Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202</i> | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| October 21, 2024 | Regular Meeting | 12:00 PM |
| November 5, 2024¹ | Landowners' Meeting | 11:00 AM |
| November 18, 2024 | Regular Meeting | 12:00 PM |
| December 16, 2024 | Regular Meeting | 12:00 PM |
| January __, 2025* | Regular Meeting | 12:00 PM |
| February __, 2025* | Regular Meeting | 12:00 PM |
| March 17, 2025 | Regular Meeting | 12:00 PM |
| April 21, 2025 | Regular Meeting | 12:00 PM |
| May 19, 2025 | Regular Meeting | 12:00 PM |
| June 16, 2025 | Regular Meeting | 12:00 PM |
| July 21, 2025 | Regular Meeting | 12:00 PM |
| August 18, 2025 | Regular Meeting | 12:00 PM |
| September 15, 2025 | Regular Meeting | 12:00 PM |

***Exception**

The January meeting date is on the Martin Luther King Day holiday.

The February meeting date is on the Presidents' Day holiday.

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN REDESIGNATING THE TIME AND LOCATION FOR LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Saltmeadows Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") previously adopted Resolution 2024-04, Designating a Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date [SEATS 2, 3 & 5]; and

WHEREAS, the Board desires to ratify its actions in redesignating the time and location of the Landowners' Meeting and the District Manager's action in providing the required notice landowners' meeting and election, proxy, ballot form and instructions, attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The actions of the District Manager in redesignating the time and location of the Landowners' Meeting and providing the notice are hereby ratified. Resolution 2024-04 is hereby amended to reflect that the time and location of Landowners' Meeting as declared in Resolution 2024-04 is redesignated to 11:00 a.m. on November 5, 2024, at Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202.

SECTION 2. Except as otherwise provided herein, all of the provisions of Resolution 2024-04 continue in full force and effect.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of May, 2024.

ATTEST:

**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Saltmeadows Community Development District (the "District") in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2024

TIME: 11:00 a.m.

PLACE: Home2 Suites by Hilton – Lakewood Ranch
6015 Exchange Way
Bradenton, Florida 34202

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: **11:00 a.m.**

LOCATION: **Home2 Suites by Hilton – Lakewood Ranch
6015 Exchange Way
Bradenton, Florida 34202**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Saltmeadows Community Development District to be held at 11:00 a.m., on November 5, 2024, at Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

| <u>Parcel Description</u> | <u>Acreage</u> | <u>Authorized Votes</u> |
|---------------------------|----------------|-------------------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**SALTMeadOWS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Saltmeadows Community Development District and described as follows:

| <u>Description</u> | <u>Acreage</u> |
|---------------------------|-----------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

| SEAT | NAME OF CANDIDATE | NUMBER OF VOTES |
|-------------|--------------------------|------------------------|
| 2 | | |
| 3 | | |
| 5 | | |

Date: _____

Signed: _____

Printed Name: _____

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

8A



Fitnessmith
 PO Box 3569
 Boynton Beach FL 33424
 United States

Quote
 #EST4338
 5/3/2024

Bill To

SALT MEADOWS
 13727 RICHLAND GOLF CIRCLE
 PARRISH FL 34219
 United States

TOTAL

\$1,000.00

Expires:

| Expires | Exp. Close | Project | Service Mgr | Territory | Partner |
|---------|------------|---------|---------------|-----------|---------|
| | 5/3/2024 | | Kevin Bechler | | |

| Quantity | Item | Rate | Amount |
|----------|------|------|--------|
|----------|------|------|--------|

| | | | |
|---|---|----------|------------|
| 4 | PREVENTATIVE MAINTENANCE SERVICE | \$250.00 | \$1,000.00 |
|---|---|----------|------------|

QUARTERLY PREVENTATIVE MAINTENANCE PLAN FOR THE 2ND YEAR FOLLOWING THE 4 FREE VISITS INCLUDED WITH THE SALE OF NEW EQUIPMENT: 4 VISITS PER YEAR BILLED \$250 PER PM VISIT.

SCOPE OF WORK

Treadmills: Check and adjust all belts, screws, nuts & bolts as needed. Clean and lubricate running belt & deck. Clean exposed surfaces, electronics, frames & covers. Report on wear.

All other Cardio Equipment: Check and adjust all drive belts, chains, screws, nuts & bolts and pivots points. Clean frames & covers. Report on wear.

Strength Equipment: Wipe down frames, upholstery, and guide rods. Lubricate guide rods and pop pins. Check wear on all cables, belts, and bearings. Check and tighten all nuts, bolts, and screws. Report on wear.

If additional service visits are needed, outside of warranty repairs our plan features reduced labor rates of \$160 for the first hour and \$100 for each additional hour.

Corrective Repairs and Parts
 All parts needed for repairs that are not covered under warranty must be approved in advance of any repair. Any upholstery needing repair will need to be approved in advance. Fitnessmith will provide estimates for approval prior to completing all repairs.

This is a non-binding agreement which can be cancelled by either party with 30 days' notice.

| | |
|-----------------|------------|
| Subtotal | \$1,000.00 |
| Tax (%) | \$0.00 |
| Total | \$1,000.00 |

Signature

Date



EST4338

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

8B

FITNESSMITH



DESIGN | PROCURE | INSTALL

PROJECT PROPOSAL

YOUR VISION. OUR MISSION.



FITNESSMITH



SALT M

Prepared by:

Fitnessmith

Garrett Gilbertson
(561) 529-5590
Fax (561) 997-8788
ggilbertson@fitnessmith.com

Prepared for:

SALT MEADOWS

13727 RICHLAND GOLF CIRCLE
PARRISH, FL 34219
CONNOR BURKE
(813) 386-8757
CONNOR.BURKE@MERITAGEHOMES.COM

Quote Information:

Quote #: 021998

Version: 1
Delivery Date: 04/10/2024
Expiration Date: 05/08/2024

Cardio

| Description | List Price | Customer Price | Qty | Ext. Price |
|---|-------------|----------------|-----|-------------|
| TRUE C650 TREADMILL BASE | \$8,400.00 | \$5,350.00 | 2 | \$10,700.00 |
| TRUE ENVISION 16 CONSOLE - 2022 (TREADMILLS, ALPINE, STRYKER, PALISADE, SPECTRUM) | \$3,599.00 | \$2,200.00 | 2 | \$4,400.00 |
| TRUE XC900 ELLIPTICAL BASE | \$7,100.00 | \$4,295.00 | 2 | \$8,590.00 |
| TRUE C900 RECUMBENT BIKE BASE | \$3,900.00 | \$2,350.00 | 1 | \$2,350.00 |
| TRUE ENVISION 16 CONSOLE - 2022 (BIKES AND ELLIPTICALS) | \$3,599.00 | \$2,200.00 | 3 | \$6,600.00 |
| STAIRMASTER 8G-X SERIES GAUNTLET , W/LCD | \$10,199.00 | \$5,795.00 | 1 | \$5,795.00 |
| STAR TRAC VIRTUAL BIKE (NO SUBSCRIPTION NEEDED) | \$6,199.00 | \$3,795.00 | 1 | \$3,795.00 |

Subtotal: \$42,230.00

Strength

| Description | List Price | Customer Price | Qty | Ext. Price |
|--|------------|----------------|-----|------------|
| NAUTILUS INSTINCT LEG EXTENSION/LEG CURL COMBO (MATTE BLACK FRAME / GRAY UPHOLSTERY) | \$3,949.00 | \$2,395.00 | 1 | \$2,395.00 |
| NAUTILUS INSTINCT DUAL ADJUST PULLEY - BLACK FRAME | \$5,449.00 | \$3,295.00 | 1 | \$3,295.00 |
| NAUTILUS INSTINCT MULTI ADJUSTABLE BENCH (MATTE BLACK FRAME / GRAY UPHOLSTERY) | \$1,299.00 | \$750.00 | 1 | \$750.00 |
| TKO 3-TIER SHELF DUMBBELL RACK, BLACK | \$410.00 | \$265.00 | 1 | \$265.00 |

Subtotal: \$6,705.00

FITNESSMITH



Accessories

| Description | List Price | Customer Price | Qty | Ext. Price |
|---|------------|----------------|-----|------------|
| TKO 5-50 LB RUBBER HEX DB SET, TRI-GRIP-(SET) | \$1,375.00 | \$995.00 | 1 | \$995.00 |
| PERFORM BETTER 1ST PLACE ADJUSTABLE WALL MAT RACK | \$39.95 | \$39.95 | 1 | \$39.95 |
| PERFORM BETTER HANGING CLUB MAT 56" X 23" - BLACK | \$26.95 | \$26.00 | 4 | \$104.00 |
| ZOOM WIPES (1 CASE/4 ROLLS) PLUS SS DISPENSER | \$365.00 | \$299.00 | 1 | \$299.00 |

Subtotal: \$1,437.95

Services

| Description | List Price | Customer Price | Qty | Ext. Price |
|---|------------|----------------|-----|------------|
| SHIPPING CHARGES - EQUIPMENT | \$2,850.00 | \$2,850.00 | 1 | \$2,850.00 |
| INSTALLATION: INSIDE DELIVERY, ASSEMBLY, TESTING, TRASH REMOVAL: (FEE IS FOR FIRST FLOOR DOUBLE DOOR ACCESS ONLY) SITE SURVEY REQUIRED FOR GUARANTEED PRICE. FITNESSMITH WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS. | \$2,400.00 | \$2,400.00 | 1 | \$2,400.00 |
| COLOR: | \$0.00 | \$0.00 | 1 | \$0.00 |
| THIS PROPOSAL IS PREPARED BASED ON CURRENT ECONOMIC CONDITIONS AND MANUFACTURER PRICING. PRICES MAY BE SUBJECT TO CHANGE BASED ON RISING COST OF GOODS, UNKNOWN SURCHARGES, OR ESCALATING SHIPPING AND INSTALLATION FEES. | \$0.00 | \$0.00 | 1 | \$0.00 |
| QUARTERLY PREVENTATIVE MAINTENANCE PLAN: 4 VISITS OVER 1 YR TIME | \$1,200.00 | \$0.00 | 1 | \$0.00 |

Subtotal: \$5,250.00

FITNESSSMITH



SALT M

Prepared by:

Fitnessmith

Garrett Gilbertson
(561) 529-5590
Fax (561) 997-8788
ggilbertson@fitnessmith.com

Prepared for:

SALT MEADOWS

13727 RICHLAND GOLF CIRCLE
PARRISH, FL 34219
CONNOR BURKE
(813) 386-8757
CONNOR.BURKE@MERITAGEHOMES.COM

Quote Information:

Quote #: 021998

Version: 1
Delivery Date: 04/10/2024
Expiration Date: 05/08/2024

Quote Summary

| Description | Amount |
|-------------|-------------|
| Cardio | \$42,230.00 |
| Strength | \$6,705.00 |
| Accessories | \$1,437.95 |
| Services | \$5,250.00 |

Subtotal: \$55,622.95

Estimated Tax (Subject to change): \$3,710.66

Total: \$59,333.61

Total savings: \$33,114.80

Tax is recalculated at time of Invoice and subject to change.

Payment Terms

Standard: 50% deposit upon order placement and payment in full prior to installation.

Multi-housing New Construction: 50% deposit upon placing order, 40% progress payment 8 weeks from installation, 10% balance upon completion of installation.

Government: Payment terms per purchase order not to exceed net 30 terms.

SALT MEADOWS

Signature: _____

Name: CONNOR BURKE

Title: DEVELOPMENT MGR.

Date: _____

FITNESSMITH



AGREEMENT:

The product quotation, purchase orders, shipping documents and these terms and conditions of sale constitutes a continuing sale Agreement between Centurion Partners Health and Fitness, a Florida Limited Liability Company doing business as FitnessSmith (hereafter referred to as ("FitnessSmith") and Buyer, as set forth at the end of this Product Quotation Agreement, for the purchase of any product and services to be provided by FitnessSmith to Buyer. FitnessSmith sales representatives do not have the authority to change or modify the terms and conditions of this Agreement.

PURCHASE ORDER:

Buyer may provide Buyer's standard form of purchase order to place orders for product and service, but any terms and conditions on such standard form which are in addition to or inconsistent with the terms and conditions of this Agreement will be deemed stricken from such order. If Buyer does not deliver written objection to the terms hereof which are different than those appearing on the Buyer's purchase order, Buyer agrees to all of FitnessSmith's terms and conditions. All purchase orders shall be made or confirmed in writing and are subject to acceptance by FitnessSmith. The Buyer shall be responsible for all costs and fees incurred by FitnessSmith for refused shipments, including freight and insurance costs. Orders cancelled less than thirty (30) days from originally scheduled shipment date will be subject to a cancellation fee of 25% of the value of the purchase order.

PRICES:

The prices to be paid by Buyer for all products and services purchased hereunder shall be FitnessSmith's standard prices in effect on the date of FitnessSmith's receipt of Buyer's purchase order, less any applicable deductions which may be in effect from time to time. FitnessSmith reserves the right to change its standard prices and to publish a new price list from time to time and at any time, without prior notice to Buyer. Should any new price result in an increase in the price of any product or services, the increased price shall apply to any Buyer order placed after the effective date of the new price. For orders that are placed for delivery more than ninety (90) days into the future, FitnessSmith reserves the right to review and adjust the agreed upon pricing within thirty (30) days of fulfilling the purchase order. In this case, the Buyer has the option of canceling the order with no penalties, if the cancellation is in writing and within ten (10) days of the notification of the price increase. Buyer is solely responsible for any prices it charges to its customer. Nothing in this Agreement shall in any way restrict the Buyer's freedom to sell products at prices determined in accordance with its own judgment. Buyer shall be responsible for all sales, use, or other taxes (other than taxes on FitnessSmith's income or ownership of property), applicable to Buyer's purchase of products and/or services. Buyer shall pay such taxes when invoiced by FitnessSmith or shall supply appropriate tax exemption or resale certificates. Buyer is also responsible for any domestic or foreign forwarding agent or brokerage fees, duties, or other fees and any export licenses which may be necessary to export the products. Seller reserves the right to correct any clerical or mathematical errors at any time.

CUSTOM PRODUCT:

FitnessSmith requires a non-refundable 50% down payment for all custom products. A purchase order for custom product contractually obligates the Buyer to take delivery. Custom orders are non-cancelable and may not be rescheduled without the prior approval of a corporate officer of FitnessSmith, which may be withheld at the sole and absolute discretion of FitnessSmith. All custom orders have an up charge to be determined by FitnessSmith. All build to order strength orders cancelled less than thirty (30) days from the original scheduled delivery will be subject to a 25% cancellation fee.

SHIPMENTS:

F.O.B. shipping point shall be FitnessSmith warehouse unless otherwise specified. Risk of loss with respect to FitnessSmith products shall pass to Buyer at the time of delivery of the products to the carrier for shipment. The Buyer assumes all risk involved in the transportation and handling of the equipment or goods once it has left the FitnessSmith warehouse, including, but not limited to, damage during shipment. The Buyer is advised that inspection should be made of any equipment or goods before accepting delivery. Acceptance of delivery constitutes acceptance of goods. The Buyer must file its own claim for any type of damages directly with the carrier in the event of any loss or damage during transportation, and must make payment for any equipment of goods purchased from FitnessSmith regardless of any dispute the Buyer may have with any carrier or agents. FitnessSmith will attempt in good faith to ship on or before any scheduled shipment date. Buyer acknowledges that FitnessSmith may, from time to time, be subject to manufacturer production or shipping delays. In such event, Buyer agrees that FitnessSmith may,

FITNESSMITH



in its sole discretion, allocate distribution of FitnessSmith's products among its customers, notwithstanding the effect such allocation may have on Buyer's outstanding orders, and FitnessSmith will not be liable for any damage, however described or arising, for a good faith failure to fill any order or for delay in meeting a scheduled shipment date. FitnessSmith may provide reasonable notice to Buyer regarding any material delay in shipment. FitnessSmith may make partial shipments of Buyer's orders. Such partial shipments shall be separately invoiced and paid for when received, without regard to subsequent shipments. Delay in shipment or delivery of any particular installation shall not alone relieve Buyer of its obligation to accept subsequent installations. FitnessSmith may provide reasonable notice to Buyer in the event of material delays in connection with partial shipment of an order. FitnessSmith will use its best efforts to deliver as specified, but in no event will FitnessSmith be liable for any damage, consequential or otherwise, arising from any failure of FitnessSmith to meet any delivery date.

RETURNS:

Any Custom Products and/or Customer modified Standard Products ordered from FitnessSmith are non-cancelable and/or non-returnable. Credit may be issued only on those items that are stock items of standard manufacture and in new, salable condition in the original packaging. Any such return shall be at the expense and risk of the Buyer and subject to a 25% restocking charge of the original purchase price.

WARRANTY:

EACH FITNESSMITH PRODUCT WILL CARRY ITS OWN LIMITED WARRANTY AS SET FORTH BY THE MANUFACTURE.

SUCH WARRANTY WILL BE BUYER'S SOLE AND EXCLUSIVE REMEDY FOR ANY BREACH OF WARRANTY AND IS IN LIEU OF ALL OTHER WARRANTIES BY FITNESSMITH, EXPRESSED OR IMPLIED, INCLUDING CONSEQUENTIAL DAMAGES.

INSTALLATION:

At the time the order is placed, the Buyer will provide FitnessSmith with an installation date. FitnessSmith will make reasonable commercial efforts to install the product on or before the installation date. Product held more than 10 days after the installation date at the Buyer's request will be subject to a storage fee. Product held more than 30 days past the installation date at the Buyer's request will be subject to a 15% restocking fee as well as a storage fee. With the exception of Grand Openings, partial installations require the installed product to be paid per the terms of the invoice.

PROPER USAGE:

It is imperative that equipment is used properly as to avoid injury. Buyer agrees that equipment will not be used in any way other than as designed or intended by the manufacturer, specifically including, but not limited to the following: 1) Keep hands and feet clear of moving parts at all times. 2) Read all machine instructional placards and warnings and direct any questions to a qualified fitness professional prior to use. 3) All strength equipment MUST be secured (bolted and tightened) to a solid, level surface to ensure stabilization and eliminate rocking or tipping. As it pertains to treadmills, Buyer agrees that it is aware of electrical requirements relating to dedicated circuit and plug configurations; additional information can be found in the owner's manual.

PAYMENT:

All invoices not paid when due shall bear interest at 1.5% per month or the highest rate allowed by law until paid in full. FitnessSmith reserves the right to exercise any of its lawful remedies if Buyer does not make payment when due. Without limiting the provisions of the immediately preceding sentence, Buyer's failure to pay any invoice for the products and/or services when due shall entitle FitnessSmith to delay installation of orders placed by Buyer and, at FitnessSmith's option, to cancel any pending orders placed by Buyer. FitnessSmith shall have the right to offset and deduct from any amounts due Buyer all sums owing from Buyer to FitnessSmith. To secure the payment and performance of all obligations due and owed by Buyer to FitnessSmith hereunder, Buyer hereby grants FitnessSmith a Uniform Commercial Code purchase money security interest in products purchased from FitnessSmith hereunder and proceeds there from. This Agreement constitutes a security agreement between Buyer, as debtor, and FitnessSmith, as secured party, under the Uniform Commercial Code, and FitnessSmith has the rights and remedies of a secured party hereunder. Buyer hereby appoints FitnessSmith as its attorney in fact to execute such financing statements as may be required, from time to time, to perfect the security interest granted herein. FitnessSmith may, upon default from Buyer, require Buyer to assemble the

FITNESSMITH



products and make them legally available to FitnessSmith for repossession, including reasonable access to the facilities of Buyer, and FitnessSmith shall be entitled to all reasonable expenses of repossession, including reasonable attorney's fees incurred in connection therewith. There will be a \$35.00 service charge for each returned check.

TERMINATION:

Buyer may not terminate this Agreement except by giving FitnessSmith thirty (30) days prior written notice. Upon termination, Buyer will be obligated to pay FitnessSmith immediately any and all outstanding balances as of the date of termination.

MISCELLANEOUS:

Delivery dates set forth in any sales order or any confirmation thereof shall be determined to be estimates only. FitnessSmith shall not be liable for delays in performance of any of its obligations under this Agreement if such failure is caused by the occurrence of any contingency beyond its reasonable control, including but not limited to acts of God, strikes and other industrial disturbances, failure of raw material vendors, terrorism, failure of transport, accidents, wars, riots, insurrections, or orders of government agencies. Performance shall be resumed as soon as possible after cessation of such cause. No failure or delay on the part of either party in exercising any right or remedy hereunder will operate as waiver thereof, nor will any or a single or partial exercise of any such right or remedy preclude any other or further exercise thereof of any other right or remedy. No provision of this Agreement may be waived except in a writing signed by the party granting such waiver. Except as specified herein, all notices, communications and reports required or permitted pursuant to this Agreement shall be in writing, and the same shall be given and shall be deemed to be have been delivered and received on the date served, if personally delivered and three (3) days after mailing, if placed in the United States Mail, postage prepaid, certified mail addressed to the parties at the address set forth below or at such other addresses as may be specified hereafter in writing in accordance with this Section. Severability. In the event that any one or more of the provisions or parts of any provision, contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any aspect by a court of competent jurisdiction, the same shall not invalidate or otherwise affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision, or part of any provision, had never been contained herein. Applicable Law; Personal Jurisdiction; Venue. This Agreement shall be construed in accordance with, and all disputes hereunder shall be governed by, the laws of the State of Florida. All parties to this Agreement agree to submit to personal jurisdiction in the County of Palm Beach, State of Florida, United States of America. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in the applicable Federal or state court in the County of Boynton Beach, State of Florida, United States of America. Section Headings. The section headings contained herein are for convenience only and are not intended to affect the meaning or interpretation of this Agreement. This Agreement does not constitute Buyer to be a partner, employee, agent, franchisee of or in joint venture with FitnessSmith nor does this Agreement authorize Buyer to represent or act for FitnessSmith in any manner. Buyer will have no right or authority to assume or create any obligation of any kind, express or implied, on behalf of FitnessSmith nor may Buyer bind FitnessSmith in any way whatsoever. Buyer acknowledges that is has not paid FitnessSmith any sum of money or any other consideration as a franchise fee or as a condition to signing this Agreement. In the event of any voluntary proceedings in bankruptcy or insolvency by or against Buyer, or in the event of the appointment, with or without Buyer's consent, of an assignee for the benefit of creditors or a receiver, FitnessSmith shall be entitled to cancel any unfilled part of Buyer's purchase without any liability whatsoever. Entire Agreement. The entire agreement between the parties is set forth herein and supersedes all prior discussions and agreements between the parties relating to the subject matter hereof. There are no representations, warranties, covenants, agreements or collateral understanding, oral or otherwise, expressed or implied, affecting this Agreement which are not expressly set forth herein. This Agreement shall not be supplemented or modified by any course of dealing or trade usage. Attorney's Fees. If any party institutes any action or proceeding, the prevailing party shall be entitled, in addition to such other relief as may be granted, to be reimbursed by the losing party for all costs and expenses incurred thereby, including, but not limited to, reasonable attorneys' fees (including pre-judgment and post-judgment) and costs.

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

9

SERVICES CONTRACT

CUSTOMER NAME: Saltmeadows CDD

SUBMITTED TO: Sharon Gastelbondo - sgastelbondo@homeriver.com

CONTRACT DATE: April 18th, 2024

SUBMITTED BY: Mitchell Hartwig - Operations Manager

SERVICES: Midge Fly Treatment at site 1 along with a water testing.

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The total fee for the Services is **\$1,878.50. Price is valid for 60 days from the contract date.** SOLitude shall invoice the Customer following completion of each Task Service. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.
3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

13. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



SOLITUDE LAKE MANAGEMENT, LLC.

Saltmeadows CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Contracts to:

**1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



SCHEDULE A - SERVICES

SPECIFICATIONS:

- **Midge Fly Larvicide Treatments for Pond #1**

- Quantity 1 Midge Fly Treatment(s): Series of Three (3) treatments (approximately 10-14 days apart).
 - This Biological Larvicide has no effect on midges or mosquito's which have reached the pupa stage prior to the treatments. As Aquatic midges can travel some distance and are attracted to light, we suggest turning off or reducing outside lighting to reduce swarming around inhabited locations. Solitude cannot guarantee the complete control of the midges.

- **Enhanced Water Body Assessment at Pond #1**

Equipment: Secchi Disc, YSI, Van Dorn Water Sampler, Water Sampling Kit, GPS, pH Pen, Lowrance and Depth Finder

Enhanced Water Body Assessment:

- Water Column Profile w/ DO, Temperature, Depth & Secchi
 - (2) Total Phosphorus
 - (2) Total Nitrogen
 - (2) Ammonia
 - (2) pH
 - (1) Total Alkalinity
 - (1) Total Conductivity
 - (1) Turbidity
 - Trophic status
 - TN/TP ratio
1. The results of the tests along with recommendations and analysis of the results will be provided to the Customer in a written report following the testing.
 2. Any data collected that needs immediate action to resolve an issue will be brought to the Customer's attention at once.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

10

EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "**Agreement**") is entered into by and between the **Saltmeadows Community Development District** (the "**District**") on behalf of itself, its Dissemination Agent and all other Obligated Persons as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "**Licensee**"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("**DTS**" or the "**Licensor**"). This Agreement shall be effective as of last day executed below ("**Effective Date**").

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:

The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "**CDAs**") in connection with the issuance of bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("**EMMA**") system website within the time periods specified in the CDAs.

Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at , both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee a non-exclusive, non-transferable, non-sublicensable, limited license and right to access and use the DTS Portal ("**Portal**") for the purposes provided for herein. The Portal is configured to provide annual and quarterly notices of reporting deadlines prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs (the "**Services**").

As part of the notices provided by the Portal, links to access to the Portal will be made delivered to the District and other Obligated Persons annually and quarterly, as applicable, via email, which will allow for the District and other Obligated Persons to input the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "**Formatted Information**"). Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.

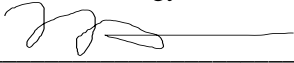
This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one year terms (based on the District's fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable and the Licensor may adjust the fees hereunder upon thirty days prior written notice to Licensee. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B**.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Saltmeadows Community Development District

Disclosure Technology Services, LLC

By: _____

By:  _____

Print: _____

Print: Michael Klurman

Title: _____

Title: Vice President

Date: _____

Date: 03/25/2024

Exhibit A – Fee Schedule

Annual License Fee:

1. 2023 – 2024 Fiscal year -- \$2000 per annum for all bonds to be issued by the District.
2. 2024 Fiscal year and after -- \$2,000 per annum for all bonds to be issued by the District.

Exhibit B – CDD Addendum

The following terms apply notwithstanding any other provision of the Agreement (including but not limited to any of the terms incorporated therein from other documents):

PUBLIC RECORDS. DTS understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, DTS agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. DTS acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, DTS shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if DTS does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in DTS's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by DTS, DTS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DTS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE DTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, Wrathell Hunt & Associates, 2300 Glades Road, Ste #410W, Boca Raton, FL 33431; Attention: Craig Wrathell.

LIMITATIONS ON LIABILITY. Nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SCRUTINIZED COMPANIES. DTS certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If DTS is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in

the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-VERIFY. DTS shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, DTS shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the DTS has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the DTS represents that no public employer has terminated a contract with the DTS under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2024-02

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Saltmeadows Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Manatee County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s local records office shall be located at: _____
_____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ___ day of _____, 2024.

ATTEST:

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2024**

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2024**

| | General Fund | Debt Service Fund Series 2022 | Capital Projects Fund Series 2022 | Total Governmental Funds |
|---|-------------------|--|--|--------------------------------|
| ASSETS | | | | |
| Cash | \$ 437,528 | \$ - | \$ - | \$ 437,528 |
| Investments | | | | |
| Revenue | - | 422,443 | - | 422,443 |
| Reserve | - | 206,725 | - | 206,725 |
| Interest | - | 1,780 | - | 1,780 |
| Construction | - | - | 30,587 | 30,587 |
| Due from Landowner | 12 | - | - | 12 |
| Total assets | <u>\$ 437,540</u> | <u>\$ 630,948</u> | <u>\$ 30,587</u> | <u>\$ 1,099,075</u> |
| LIABILITIES AND FUND BALANCES | | | | |
| Liabilities: | | | | |
| Contracts payable | \$ - | \$ - | \$ 16,195 | \$ 16,195 |
| Due to other | 257 | - | - | 257 |
| Landowner advance | 6,000 | - | - | 6,000 |
| Total liabilities | <u>6,257</u> | <u>-</u> | <u>16,195</u> | <u>22,452</u> |
| DEFERRED INFLOWS OF RESOURCES | | | | |
| Deferred receipts | 12 | - | - | 12 |
| Total deferred inflows of resources | <u>12</u> | <u>-</u> | <u>-</u> | <u>12</u> |
| Fund balances: | | | | |
| Restricted for: | | | | |
| Debt service | - | 630,948 | - | 630,948 |
| Capital projects | - | - | 14,392 | 14,392 |
| Unassigned | 431,271 | - | - | 431,271 |
| Total fund balances | <u>431,271</u> | <u>630,948</u> | <u>14,392</u> | <u>1,076,611</u> |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 437,540</u> | <u>\$ 630,948</u> | <u>\$ 30,587</u> | <u>\$ 1,099,075</u> |

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2024**

| | <u>Current Month</u> | <u>Year to Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--|--------------------------|-------------------------|----------------|------------------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ - | \$ 442,127 | \$ 440,698 | 100% |
| Assessment levy: off-roll | - | 80,784 | 107,712 | 75% |
| Landowner contribution | - | - | 336,294 | 0% |
| Total revenues | <u>-</u> | <u>522,911</u> | <u>884,704</u> | 59% |
| EXPENDITURES | | | | |
| Professional & administrative | | | | |
| Management/accounting/recording | 4,000 | 24,000 | 48,000 | 50% |
| Legal | 116 | 1,691 | 25,000 | 7% |
| Engineering | 450 | 1,688 | 15,000 | 11% |
| Audit | - | - | 5,500 | 0% |
| Arbitrage rebate calculation | - | - | 500 | 0% |
| Dissemination agent | 83 | 500 | 1,000 | 50% |
| Trustee | - | - | 5,500 | 0% |
| Telephone | 16 | 100 | 200 | 50% |
| Postage | - | 176 | 250 | 70% |
| Printing & binding | 42 | 250 | 500 | 50% |
| Legal advertising | 94 | 1,934 | 1,500 | 129% |
| Annual special district fee | - | 175 | 175 | 100% |
| Insurance | - | 5,200 | 5,500 | 95% |
| Meeting room rental | - | 104 | 1,650 | 6% |
| Contingencies/bank charges | 4 | 8 | 750 | 1% |
| Website hosting & maintenance | - | - | 705 | 0% |
| Website ADA compliance | - | - | 210 | 0% |
| Property tax | - | 420 | - | N/A |
| Total professional & administrative | <u>4,805</u> | <u>36,246</u> | <u>111,940</u> | 32% |

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2024**

| | <u>Current Month</u> | <u>Year to Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--|--------------------------|-------------------------|------------------|------------------------|
| Field operations | | | | |
| Property management | 16,830 | 20,196 | 40,392 | 50% |
| Insurance | - | 3,916 | 30,000 | 13% |
| Landscape maintenance | - | - | 250,000 | 0% |
| andscape replacment/extras | - | 10,000 | 20,000 | 50% |
| irrigation repair | - | - | 5,000 | 0% |
| Pond maintenance | 1,305 | 7,836 | 16,000 | 49% |
| Wetland monitoring | - | - | 8,000 | 0% |
| Annual exotic plant removal | - | - | 5,000 | 0% |
| Lights, sighs & fences | - | - | 5,000 | 0% |
| Pressure washing | - | - | 25,000 | 0% |
| Streets & sidewalks | - | - | 2,500 | 0% |
| Misc. repairs and replacements | - | - | 10,000 | 0% |
| holiday lights | - | - | 5,000 | 0% |
| O&M accounting | - | - | 6,000 | 0% |
| Utilities | | | | |
| Electricity | 27 | 59 | 18,000 | 0% |
| Water (reclaimed) | - | - | 75,000 | 0% |
| Streetlights | 1,364 | 6,811 | 50,000 | 14% |
| Pool maintenance | - | - | 8,000 | 0% |
| Amenity center R&M | - | - | 3,500 | 0% |
| Court maintenance | - | - | 10,000 | 0% |
| Tot lot maintenance | - | - | 5,000 | 0% |
| Janitorial | - | - | 30,000 | 0% |
| Access control/monitoring | - | 2,435 | 20,000 | 12% |
| Gym equipment lease | - | - | 40,000 | 0% |
| Gym equipment repairs | - | - | 2,500 | 0% |
| Potable water | - | - | 1,500 | 0% |
| Telephone - pool/clubhouse | - | - | 1,200 | 0% |
| Electricity - amenity | - | - | 5,000 | 0% |
| Internet | - | - | 2,000 | 0% |
| Alarm monitoring | - | - | 7,000 | 0% |
| Total field operations | <u>19,526</u> | <u>51,253</u> | <u>706,592</u> | 7% |
| Other fees & charges | | | | |
| Tax collector | - | 13,244 | 13,772 | 96% |
| Total other fees & charges | - | 13,244 | 13,772 | 96% |
| Total expenditures | <u>24,331</u> | <u>100,743</u> | <u>832,304</u> | 12% |
| Excess/(deficiency) of revenues over/(under) expenditures | (24,331) | 422,168 | 52,400 | |
| Fund balances - beginning | 455,602 | 9,103 | - | |
| Fund balances - ending | <u>\$ 431,271</u> | <u>\$ 431,271</u> | <u>\$ 52,400</u> | |

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES SERIES 2022
FOR THE PERIOD ENDED MARCH 31, 2024**

| | Current Month | Year to Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ - | \$ 395,077 | \$ 393,765 | 100% |
| Assessment levy: off-roll | - | 23,993 | 31,991 | 75% |
| Interest and miscellaneous | 2,388 | 8,456 | - | N/A |
| Total revenues | <u>2,388</u> | <u>427,526</u> | <u>425,756</u> | 100% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | - | 90,000 | 0% |
| Interest | - | 162,394 | 324,788 | 50% |
| Total debt service | <u>-</u> | <u>162,394</u> | <u>414,788</u> | 39% |
| Other fees & charges | | | | |
| Tax collector | - | 11,834 | 12,305 | 96% |
| Total other fees & charges | <u>-</u> | <u>11,834</u> | <u>12,305</u> | 96% |
| Total expenditures | <u>-</u> | <u>174,228</u> | <u>427,093</u> | 41% |
| Excess/(deficiency) of revenues over/(under) expenditures | 2,388 | 253,298 | (1,337) | |
| Fund balances - beginning | 628,560 | 377,650 | 368,593 | |
| Fund balances - ending | <u>\$ 630,948</u> | <u>\$ 630,948</u> | <u>\$ 367,256</u> | |

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED MARCH 31, 2024**

| | Current Month | Year To Date |
|--|------------------|-----------------|
| REVENUES | | |
| Interest | \$ 119 | \$ 744 |
| Total revenues | 119 | 744 |
| EXPENDITURES | | |
| Total expenditures | - | - |
| Excess/(deficiency) of revenues over/(under) expenditures | 119 | 744 |
| Fund balances - beginning | 14,273 | 13,648 |
| Fund balances - ending | \$ 14,392 | \$ 14,392 |

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Saltmeadows Community Development District held a Regular Meeting on February 19, 2024 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr, Sarasota, Florida 34201.

Present were:

| | |
|-----------------|---------------------|
| Martha Schiffer | Vice Chair |
| Megan Germino | Assistant Secretary |
| John Kakridas | Assistant Secretary |

Also present:

| | |
|----------------------------------|-------------------|
| Kristen Suit | District Manager |
| Jonathan Johnson (via telephone) | District Counsel |
| Jeb Mulock (via telephone) | District Engineer |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 12:00 p.m.

Supervisors Schiffer, Germino and Kakridas were present. Supervisors Noble and Torres were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Chris Torres
[Seat 2]; Term Expires November 2024**

Ms. Suit presented Mr. Chris Torres' resignation letter.

On MOTION by Ms. Schiffer and seconded by Ms. Germino with all in favor, the resignation of Mr. Chris Torres, from Seat 2, was accepted.

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FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2

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

This item was deferred.

FIFTH ORDER OF BUSINESS

Update: Required Ethics Training and Form 1 Disclosure Filing

Ms. Suit and Mr. Johnson discussed the new requirement for Supervisors to complete a four-hour ethics continuing education course every year. The Memorandum in the agenda includes links to free online courses. Completion of the requirement will be reported when filing Form 1 electronically in 2025.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Appointing and Removing Officers of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2024-03. The slate was as follows:

| | |
|---------------------|-----------------|
| Chair | Garth Noble |
| Vice Chair | Martha Schiffer |
| Assistant Secretary | Megan Germino |
| Assistant Secretary | John Kakridas |

No other nominations were made.

This Resolution removes Mr. Chris Torres as an officer of the CDD. Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer and Assistant Secretary Kristen Suit, remain unaffected by this Resolution.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-03, Appointing and Removing Officers of the District, as noted, and Providing for an Effective Date, was adopted.

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SEVENTH ORDER OF BUSINESS

Consideration of Kastro Lawn and Maintenance Landscaping LLC Agreement for Landscape and Irrigation Maintenance Services

Ms. Suit presented the Kastro Lawn and Maintenance Landscaping LLC Agreement.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Kastro Lawn and Maintenance Landscaping LLC Agreement for Landscape and Irrigation Maintenance Services, in the amount of \$120,000, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Designating the Primary Administrative Office of the District and Providing an Effective Date

Ms. Suit presented Resolution 2024-01.

On MOTION by Ms. Schiffer and seconded by Mr. Kakridas, with all in favor, Resolution 2024-01, Designating 2300 Glades Road, Suite 401W, Boca Raton, Florida 33431 as the Primary Administrative Office of the District and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating a Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Ms. Suit presented Resolution 2024-04.

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113 On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,
 114 Resolution 2024-04, Designating a Date, Time and Location of November 5,
 115 2024 at 12:00 p.m., at a location to be determined, for a Landowners' Meeting;
 116 Providing for Publication, Providing for an Effective Date, was adopted.

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119 **ELEVENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of December 31, 2023

120

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123 On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,
 124 the Unaudited Financial Statements as of December 31, 2023, were accepted.

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127 **TWELFTH ORDER OF BUSINESS**

Approval of December 18, 2023 Regular
Meeting and Audit Committee Meeting
Minutes

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132 On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,
 133 the December 18, 2023 Regular Meeting and Audit Committee Meeting
 134 Minutes, as presented, were approved.

135

136

137 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

138

139 **A. District Counsel: Kutak Rock LLP**

140 There was no report.

141

141 **B. District Engineer: ZNS Engineering**

142 There was no report.

142

143 **C. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: March 18, 2024 at 12:00 PM**

144

- **QUORUM CHECK**

145

146 The March 18, 2024 meeting will be cancelled.

146

147

148 **FOURTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

149

150 There were no Board Members' comments or requests.

151

152 **FIFTEENTH ORDER OF BUSINESS**

Public Comments

153

154 No members of the public spoke.

155

156 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

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159 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**
160 **the meeting adjourned at 12:09 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

*Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area
8305 Tourist Center Dr, Sarasota, Florida 34201*

¹WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201

| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
|--------------------------------------|-----------------------------------|-----------------|
| October 16, 2023 CANCELED | Regular Meeting | 12:00 PM |
| November 20, 2023 CANCELED | Regular Meeting | 12:00 PM |
| December 18, 2023¹ | Regular Meeting | 12:00 PM |
| February 19, 2024 | Regular Meeting | 12:00 PM |
| March 18, 2024 CANCELED | Regular Meeting | 12:00 PM |
| April 15, 2024 CANCELED | Regular Meeting | 12:00 PM |
| May 20, 2024 | Regular Meeting | 12:00 PM |
| June 17, 2024 | Regular Meeting | 12:00 PM |
| July 15, 2024 | Regular Meeting | 12:00 PM |
| August 19, 2024 | Regular Meeting | 12:00 PM |
| September 16, 2024 | Regular Meeting | 12:00 PM |