

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

July 21, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING AND 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

July 14, 2025

Board of Supervisors
Saltmeadows Community Development District

Dear Board Members:

The Board of Supervisors of the Saltmeadows Community Development District will hold a Public Hearing and Regular Meeting on July 21, 2025 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Drive, Sarasota, Florida 34201. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2025-15, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
6. Consideration of Resolution 2025-16, Electing Officer(s) of the District and Providing for an Effective Date [Jordan Lansford]
7. Ratification Items
 - A. Acquisition of Amenity Center Improvements

ATTENDEES:

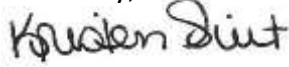
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Location

- B. Arrow Exterminators, Inc. Agreement for Pest Management Services
 - C. Climatic Conditioning Co., Inc., Contract for Maintenance Services [Amenities Buildings A/C Maintenance]
 - D. Fitnessmith Quote #EST9521 [Preventative Maintenance Service]
 - E. Florida Power & Light Company LED Lighting Agreement [Phase 2B 14121 Florida 62]
 - F. Hughes Exterminators Service Agreement for Commercial Pest Management [Clubhouse]
 - G. Yale Harbor Community Maintenance, Inc. Agreement for Services [Clubhouse Cleaning]
8. Acceptance of Unaudited Financial Statements as of May 31, 2025
 9. Approval of April 21, 2025 Regular Meeting Minutes
 10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - Update: Petition for Traffic Safety
 - B. District Engineer: *ZNS Engineering*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 340 Registered Voters in District as of April 15, 2025
 - UPCOMING MEETINGS
 - August 18, 2025 at 12:00 PM
 - September 15, 2025 at 12:00 PM
 - QUORUM CHECK

SEAT 1	AIMEE GREENWOOD	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	AMBER SWEENEY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	MARTHA SCHIFFER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	MEGAN GERMINO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	TYLER WOODY	☐ IN PERSON	☐ PHONE	☐ NO
 11. Board Members' Comments/Requests
 12. Public Comments
 13. 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

3A

Serial Number
25-01043M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

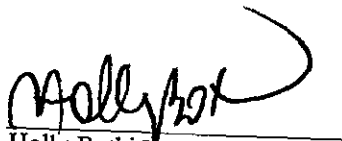
in the matter of Meeting on July 21, 2025 at 12:00pm; Saltmeadows CDD

in the Court, was published in said newspaper by print in the

issues of 6/27/2025, 7/4/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

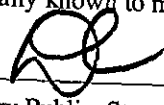
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

7th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.


Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Saltmeadows Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: July 21, 2025
TIME: 12:00 P.M.
LOCATION: Courtyard by Marriott Sarasota
University Park/Lakewood Ranch Area
8305 Tourist Center Drive
Sarasota, Florida 34201

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://saltmeadowscdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager
June 27, July 4, 2025

25-01043

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-14
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Saltmeadows Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Saltmeadows Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21st DAY OF JULY, 2025.

ATTEST:

**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
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**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 459,060				\$ 459,060
Allowable discounts (4%)	(18,362)				(18,362)
Assessment levy: on-roll - net	440,698	\$459,368	\$ -	\$ 459,368	440,698
Assessment levy: off-roll	111,027	59,482	51,545	111,027	111,894
Landowner contribution	333,399	19,645	55,412	75,057	332,532
Total revenues	885,124	538,495	106,957	645,452	885,124
EXPENDITURES					
Professional & administrative					
Supervisors	-	646	-	646	2,400
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	3,931	21,069	25,000	25,000
Engineering	15,000	85	14,915	15,000	14,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	1,000
EMMA software service	2,000	2,000	-	2,000	2,000
Trustee	5,500	4,246	1,254	5,500	5,500
Telephone	200	83	117	200	200
Postage	250	134	116	250	250
Printing & binding	500	208	292	500	500
Legal advertising	1,500	451	1,049	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,800	5,564	236	5,800	5,800
Meeting room rental	1,650	244	1,406	1,650	1,650
Contingencies/bank charges	750	617	133	750	751
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property tax	420	-	420	420	420
Tax collector	13,772	13,759	13	13,772	13,772
Total professional & administrative	128,432	52,560	76,518	129,078	129,833

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Field operations					
Property management	40,392	13,464	26,928	40,392	40,392
Property insurance	30,000	4,644	25,356	30,000	30,000
Landscape maintenance	250,000	40,000	210,000	250,000	250,000
Landscape replacement/extras	20,000	6,500	13,500	20,000	20,000
Irrigation repair	5,000	780	4,220	5,000	5,000
Pond maintenance	15,700	5,925	9,775	15,700	23,700
Wetland monitoring	3,390	3,390	-	3,390	10,065
Annual exotic plant removal	5,000	-	5,000	5,000	5,000
Lights, signs & fences	5,000	-	5,000	5,000	-
Pressure washing	25,000	-	25,000	25,000	25,000
Streets & sidewalks	2,500	-	2,500	2,500	-
Misc. repairs and replacements	10,000	29,645	-	29,645	20,000
Holiday lights	5,000	4,160	840	5,000	5,000
O&M accounting	6,000	-	6,000	6,000	6,000
Utilities					
Electricity	18,000	108	17,892	18,000	18,000
Water (reclaimed)	75,000	-	75,000	75,000	75,000
Streetlights	47,000	10,507	36,493	47,000	47,000
Amenities					
Pool maintenance	8,000	-	8,000	8,000	11,700
Amenity center R&M	3,500	-	3,500	3,500	3,500
Court maintenance	10,000	-	10,000	10,000	2,500
Tot lot maintenance	5,000	-	5,000	5,000	2,500
Janitorial	30,000	-	30,000	30,000	28,860
Access control/monitoring	20,000	338	19,662	20,000	15,636
Gym equipment lease	25,000	-	25,000	25,000	23,500
Gym equipment repairs	2,500	-	2,500	2,500	2,500
Potable water	1,500	-	1,500	1,500	1,500
Telephone - pool/clubhouse	1,200	-	1,200	1,200	1,200
Electricity - amenity	5,000	-	5,000	5,000	5,000
Internet	2,000	-	2,000	2,000	2,000
Alarm monitoring	7,000	-	7,000	7,000	7,000
Contingencies	20,610	-	20,610	20,610	14,915
Total field operations	704,292	119,461	604,476	723,937	702,468
Total expenditures	832,724	172,021	680,994	853,015	832,301
Excess/(deficiency) of revenues over/(under) expenditures	52,400	366,474	(574,037)	(207,563)	52,823
Fund balance - beginning (unaudited)	258,382	259,963	626,437	259,963	52,400
Fund balance - ending (projected)					
Assigned					
Future repair & replacement*	52,400	52,400	52,400	52,400	104,800
Unassigned	258,382	574,037	-	-	423
Fund balance - ending	\$ 310,782	\$ 626,437	\$ 52,400	\$ 52,400	\$ 105,223

*See schedule on page 5

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,400
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
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.	
Legal	25,000
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.	
Engineering	14,000
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.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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.	
EMMA software service	2,000
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	250
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,800
The District will obtain public officials and general liability insurance.	
Meeting room rental	1,650
Contingencies/bank charges	751
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
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
Property insurance	30,000
Landscape maintenance	250,000
Landscape replacement/extras	20,000
Irrigation repair	5,000
Pond maintenance	23,700
Wetland monitoring	10,065
Annual exotic plant removal	5,000
Pressure washing	25,000
Misc. repairs and replacements	20,000
Holiday lights	5,000
O&M accounting	6,000
Utilities	
Electricity	18,000
Water (reclaimed)	75,000
Streetlights	47,000

Amenities

Pool maintenance	11,700
Amenity center R&M	3,500
Court maintenance	2,500
Tot lot maintenance	2,500
Janitorial	28,860
Access control/monitoring	15,636
Gym equipment lease	23,500
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	14,915

Total expenditures	<u><u>\$ 832,301</u></u>
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**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
ASSIGNED FUND BALANCE
FUTURE REPAIR & REPLACEMENT
FISCAL YEAR 2026**

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 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 410,172				\$ 410,172
Allowable discounts (4%)	(16,407)				(16,407)
Assessment levy: net	393,765	\$ 416,119	\$ -	\$ 416,119	393,765
Special assessment: off-roll	34,399	-	18,054	18,054	34,399
Assessment prepayments	-	16,345	-	16,345	-
Interest and miscellaneous	-	22,361	-	22,361	-
Total revenues	428,164	454,825	18,054	472,879	428,164
EXPENDITURES					
Debt service					
Principal	90,000	-	90,000	90,000	95,000
Interest	320,625	160,313	160,312	320,625	316,463
Total debt service	410,625	160,313	250,312	410,625	411,463
Other fees & charges					
Tax collector	12,305	12,464	-	12,464	12,305
Total other fees & charges	12,305	12,464	-	12,464	12,305
Total expenditures	422,930	172,777	250,312	423,089	423,768
Excess/(deficiency) of revenues over/(under) expenditures	5,234	282,048	(232,258)	49,790	4,396
Fund balance:					
Beginning fund balance (unaudited)	386,081	404,105	686,153	404,105	453,895
Ending fund balance (projected)	\$ 391,315	\$ 686,153	\$ 453,895	\$ 453,895	458,291
Use of fund balance:					
Debt service reserve account balance (required)					(206,725)
Principal and Interest expense - November 1, 2026					(156,034)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 95,532

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	5,915,000.00		5,744,137.52	11,659,137.52	

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Phase 1 On-Roll Assessments

Series 2022

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 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				

Phase 2 On-Roll Assessments

Series 2022

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 41'	-	\$ 1,669.31	\$ 1,228.52	\$ 2,897.83	\$ 2,897.83
SF 51'	2	1,669.31	1,535.65	3,204.96	3,204.96
SF 56'	-	1,669.31	1,689.21	3,358.52	3,358.52
SF 61'	17	1,669.31	1,842.78	3,512.09	3,512.09
Total	19				

Phase 2 Off-Roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 41'	151	\$ 300.29	\$ -	\$ 300.29	\$ 297.04
SF 51'	116	300.29	-	300.29	297.04
SF 56'	-	300.29	-	300.29	297.04
SF 61'	-	300.29	-	300.29	297.04
Total	267				

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-15
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Saltmeadows Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Manatee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.
2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2026.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1st, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.
- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates

made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

- 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.
- 7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 21st DAY OF JULY, 2025.

ATTEST:

**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

- Exhibit A:** Adopted Budget
- Exhibit B:** Assessment Roll

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

5

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICER(S) 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 Officer(s) of the District.

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

SECTION 1. The following Officer(s) shall be elected as Officer(s) as of July 21, 2025:

Jordan Lansford Assistant Secretary

SECTION 2. The following prior appointments by the Board remain unaffected by this Resolution:

Martha Schiffer is Chair

Megan Germino is Vice Chair

Aimee Greenwood is Assistant Secretary

Amber Sweeney is Assistant Secretary

Tyler Woody is Assistant Secretary

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 21ST DAY OF JULY, 2025.

ATTEST:

**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS A

April 24, 2025

Saltmeadows Community Development District
c/o Craig Wrathell, District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Amenity Center Improvements & Work Product

Dear Craig,

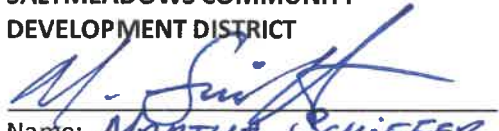
Pursuant to the *Acquisition Agreement*, dated July 7, 2022 ("**Acquisition Agreement**"), by and between the Saltmeadows Community Development District ("**District**") and Meritage Homes of Florida, Inc. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" and "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and to the extent bond proceeds are available as described in the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements and Work Product.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the availability of bond funds,, the District may process the remaining amounts owed by requisition and pay the Developer upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees and acknowledges it is solely responsible for completing, or causing to be completed, any and all items necessary to achieve final completion of the Improvements. The Developer further agrees to take all actions necessary to secure a Certificate of Occupancy and other approvals necessary for the amenity center to be opened for its intended purpose, and, until such time, to obtain builder's risk or other property insurance insuring the Improvements..

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:

**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**


Name: Monthera Schiffer
Title: CDD Chair

Sincerely,

MERITAGE HOMES OF FLORIDA, INC.

[SIGNATURE ON FOLLOWING PAGE]

Name: _____
Title: _____

April 24, 2025

Saltmeadows Community Development District
c/o Craig Wrathell, District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Amenity Center Improvements & Work Product

Dear Craig,

Pursuant to the *Acquisition Agreement*, dated July 7, 2022 ("**Acquisition Agreement**"), by and between the Saltmeadows Community Development District ("**District**") and Meritage Homes of Florida, Inc. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" and "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and to the extent bond proceeds are available as described in the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements and Work Product.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the availability of bond funds,, the District may process the remaining amounts owed by requisition and pay the Developer upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees and acknowledges it is solely responsible for completing, or causing to be completed, any and all items necessary to achieve final completion of the Improvements. The Developer further agrees to take all actions necessary to secure a Certificate of Occupancy and other approvals necessary for the amenity center to be opened for its intended purpose, and, until such time, to obtain builder's risk or other property insurance insuring the Improvements..

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:
**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**

[SIGNATURE ON PRIOR PAGE] _____
Name: _____
Title: _____

Sincerely,
MERITAGE HOMES OF FLORIDA, INC.


Name: Steve Harding
Title: Division President

EXHIBIT A**Description of Amenity Center Improvements & Work Product**

Amenity Center Improvements - All site work (including but not limited to earthwork, storm drainage, sanitary sewer, water and paving/curbing), concrete, masonry, structural steel/metal fabrications, carpentry, moisture protection, doors and windows, finishes, fixtures, interior furniture and decorations, pools, pool furnishings, fencing and gates, playground, pickleball courts, half-court basketball court, dumpster enclosure, landscape (including sod), hardscape (including signage and monumentation), irrigation, mechanical, electrical and security improvements and mailbox kiosks located on Tract 400 (Future Recreation Area), as identified in the plat known as *Saltmeadows – Phase IB & IC*, as recorded at Plat Book 77, Pages 194 - 198, of the Official Records of Manatee County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements identified above and described in the *Master Engineer’s Report*, dated July 7, 2022, as supplemented from time to time.

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
Amenity Center & Recreation Facilities Windward Building Group, Inc.	\$2,342,738.09	Pay App #16	\$2,047,402.60	\$295,335.49
Security System Hidden Eyes, LLC, d/b/a Envera Systems	\$53,242.79	IN00003074	\$25,322.50	\$27,920.29
Landscape Improvements Mike Armstrong Landscaping, Inc.	\$345,965.47	Pay App 3	\$309,871.32	\$34,596.55
Mailbox Kiosks Creative Builder Services, Inc., d/b/a Creative Mailbox Designs	\$82,522.24	#23003349	\$82,522.24	\$0.00
Amenity Center Design Keesee and Associates, Inc.	\$29,160.00	#181768	\$21,870.00	\$0.00
		#192830	\$7,290.00	
Pool Design GB Collins Engineering, P.A.	\$19,350.00	#12499	\$7,900.00	\$0.00
		#13214	\$6,450.00	
			\$5,000.00	
Landscape & Hardscape Design ZNS Engineering, LLC	\$100,925.00	#144556	\$22,000.00	\$0.00
		#144856	\$8,500.00	
		#145512	\$10,000.00	
		#145864	\$10,000.00	

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
		#145984	\$500.00	
		#146160	\$26,575.00	
		#146231	\$14,850.00	
		#146393	\$2,000.00	
		#147370	\$1,500.00	
		#147513	\$2,500.00	
		#147663	\$1,300.00	
		#147907	\$800.00	
		#150309	\$400.00	
TOTALS:	\$2,912,658.71		\$2,568,292.56	\$362,441.15

CORPORATE DECLARATION REGARDING COSTS PAID
[AMENITY CENTER IMPROVEMENTS & WORK PRODUCT]

MERITAGE HOMES OF FLORIDA, INC., a Florida corporation ("**Developer**"), does hereby certify to the Saltmeadows Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.
2. The District's *Master Engineer's Report*, dated July 7, 2022, as supplemented from time to time (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Developer has spent on those improvements and work product.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

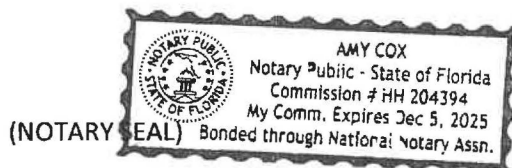
IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 23 day of April, 2025.

MERITAGE HOMES OF FLORIDA, INC.


Name: Steve Harding
Title: Division President

STATE OF FL
COUNTY OF Hillsborough

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 23 day of April, 2025, by Steve Harding as Division President of Meritage Homes of Florida, Inc., a Florida corporation, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.




NOTARY PUBLIC, STATE OF _____
Name: _____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Amenity Center Improvements & Work Product

Amenity Center Improvements - All site work (including but not limited to earthwork, storm drainage, sanitary sewer, water and paving/curbing), concrete, masonry, structural steel/metal fabrications, carpentry, moisture protection, doors and windows, finishes, fixtures, interior furniture and decorations, pools, pool furnishings, fencing and gates, playground, pickleball courts, half-court basketball court, dumpster enclosure, landscape (including sod), hardscape (including signage and monumentation), irrigation, mechanical, electrical and security improvements and mailbox kiosks located on Tract 400 (Future Recreation Area), as identified in the plat known as *Saltmeadows – Phase IB & IC*, as recorded at Plat Book 77, Pages 194 - 198, of the Official Records of Manatee County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements identified above and described in the *Master Engineer’s Report*, dated July 7, 2022, as supplemented from time to time.

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
Amenity Center & Recreation Facilities Windward Building Group, Inc.	\$2,342,738.09	Pay App #16	\$2,047,402.60	\$295,335.49
Security System Hidden Eyes, LLC, d/b/a Envera Systems	\$53,242.79	IN00003074	\$25,322.50	\$27,920.29
Landscape Improvements Mike Armstrong Landscaping, Inc.	\$345,965.47	Pay App 3	\$309,871.32	\$34,596.55
Mailbox Kiosks Creative Builder Services, Inc., d/b/a Creative Mailbox Designs	\$82,522.24	#23003349	\$82,522.24	\$0.00
Amenity Center Design Keesee and Associates, Inc.	\$29,160.00	#181768	\$21,870.00	\$0.00
		#192830	\$7,290.00	
Pool Design GB Collins Engineering, P.A.	\$19,350.00	#12499	\$7,900.00	\$0.00
		#13214	\$6,450.00	
			\$5,000.00	
Landscape & Hardscape Design ZNS Engineering, LLC	\$100,925.00	#144556	\$22,000.00	\$0.00
		#144856	\$8,500.00	
		#145512	\$10,000.00	
		#145864	\$10,000.00	

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
		#145984	\$500.00	
		#146160	\$26,575.00	
		#146231	\$14,850.00	
		#146393	\$2,000.00	
		#147370	\$1,500.00	
		#147513	\$2,500.00	
		#147663	\$1,300.00	
		#147907	\$800.00	
		#150309	\$400.00	
TOTALS:	\$2,912,658.71		\$2,568,292.56	\$362,441.15

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[AMENITY CENTER IMPROVEMENTS – MAILBOX KIOSKS]

THIS ACKNOWLEDGMENT & RELEASE (“Release”) is made to be effective the 22 day of APRIL, 2025, by **Creative Builder Services, Inc., d/b/a Creative Mailbox Design (“Contractor”)**, with an address of 6422 Harney Road, Suite F, Tampa, Florida 33610, in favor of the **Saltmeadows Community Development District (“District”)**, which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Authorization Agreement (“Contract”)* dated June 22, 2023, and between Contractor and Meritage Homes of Florida, Inc., (**“Developer”**), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

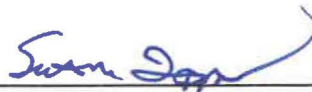
WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to

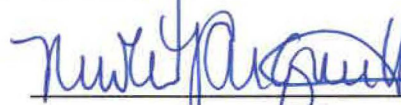
subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

**CREATIVE BUILDER SERVICES, INC., D/B/A
CREATIVE MAILBOX DESIGN**


By: SCOTT TAPPAN
Its: PRESIDENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of APRIL, 2025, by SCOTT TAPPAN as PRESIDENT of CREATIVE BUILDER SERVICES, INC., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: NICOLE L. ARQUETT
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
Mailbox Kiosks Creative Builder Services, Inc., d/b/a Creative Mailbox Designs	\$82,522.24	#23003349	\$82,522.24	\$0.00

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[AMENITY CENTER IMPROVEMENTS – SECURITY SYSTEM]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 29th day of April, 2025, by Hidden Eyes LLC d/b/a Envera Systems ("Contractor"), with an address of 1659 Achieva Way, Dunedin, FL 34698, in favor of the Saltmeadows Community Development District ("District"), which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Authorization Agreement* ("Contract") dated November 22, 2023, and between Contractor and Meritage Homes of Florida, Inc., ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("Improvements"); and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to

subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed \$28,116.41 (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

**HIDDEN EYES LLC, D/B/A ENVERA
SYSTEMS**

Laryssia Williams
By: Laryssia Williams
Its: Director of Financial Operations

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of April, 2025, by Laryssia Williams as director of Envera Systems, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced FL ID as identification.



(NOTARY SEAL)

Caitlin Thomas
NOTARY PUBLIC, STATE OF Florida

Name: Caitlin Thomas
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
Security System Hidden Eyes, LLC, d/b/a Envera Systems	\$53,438.91	IN00003074	\$25,322.50	\$28,116.41

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[AMENITY CENTER WORK PRODUCT – DESIGN]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 23 day of April, 2025, by Keesee and Associates, Inc., having a mailing address of 258 Southhall Lane, Suite 200, Maitland, Florida 32751 ("Professional"), in favor of the **Saltmeadows Community Development District** ("District"), which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to those certain *Authorization Agreement*, dated November 21m 2022 (together, "**Contract**"), between Professional and Meritage Homes of Florida, Inc., a Florida corporation ("**Developer**"), Professional has created certain work product, as described in **Exhibit A** ("**Work Product**"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract to the same extent as Developer, including but not limited to any warranties and other forms of indemnification, if any.

3. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

4. **EFFECTIVE DATE.** This Release shall take effect upon execution.

KEESEE AND ASSOCIATES, INC.

Melisa Oyola Nelson.
By: Melisa Oyola Nelson
Its: Finance Manager.

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of April, 2025, by Melisa Oyola Nelson as Finance Manager of Keesee and Associates, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced as identification.

Patricia Salas
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Patricia Salas
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)



EXHIBIT A

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
Amenity Center Design Keesee and Associates, Inc.	\$29,160.00	#181768	\$21,870.00	\$0.00
		#192830	\$7,290.00	

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[AMENITY CENTER IMPROVEMENTS – LANDSCAPE]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 25th day of April, 2025, by Mike Armstrong Landscaping, Inc. ("Contractor"), with an address of 8475 69th Street East, Palmetto, Florida 34221, in favor of the **Saltmeadows Community Development District ("District")**, which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Authorization Agreement* ("**Contract**") dated August 13, 2024, and between Contractor and Meritage Homes of Florida, Inc., ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

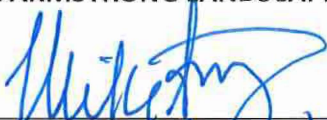
NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to

subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed \$40,730.15 (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

MIKE ARMSTRONG LANDSCAPING, INC.


By: Mike Armstrong
Its: President

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of April, 2025, by Mike Armstrong as President of Mike Armstrong Landscaping, Inc. and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



Name: Melonie Gough
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
Landscape Improvements Mike Armstrong Landscaping, Inc.	\$345,965.47	Pay App 3	\$309,871.32	\$34,596.55

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[AMENITY CENTER WORK PRODUCT – POOL DESIGN]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 24 day of April, 2025, by GB Collins Engineering, P.A., having a mailing address of 32707 US Highway 19N, Palm Harbor, Florida 34684 ("Professional"), in favor of the Saltmeadows Community Development District ("District"), which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to those certain *Authorization Agreement*, dated September 9, 2022 ("Contract"), between Professional and Meritage Homes of Florida, Inc., a Florida corporation ("Developer"), Professional has created certain work product, as described in **Exhibit A** ("Work Product"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract to the same extent as Developer, including but not limited to any warranties and other forms of indemnification, if any.

3. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

GB COLLINS ENGINEERING, P.A.

SA Liberatore

By: Samuel A. Liberatore P.E. #55740
Its: President

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 24th day of April, 2025, by
Samuel A. Liberatore as President of GB Collins Engineering and
with authority to execute the foregoing on behalf of the entit(ies) identified above, and who
appeared before me this day in person, and who is either personally known to me, or produced
_____ as identification.

Geana C. Liberatore

NOTARY PUBLIC, STATE OF Florida

Name: Geana Liberatore

(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

(NOTARY SEAL)



EXHIBIT A

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
Pool Design GB Collins Engineering, P.A.	\$19,350.00	#12499	\$7,900.00	\$0.00
		#13214	\$6,450.00	
			\$5,000.00	

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[AMENITY CENTER IMPROVEMENTS – SITE WORK & CONSTRUCTION]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 22nd day of April, 2025, by **Windward Building Group, Inc. ("Contractor")**, with an address of 650 2nd Avenue South, St. Petersburg, Florida 33701, in favor of the **Saltmeadows Community Development District ("District")**, which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Authorization Agreement* ("**Contract**") dated __ June 22, 2023, and between Contractor and Meritage Homes of Florida, Inc., ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

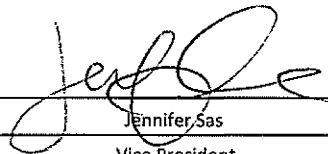
NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to

subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

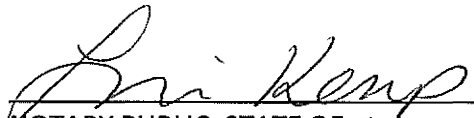
Notwithstanding anything to the contrary herein, Contractor is owed **\$295,335.49** (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

WINDWARD BUILDING GROUP, INC.

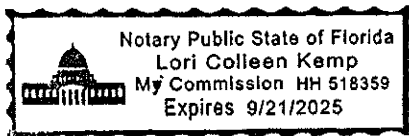

By: Jennifer Sas
Its: Vice President

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of April, 2025, by Jennifer Sas as Vice President of Windward Building Group, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



Name: Lori Kemp
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
Amenity Center & Recreation Facilities Windward Building Group, Inc.	\$2,342,738.09	Pay App #16	\$2,047,402.60	\$295,335.49

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[AMENITY CENTER DESIGN – HARDSCAPE & LANDSCAPE DESIGN]

THIS **ACKNOWLEDGMENT & RELEASE ("Release")** is made the 22 day of April, 2025, by **ZNS Engineering, LLC**, having a mailing address of 1023 Manatee Avenue West, 7th Floor, Bradenton, Florida 34205 ("**Professional**"), in favor of the **Saltmeadows Community Development District ("District")**, which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to those certain *Authorization Agreement*, dated April 13, 2022 ("**Contract**"), between Professional and Meritage Homes of Florida, Inc., a Florida corporation ("**Developer**"), Professional has created certain work product, as described in **Exhibit A ("Work Product")**; and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract to the same extent as Developer, including but not limited to any warranties and other forms of indemnification, if any.
3. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

4. **EFFECTIVE DATE.** This Release shall take effect upon execution.

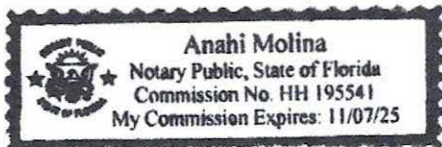
ZNS ENGINEERING, LLC

[Signature]

By: Robin Brown
Its: Asst Sec/Treas

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of April, 2025, by Robin Brown as Asst. Sec/Treas of ZNS Engineering, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]

NOTARY PUBLIC, STATE OF _____

Name: Anahi Molina
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
Landscape & Hardscape Design ZNS Engineering, LLC	\$100,925.00	#144556	\$22,000.00	\$0.00
		#144856	\$8,500.00	
		#145512	\$10,000.00	
		#145864	\$10,000.00	
		#145984	\$500.00	
		#146160	\$26,575.00	
		#146231	\$14,850.00	
		#146393	\$2,000.00	
		#147370	\$1,500.00	
		#147513	\$2,500.00	
		#147663	\$1,300.00	
		#147907	\$800.00	
		#150309	\$400.00	

DISTRICT ENGINEER'S CERTIFICATE
[AMENITY CENTER IMPROVEMENTS & WORK PRODUCT]

4/24, 2025

Board of Supervisors
Saltmeadows Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

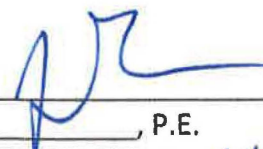
The undersigned is a representative of ZNS Engineering, L.C. ("**District Engineer**"), as District Engineer for the Saltmeadows Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Meritage Homes of Florida, Inc. ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") and related work product ("**Work Product**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Master Engineer's Report*, dated July 7, 2022, as supplemented from time to time (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. The total costs associated with the Improvements and Work Product are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. With the exception of the final Certificate of Occupancy, all known plans, permits and specifications necessary for the operation and maintenance of the Improvements and Work Product are complete and on file with the District, and

have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements and Work Product.

ZNS ENGINEERING, L.C.


_____, P.E.
Florida Registration No. 64692
District Engineer

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of April, 2025, by Jero Mulock as President of ZNS Engineering, L.C., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)


NOTARY PUBLIC, STATE OF Florida
Name: Shaara Johnson
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description of Amenity Center Improvements & Work Product

Amenity Center Improvements - All site work (including but not limited to earthwork, storm drainage, sanitary sewer, water and paving/curbing), concrete, masonry, structural steel/metal fabrications, carpentry, moisture protection, doors and windows, finishes, fixtures, interior furniture and decorations, pools, pool furnishings, fencing and gates, playground, pickleball courts, half-court basketball court, dumpster enclosure, landscape (including sod), hardscape (including signage and monumentation), irrigation, mechanical, electrical and security improvements and mailbox kiosks located on Tract 400 (Future Recreation Area), as identified in the plat known as *Saltmeadows – Phase IB & IC*, as recorded at Plat Book 77, Pages 194 - 198, of the Official Records of Manatee County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements identified above and described in the *Master Engineer's Report*, dated July 7, 2022, as supplemented from time to time.

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
Amenity Center & Recreation Facilities Windward Building Group, Inc.	\$2,342,738.09	Pay App #16	\$2,047,402.60	\$295,335.49
Security System Hidden Eyes, LLC, d/b/a Envera Systems	\$53,242.79	IN00003074	\$25,322.50	\$27,920.29
Landscape Improvements Mike Armstrong Landscaping, Inc.	\$345,965.47	Pay App 3	\$309,871.32	\$34,596.55
Mailbox Kiosks Creative Builder Services, Inc., d/b/a Creative Mailbox Designs	\$82,522.24	#23003349	\$82,522.24	\$0.00
Amenity Center Design Keesee and Associates, Inc.	\$29,160.00	#181768	\$21,870.00	\$0.00
		#192830	\$7,290.00	
Pool Design GB Collins Engineering, P.A.	\$19,350.00	#12499	\$7,900.00	\$0.00
		#13214	\$6,450.00	
			\$5,000.00	
Landscape & Hardscape Design ZNS Engineering, LLC	\$100,925.00	#144556	\$22,000.00	\$0.00
		#144856	\$8,500.00	
		#145512	\$10,000.00	
		#145864	\$10,000.00	

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
		#145984	\$500.00	
		#146160	\$26,575.00	
		#146231	\$14,850.00	
		#146393	\$2,000.00	
		#147370	\$1,500.00	
		#147513	\$2,500.00	
		#147663	\$1,300.00	
		#147907	\$800.00	
		#150309	\$400.00	
TOTALS:	\$2,912,658.71		\$2,568,292.56	\$362,441.15

BILL OF SALE AND LIMITED ASSIGNMENT
[AMENITY CENTER IMPROVEMENTS & WORK PRODUCT]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 23 day of April, 2025, by and between **Meritage Homes of Florida, Inc.**, a Florida corporation, with an address of 8800 East Raintree Drive, Suite 300, Scottsdale, Arizona 85260 ("**Grantor**"), and **Saltmeadows Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS**", AND "**WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown,

suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

MERITAGE HOMES OF FLORIDA, INC.

By: *Lexie M. Istyge*
Name: Lexie M. Istyge

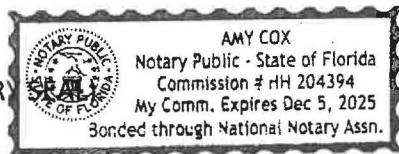
Steve Harding
Name: Steve Harding
Title: Division President

By: *Sonah Sullin*
Name: Jonah Sullivan

STATE OF FL
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of April, 2025, by Steve Harding as Division President of Meritage Homes, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY)



Amy Cox
NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A**Description of Amenity Center Improvements & Work Product**

Amenity Center Improvements - All site work (including but not limited to earthwork, storm drainage, sanitary sewer, water and paving/curbing), concrete, masonry, structural steel/metal fabrications, carpentry, moisture protection, doors and windows, finishes, fixtures, interior furniture and decorations, pools, pool furnishings, fencing and gates, playground, pickleball courts, half-court basketball court, dumpster enclosure, landscape (including sod), hardscape (including signage and monumentation), irrigation, mechanical, electrical and security improvements and mailbox kiosks located on Tract 400 (Future Recreation Area), as identified in the plat known as *Saltmeadows – Phase IB & IC*, as recorded at Plat Book 77, Pages 194 - 198, of the Official Records of Manatee County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements identified above and described in the *Master Engineer’s Report*, dated July 7, 2022, as supplemented from time to time.

Description	CDD Eligible Amount	Invoice	Paid to Date	Balances Owed & Retainage (If Applicable)
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Landscape Improvements Mike Armstrong Landscaping, Inc.	\$345,965.47	Pay App 3	\$309,871.32	\$34,596.55
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		#192830	\$7,290.00	
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		#13214	\$6,450.00	
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		#145512	\$10,000.00	
		#145864	\$10,000.00	

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		#147513	\$2,500.00	
		#147663	\$1,300.00	
		#147907	\$800.00	
		#150309	\$400.00	
TOTALS:	\$2,912,658.71		\$2,568,292.56	\$362,441.15



Manatee County Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205

Certificate of Occupancy

THIS STRUCTURE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND ANY OTHER APPLICABLE CODES OR ORDINANCES FOR THE OCCUPANCY AND DIVISION OF OCCUPANCY FOR THE USE FOR WHICH THE PROPOSED OCCUPANCY IS CLASSIFIED.

Date	04/10/2025	Record Type	Commercial
Record ID	BLD2301-0497		
Address	7585 SAND MARSH AVE		
City	PARRISH	State	FL
Subdivision	SALTMEADOWS PH IB & IC PB77/194	Zip Code	34219
Setbacks:	Front 25 Rear 15	Left 5.5	Right 5.5
Parcel ID	4193413590000-1808365658	Lot No.	TR 400
Section	28 Township 33S	Block No.	
Owner	MERITAGE HOMES OF FLORIDA	Range	19
	INC	Zoning	PD-R
Address	10117 PRINCESS PALM AVE STE 550	Contractor	TREVOR KYLE SAS
City	TAMPA	Address	650 2ND AVENUE SOUTH
State		City	ST. PETERSBURG
Zip		State	FL
Phone		Zip	33701
		Phone	
		License #	CBC1251637
		DBA	WINDWARD BUILDING GROUP INC.
Base Flood Elevation		Impact Area	NE
Flood Protection Elevation		Flood Zone	

FOR BUILDINGS AND STRUCTURES IN FLOOD HAZARD AREAS, AN AS BUILT LOWEST FLOOR ELEVATION HAS BEEN PROVIDED AND RETAINED IN RECORD

DETAILED DESCRIPTION

NCRQD: Salt Meadows Amenity Center /SITE LIGHTING BLD2309-3350 FSP PLN2206-0087 / SALT MEADOWS

For Assembly Buildings Only	Type of Construction	VB
-----------------------------	----------------------	----

Issued By: Susan Hunt
Representative of: Matt Rush
County Building Official
Code Edition: 7th Edition



Manatee County Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205

Certificate of Occupancy

THIS STRUCTURE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND ANY OTHER APPLICABLE CODES OR ORDINANCES FOR THE OCCUPANCY AND DIVISION OF OCCUPANCY FOR THE USE FOR WHICH THE PROPOSED OCCUPANCY IS CLASSIFIED.

Max Number of Occupants 56

Fire Sprinkler Required? No

Occupancy Classification: Assembly

Fire Sprinkler Type N/A

Issued By: Susan Hunt
Representative of: Matt Rush
County Building Official
Code Edition: 7th Edition

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS B

AGREEMENT FOR PEST MANAGEMENT SERVICES

This "Agreement", dated May __, 2025, is by and between: Saltmeadows Community Development District ("District"), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, and Arrow Exterminators, Inc. d/b/a Hughes Exterminators ("Contractor"), an Georgia corporation, with a mailing address of 4569 Samuel Street, Sarasota, Florida 34233;

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the date first written above.

2. **SCOPE OF SERVICES.** The Contractor agrees to provide the "Services" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

3. **TERM.** Contractor shall provide the Services beginning upon the full execution of this Agreement and continue through September 30, unless terminated earlier pursuant to the terms of this Agreement. This Agreement shall automatically renew for one-year periods beginning October 1 (i.e., based on the District's fiscal year), unless terminated pursuant to the terms herein.

4. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

5. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Notwithstanding the immediately preceding sentence, the District shall give the Contractor a reasonable amount of time to perform said repairs if the materials required are not available in time for the Contractor to complete such repairs within a 24-hour period. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all services and materials shall be of good quality and free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.

7. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. The District, and its staff and Board Supervisors, shall be considered Additional Insureds under the insurance set forth in **Exhibit B**.

8. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

9. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 14 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

10. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.

11. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

12. **AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement and supersedes all prior agreements between the parties.

13. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

14. **SCRUTINIZED COMPANIES.** Contractor 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 Contractor 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.

15. **ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

16. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor 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 Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

17. **CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

**SALTMEADOWS COMMUNITY DEVELOPMENT
DISTRICT**


By: Martha Schiffer
Its: Chairperson, Board of Supervisors

**ARROW EXTERMINATORS, INC. D/B/A HUGHES
EXTERMINATORS**

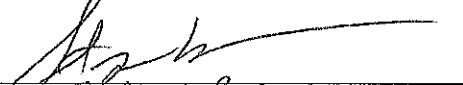

By: Stephen Beckon
Its: REGIONAL VP

Exhibit A: Proposal
Exhibit B: Insurance Certificate with Endorsements

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS C



CLIMATIC
CONDITIONING

Office 941.758.3080 Fax 941.758.4800

License #CAC1821143

2212 Whitfield Park Loop, Sarasota, FL 34243

May 7, 2025

Salt Meadows Amenities Buildings
7585 Sand Marsh Ave. Parrish,
Fl. 34219

C/O: Salt Meadows Community Development District
P.O. Box 810036
Boca Raton, Fl. 33481

We will furnish Maintenance Service in accordance with the manufactures instructions on the equipment as listed in paragraph II required as required to maintain the equipment in good operating condition, according to the following terms.

I. WE AGREE TO:

- A. Provide regular service / inspection of the equipment **Two** times per year.
- B. We will change filters **Two** times a year during scheduled preventive maintenance.
- C. We will also provide **Two** additional filter changes quarterly between the full maintenances.
- D. We will replace all air filters with Merv 8 pleated filter each inspection or wash permanent filters.
- E. We provide you with a copy of the technician's maintenance report indicating what repairs, if any, are necessary resulting from each inspection.
- F. Customer receives a 15% discount on parts and labor repairs when needed.

II. DURING THE INSPECTIONS WE WILL:

- A. Record pertinent system pressures, temperatures, and electrical readings to determine the existing operating conditions of the system.
- B. Check and calibrate safety controls.
- C. Tighten all terminals connections and check contacts for wear.
- D. Oil motors and grease bearings as needed including all other pertinent ac equipment.
- E. Check condition of indoor and outdoor coils.
- F. *Rinse* outdoor condenser coils two times a year or as needed.
- G. Check drain pans for buildup and clogging.
- H. Purge all condensate drain pans for proper condensate removal within air handler, including secondary pan, if needed. (drains are warranted for 60 days after each maintenance)
- I. Add condensate drain tabs to prevent clogging and buildup.
- J. Check heating operations in the fall including ignition sequence, safety controls and pilot performance.
- K. Report any uncorrected deficiencies noted.
- L. Treat evaporator coils with self-cleaners and nontoxic biocides to prevent build up and residues.
- M. Replace blower belts once a year or as needed.

III. CONTRACT DOES NOT COVER

- A. Any parts, materials or supplies other than specified above.



CLIMATIC CONDITIONING

Office 941.758.3080 Fax 941.758.4800

License #CAC1821143

2212 Whitfield Park Loop, Sarasota, FL 34243

- B. Ductwork, insulation, or piping leakage.
- C. Electrical surges or electrical abnormalities.
- D. Water treatment for chiller system.
- E. Damages caused by mold and mildew.
- F. Natural Disasters, Lightning, inadequate or fluctuating conditions of the utilities.
- G. Fire / Smoke detection systems.
- H. Unit or system replacements.
- I. Corrosion, Rust, or erosion damage.
- J. Relocating or setting thermostats.
- K. Plumbing inside wall area for condensate drainage.
- L. Power wiring disconnect switches or circuit breakers.
- M. Thrown electrical breakers.
- N. Installation of electrical phase monitors.
- O. Electronic air cleaners or ultraviolet bulb replacement.
- P. Mishandling or misuse of equipment and components.
- Q. Pull and clean evaporator cleanings or condenser coil cleanings with solution.
- R. Drain line clogs more than 60 day after planned maintenance.

IV. CLIENT RESPONSIBILITY

- A. Customer will notify Climatic Conditioning Co, Inc. at (941) 758-3080 as soon as any problem is detected with any items covered by this agreement.
- B. Check that the thermostat and/or breakers of the cooling and heating system are in their proper settings. Check and reset before requesting service. Confirm that there is adequate air and/or water supply.
- C. Allow Climatic Conditioning Co, Inc. to start and stop the equipment to perform the service outlined in this agreement.
- D. Allow reasonable access to operate and/or repair the equipment outlined in this agreement.
- E. Permit the use of your common building maintenance tools such as ladders, etc.

IV. EQUIPMENT SERVICED UNDER THIS AGREEMENT:

- 2- Carrier Split System
- 1- Carrier Mini Split System

We agree to provide this maintenance service for the sum of 1200 per year billed in advance.
There is a one-time charge for two metal filter frames of \$110. First year total is \$1310.
Customer authorizes up to \$ 500.00 for minor repairs found during preventive maintenance.

Christopher G. Hedges

Christopher G. Hedges
Service Manager
Date:

Martha Schiffer

CDD Chair
Date: 05/07/2025

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS D



Fitnessmith
PO Box 3569
Boynton Beach FL 33424
United States

Quote
#EST9521
7/2/2025

Bill To

Salt Meadows CDD
P.O. Box 810036
Boca Raton FL 33481
United States

TOTAL

\$1,000.00

Expires: 7/16/2025

Expires	Exp. Close	Project	Service Mgr	Territory	Partner
7/16/2025	7/2/2025	Project29858 SALT MEADOWS CDD : Service Billable	Kevin Bechler		

Quantity	Item	Rate	Amount
4	PREVENTATIVE MAINTENANCE SERVICE QUARTERLY PREVENTATIVE MAINTENANCE PLAN: 4 VISITS PER YEAR, BILLED AT \$250 PER VISIT SCOPE OF WORK Treadmills: Check and adjust all belts, screws, nuts and bolts as needed. Clean and lubricate the running belts and decks. Clean exposed surfaces, electronics, frames and covers. Report on wear. Ellipticals, Bikes & all other Cardio equipment: Check, adjust and lubricate all drive belts, chains, screws, nuts, bolts, and pivots points as needed. Clean frames and covers. Report on wear. Strength Equipment: Wipe down frames and upholstery. 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. Pilates Equipment: Wipe down frames and upholstery. Lubricate moving parts as needed. Check and tighten any loose screws and bolts. Report on wear. All equipment and upholstery repairs not covered under warranty must be approved in advance. Fitnessmith will provide estimates for approval prior to completion.	\$250.00	\$1,000.00

Subtotal \$1,000.00

Tax (%) \$0.00

Total \$1,000.00

Martha Schiffer CDD Chair
Signature

07/03/2025
Date



EST9521

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS E



FPL Account Number: 5854352571

FPL Work Request Number: 11279913

LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT (hereinafter called the Customer), requests on this 17th day of April, 2025, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) 14121 FLORIDA 62, located in Parrish, Florida.

- (a) Installation and/or removal of FPL-owned facilities described as follows:

Fixture Description ⁽¹⁾	Watts	Lumens	Color Temperature	# Installed	# Removed
Traditional carriage with panels	73	6450	3000k	14	

- (1) Catalog of available fixtures and the assigned billing tier for each can be viewed at www.fpl.com/led

Pole Description	# Installed	# Removed
21' Fiberglass	14	

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully): _____

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$0. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plans necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
 - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
 - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
 - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

Customer (Print or type name of Organization)

By: Martha Schiffer
Signature (Authorized Representative)

Martha Schiffer

(Print or type name)

Title: CDD Chair

FLORIDA POWER & LIGHT COMPANY

By: Anthony Brito
(Signature)

Anthony Brito

(Print or type name)

Title: FPL LT-1 Representative

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS F



SERVICE AGREEMENT FOR COMMERCIAL PEST MANAGEMENT

Source Code: Internet

Salt Meadows CDD

Account Name
7585 Sand Marsh Ave
Service Address
Parrish FL Apt/Bldg # 34219
City State Zip Code
863-800-4655
Service Phone Cell Phone
813-993-4000
Fax Tenant
Sharon sgastelbondo@folioam.com
Contact Person Email

Rustic Oaks CDD(Nokomis)

Billing Name
PO Box 810036
Billing Address
Boca Raton FL Apt/Bldg # 33481-0036
City State Zip Code
863-800-4655
Billing Phone Cell Phone
813-993-4000 Sharon
Fax Contact Person
sgastelbondo@folioam.com
Email

SERVICE FREQUENCY:

- ☐ Weekly ☐ Every Other Month
☐ Bi-Monthly ☐ Quarterly
☒ Monthly ☐ One Time

SERVICE TYPE:

- ☒ Interior
☒ Exterior

SERVICE FOR:

- ☒ Insect Control ☐ Drain Management
☒ Rodent Control ☐ Bird Management
☐ Rodent Exclusion ☐ Fire Ant Control
☐ Stored Product Pest Control ☐ Fly Control

I. SCOPE OF SERVICE: Program Designed As Follows

Interior-exterior pest and rodent control monthly for residential clubhouse. Clubhouse, gym and restrooms; Front entrances Webster brushed up to 15' for spiders & wasps; (3) Grey Colored Landscape stations (rock like); Reports after ea service detailing conducive conditions.

II. **ALL PEST CONTROL MATERIALS**, when applied, will conform with product labeling. All services will be performed in a professional manner and in accordance with the most effective and scientifically advanced pest control methods. Caution will be exercised to avoid any accident to humans or non-target pests. Prior to rendering service, the customer agrees to notify Hughes Exterminators (the COMPANY) of any occupant who is allergic or sensitive to material applications.

III. **AS PART OF THE COMPANY'S PEST CONTROL SERVICE**, customer will be notified in writing of conditions that are conducive to breeding and harboring of pests which must be corrected to insure effective results.

IV. **UPON REQUEST**, the company will furnish a Certificate of Insurance.

V. **THIS AGREEMENT SHALL BE EFFECTIVE FOR ONE YEAR**; and shall renew at the same frequency thereafter unless written notice is given by either party thirty (30) days prior to anniversary date. If the company fails to comply with specifications as outlined, the company will be given thirty (30) days to correct the problem, and if at the expiration of such thirty (30) days notice, the problem has not been corrected, customer reserves the right to cancel this agreement.

VI. **IF PESTS COME BACK, SO WILL WE!** If extra service is needed between regularly scheduled visits for covered pests, we will render such service promptly.

IPM services for roaches, ants (excluding fire ants, carpenter ants), silverfish, earwigs, house crickets, scorpions, pill bugs, millipedes, centipedes, mice and other crawling pests (excluding brown recluse, black widow spiders, and bed bugs). Specialized service for excluded pests can be added for an additional charge per occurrence. Rodent Program is for control of interior and exterior rats and mice.

Customer to purchase initial supply of (3) Rodent Stations and any required additions or replacements.

Customer to purchase initial supply of _____ Rodent Traps and any required additions or replacements.

Customer to purchase initial supply of _____ Insect Light Traps and any required additions or replacements.

SERVICE FEES:

Initial Service Fee + Equipment Costs \$ 215
Regular Service Fee \$ 95 x 11 services \$ 1045
Optional Service Fees \$ _____
Subtotal For Services \$ 1260
5% Discount For Year In Advance Payment \$ _____
Subtotal Of This Service Agreement \$ 1260
Sales Tax (If applicable) 7 % \$ 88.2
TOTAL ANNUAL AMOUNT \$ 1348.2

Company Info

Address: 995 Tamiami Trail Unit B

City: Port Charlotte

State: FL Zip: 33953

Phone: 941-467-1224


Company Representative Signature

05/21/2025

Date

METHOD OF INITIAL PAYMENT: ☐ Cash ☐ Check ☐ Credit Card
Amount Remitted with Agreement \$ _____
☐ Includes Initial Service Fee Payment + ☐ Sales Tax of _____ %
☐ Includes Year in Advance Payment + ☐ Sales Tax of _____ %

BALANCE OF: \$ _____ To Be Paid @ \$ _____ Per
☐ Month ☐ Every Other Month ☐ Quarter ☐ Year ☐ N/A
☐ Sales Tax of _____ % Included ☐ Add Sales Tax of _____ % ☐ N/A

PAYMENT METHOD FOR REMAINING SERVICES:

☐ Pay Tech Each Service ☐ Deduct Credit Card Each Service
☐ Bill ☐ Other: _____ ☐ N/A

Service Center Manager Approval _____ Date _____

By signing below, I hereby acknowledge that I have read and understand the Terms and Conditions stated on each page of this agreement.

Sharon Gastelbondo

Customer Name (please print)

Customer Signature

**COMMERCIAL PEST MANAGEMENT GUARANTEE
TERMS AND CONDITIONS OF GUARANTEE**

1. **IF PESTS COME BACK, SO WILL WE!** The COMPANY agrees to provide guaranteed pest control service as indicated on the reverse side of this agreement. Additional treatments for pest covered under this agreement will be promptly rendered between regularly scheduled services, when requested by the customer or deemed necessary by the COMPANY.
2. **TRANSFERABLE:** This Service Agreement may be transferred to a new customer or occupant.
3. **SERVICE SCHEDULE:** Customer agrees to allow scheduled appointments for service. In the event a scheduled appointment can't be met due to unexpected circumstances, the customer acknowledges that exterior treatments may be rendered to prevent a lapse in ongoing pest protection.
4. **PAYMENT SCHEDULE:** Payment is due on the scheduled service date upon completion of service unless otherwise noted on reverse side of this agreement. Customer acknowledges that all billed and/or invoiced services will be paid within thirty (30) days of the date that services are rendered. All billed and/or invoiced services must be indicated on the reverse side of this agreement and approved by the COMPANY's service center manager.
5. **CANCELLATION POLICY:** Customer acknowledges this is a one year service agreement, however if you are not completely satisfied with your service, you may cancel this agreement at any time by providing the COMPANY with a thirty day written notice.
6. **RENEWABLE SERVICE AGREEMENT:** Upon the completion of the first year of service, this agreement shall continue thereafter at the same service frequency unless written notice is given, by either party, thirty days prior to the anniversary date of this agreement.
7. **ANNUAL PRICE GUARANTEE:** This agreement assures the customer of no price increase on services during the first year of service. After the first twelve months of service, the COMPANY reserves the right to adjust service fees.
8. **CUSTOMER'S OBLIGATION TO NOTIFY THE COMPANY:** Prior to the COMPANY rendering service, Customer agrees to notify the COMPANY of any occupant at the premises to be serviced, who may be an expectant mother, allergic or sensitive to chemicals and/or the arrival of newborn infants.
9. **ARBITRATION:** It is understood and agreed that this is the entire agreement of the parties, and that the COMPANY and the customer are bound only by the terms and conditions of this agreement and not by any other representation, warranty or agreement, oral or otherwise. The Customer and the COMPANY agree that any controversy or claim between them shall be settled by private, binding arbitration or, if agreeable to the parties, mediation, to be followed by arbitration should mediation not result in a settlement of the dispute. The parties shall submit their claim to a private arbitration or mediation provider. Any arbitrator shall have no authority to award any damages other than the actual monetary loss sustained. In no event shall the arbitrator have the authority to award any punitive or exemplary damages, treble or multiplied damages under any law or theory, damages for mental or emotional distress of any kind, or any costs or attorney's fees incurred by the parties.
10. **INSURANCE:** The COMPANY is fully insured for providing services described in this Agreement. Information about this coverage is available from the COMPANY.
11. **ACCEPTED IN ALL ITS TERMS AND CONDITIONS** without limitations, it being specifically understood that the COMPANY and the undersigned will be bound only by the terms set forth in this agreement and not by any other representations, oral or otherwise. This agreement is not binding until approved by the service center manager.
12. **PAYMENT:** When a check is provided as payment, the Customer agrees that the COMPANY is authorized to use check information to make a one-time electronic funds transfer from Customer's account or to process the payment as a check transaction. For inquiries, please call 1-877-GO-HUGHES.
13. **Company-branded rodent equipment and associated materials provided by the Company are and shall remain the exclusive property of the Company. Customer understands that he/she does not acquire any ownership, interest, or title to such equipment and components, and that upon termination of agreement for any cause whatsoever, the Company is hereby authorized to remove all such Company-branded equipment and components.**

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS G

AGREEMENT FOR SERVICES

This "Agreement" is by and between: Saltmeadows Community Development District ("District") and Yale Harbor Community Maintenance, Inc., dated February 21, 2025 ("Contractor"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
2. **SCOPE OF SERVICES.** The Contractor agrees to provide the "Services" outlined in Exhibit A. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
3. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in Exhibit A. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
4. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
5. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
6. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as Exhibit B. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
7. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
8. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 30 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
9. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.
10. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
11. **SCRUTINIZED COMPANIES.** Contractor 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 Contractor 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.
12. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor 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 Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
13. **CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this document controls.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

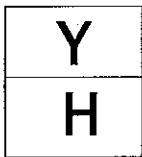
By: Martha Schiffer
Its: CDD Chair

YALE HARBOR COMMUNITY MAINTENANCE, INC.

By: Dorian Schuytt
Its: President

Exhibit A: Proposal
Exhibit B: Insurance Certificate with Endorsements

Exhibit A: Proposal



YALE HARBOR COMMUNITY MAINTENANCE, INC.
7616 Yale Harbor Drive, Wesley Chapel, FL 33545
813-442-2846

February 21, 2025

Salt Meadows Community Development District
12906 Tampa Oaks Blvd, Ste 100
Temple Terrace, FL 33637

Thank you for giving Yale Harbor Community Maintenance, Inc. the opportunity to present a proposal for cleaning services. YH has completed a thorough inspection of the Salt Meadows Community Development District, and after careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

YH is a locally owned full Service Janitorial Maintenance Company. We specialize in "Class A" cleaning for commercial office buildings and clubhouses.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in, live in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.

OUR MISSION

At YH, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at YH we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100% Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to develop a relationship with your company.

Sincerely,

Dixon Schrutt
President, Yale Harbor Community Maintenance, Inc.
riveradix@comcast.net
813-442-2846

SPECIFICATIONS

1. CLUBHOUSE MAINTENANCE

- Mop and vacuum floors as needed to remove stains and debris.
- Remove all collected trash to designated area.
- Clean both men's and women's bathrooms each visit.
- Polish all stainless steel appliance's as needed.
- Clean all gym equipment upon each visit to include flooring as needed.
- Refill all supplies for bathrooms and gym. Company to supply items.
- Remove any cob webs in the clubhouse or exterior.
- Report any malfunctions or broken items to the manager.

2. POOL DECKING AREA

- Remove all collected trash to designated area trash cans around pool area.
- Wipe down tables and patio furniture, place all furniture in order.
- Blow off pool deck area each visit keeping it clear of debris.
- Spot mop for any spills in pool deck area.
- Report any malfunctions or broken items to the manager.

3. MAIL KIOSK AREA

- Blow off the area keeping it clear of debris.
- Empty trash receptacle as needed.

4. DOG STATION MAINTENANCE

- Empty one dog stations and add bags each visit as needed. Additional stations will be charged at \$75.00 per month.
- Report any malfunctions or broken station items to the manager.

5. SUPPLIES

- Yale Harbor Community Maintenance to supply any paper products, trash can liners, cleaning supplies and equipment. Equipment and manpower to be supplied by cleaner. Cleaning supplies will be included.

6. INITIAL DEEP CLEAN FEE

- Upon acceptance and begin date Yale Harbor Community Maintenance will conduct a deep cleaning of the clubhouse, gym and pool area. A separate billing will be billed at \$1,000.00.

PRICING FOR MONTHLY SERVICES

- Three times a week cleaning of all above

\$1,950.00

CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of YH Yale Harbor Community Maintenance, Inc. upon the following terms;

1. The parties should read the agreement carefully.
2. The client/customer who accepts the bid proposal must sign the document.
3. Both parties should retain either an original or copy of the signed agreement.
4. Yale Harbor Community Maintenance, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to Yale Harbor Community Maintenance, Inc. and mailed to 7616 Yale Harbor Drive, Wesley Chapel, FL 33545.
5. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice.
6. Yale Harbor Community Maintenance, Inc. will provide all services specified in the attached work schedule.
7. In the event that the Customer needs to be in contact with Yale Harbor Community Maintenance, Inc. these are the different ways to contact us: Phone: 813-442-2846, email: riveradix@comcast.net Mail: 7616 Yale Harbor Drive, Wesley Chapel, FL 33545
8. If the customer wants to cancel or amend the contract the customer shall give 30 days' notification, in writing to Yale Harbor Community Maintenance, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service is not performed)
9. Other services performed upon request at a separate cost. To include pressure washing.
10. This Agreement contains all the covenants and agreements between the parties and may not be modified except in writing, signed by both parties.
11. YH will perform services required under this Agreement, except when prevented by strike, lockout, act of God, accident, or other circumstances beyond its control.
12. Performance of Duties begin date: TBD

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written.

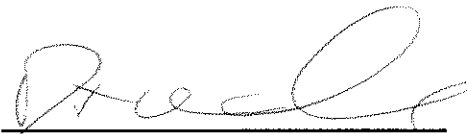
Signature

REPRESENTATIVE OF OWNER

Salt meadows Community Development
District

By: _____

Date: _____



Signature

CONTRACTOR

Yale Harbor Community Maintenance, Inc.

By: Dixon Schmitt

Date: 4/14/2025

DISCLAIMER:

Prices may be subject to change due to increase on gas, licensing, insurance and or supplies, prices not to exceed \$150.00 per year. However, it is always for the benefit of Salt Meadows Community Development District to protect the contractor in the event price changes considerably. Both parties should agree on this disclaimer.

Exhibit B: Certificate of Insurance

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2025**

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2025**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	\$ 509,449	\$ -	\$ -	\$ 509,449
Investments				
Revenue	-	207,551	-	207,551
Reserve	-	206,725	-	206,725
Prepayment	-	16,706	-	16,706
Interest	-	6	-	6
Construction	-	-	50	50
Undeposited funds	-	16,345	-	16,345
Due from general fund	-	3,041	-	3,041
Total assets	<u>\$ 509,449</u>	<u>\$ 450,374</u>	<u>\$ 50</u>	<u>\$ 959,873</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 144	\$ -	\$ -	\$ 144
Tax payable	92	-	-	92
Due to other	257	-	-	257
Due to debt service fund	3,041	-	-	3,041
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>9,534</u>	<u>-</u>	<u>-</u>	<u>9,534</u>
Fund balances:				
Restricted for:				
Debt service	-	450,374	-	450,374
Unassigned	499,915	-	-	499,915
Total fund balances	<u>499,915</u>	<u>450,374</u>	<u>50</u>	<u>950,339</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 509,449</u>	<u>\$ 450,374</u>	<u>\$ 50</u>	<u>\$ 959,873</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,566	\$ 469,302	\$ 440,698	106%
Assessment levy: off-roll	19,827	79,310	111,027	71%
Insurance proceeds	-	19,645	-	N/A
Landowner contribution	-	-	333,399	0%
Total revenues	<u>21,393</u>	<u>568,257</u>	<u>885,124</u>	64%
EXPENDITURES				
Professional & administrative				
Supervisors	215	1,723	-	N/A
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	703	6,606	25,000	26%
Engineering	3,507	20,260	15,000	135%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	667	1,000	67%
Trustee	-	4,246	5,500	77%
Telephone	17	133	200	67%
Postage	48	297	250	119%
Printing & binding	42	333	500	67%
Legal advertising	-	691	1,500	46%
Annual special district fee	-	175	175	100%
Insurance	-	5,564	5,800	96%
Meeting room rental	-	244	1,650	15%
Contingencies/bank charges	81	860	750	115%
Website hosting & maintenance	-	705	705	100%
EMMA software services	-	2,000	2,000	100%
Website ADA compliance	-	-	210	0%
Property tax	-	-	420	0%
Total professional & administrative	<u>8,696</u>	<u>76,504</u>	<u>114,660</u>	67%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Property management	3,366	23,562	40,392	58%
Insurance	10,363	15,007	30,000	50%
Landscape maintenance	13,000	86,000	250,000	34%
Landscape replacment/extras	-	6,500	20,000	33%
Irrigation repair	-	2,438	5,000	49%
Pond maintenance	1,975	13,825	15,700	88%
Wetland monitoring	-	6,780	3,390	200%
Annual exotic plant removal	-	-	5,000	0%
Lights, signs & fences	-	-	5,000	0%
Pressure washing	-	-	25,000	0%
Streets & sidewalks	-	-	2,500	0%
Misc. repairs and replacements	-	46,650	10,000	467%
Holiday lights	-	4,160	5,000	83%
O&M accounting	-	-	6,000	0%
Utilities				
Electricity	2,517	7,265	18,000	40%
Water (reclaimed)	-	-	75,000	0%
Streetlights	-	10,507	47,000	22%
Pool maintenance	-	-	8,000	0%
Amenity center R&M	-	-	3,500	0%
Court maintenance	-	-	10,000	0%
Tot lot maintenance	-	-	5,000	0%
Janitorial	2,200	2,200	30,000	7%
Access control/monitoring	1,727	6,739	20,000	34%
Gym equipment lease	1,530	6,122	25,000	24%
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%
Contingencies	-	-	20,610	0%
Total field operations	<u>36,678</u>	<u>237,755</u>	<u>704,292</u>	34%
Other fees & charges				
Tax collector	<u>47</u>	<u>14,046</u>	<u>13,772</u>	102%
Total other fees & charges	<u>47</u>	<u>14,046</u>	<u>13,772</u>	102%
Total expenditures	<u>45,421</u>	<u>328,305</u>	<u>832,724</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	(24,028)	239,952	52,400	
Net change in fund balances	(24,028)	239,952	52,400	
Fund balances - beginning	<u>523,943</u>	<u>259,963</u>	<u>258,382</u>	
Fund balances - ending	<u>\$ 499,915</u>	<u>\$ 499,915</u>	<u>\$ 310,782</u>	

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES SERIES 2022
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,418	\$ 425,118	\$ 393,765	108%
Assessment levy: off-roll	-	-	34,399	0%
Assessment prepayment	-	16,345	-	N/A
Interest and miscellaneous	2,191	28,155	-	N/A
Total revenues	<u>3,609</u>	<u>469,618</u>	<u>428,164</u>	110%
EXPENDITURES				
Debt service				
Principal	90,000	90,000	90,000	100%
Interest	160,312	320,625	320,625	100%
Total debt service	<u>250,312</u>	<u>410,625</u>	<u>410,625</u>	100%
Other fees & charges				
Tax collector	43	12,724	12,305	103%
Total other fees & charges	<u>43</u>	<u>12,724</u>	<u>12,305</u>	103%
Total expenditures	<u>250,355</u>	<u>423,349</u>	<u>422,930</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(246,746)	46,269	5,234	
Net change in fund balances	(246,746)	46,269	5,234	
Fund balances - beginning	697,120	404,105	386,081	
Fund balances - ending	<u>\$ 450,374</u>	<u>\$ 450,374</u>	<u>\$ 391,315</u>	

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 50
Total revenues	<u>-</u>	<u>50</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	50
Net change in fund balances	-	50
Fund balances - beginning	50	-
Fund balances - ending	<u>\$ 50</u>	<u>\$ 50</u>

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 April 21, 2025 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Drive, Sarasota, Florida 34201.

Present:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Aimee Greenwood	Assistant Secretary
Amber Sweeney	Assistant Secretary
Tyler Woody	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 12:07 p.m. Supervisors Schiffer, Germino, Greenwood and Sweeney and Supervisor-Elect Woody were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Tyler Woody [Seat 5] (the following to be provided under separate cover)

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Tyler Woody. Mr. Woody is already familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-10,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-10. Ms. Schiffer nominated the following slate:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Amber Sweeney	Assistant Secretary
Aimee Greenwood	Assistant Secretary
Tyler Woody	Assistant Secretary

No other nominations were made.

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

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Secretary

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,
Resolution 2025-10, Electing, as nominated, and Removing Officers of the
District and Providing for an Effective Date, was adopted.**

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-11,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing for an Effective
Date**

Ms. Suit presented Resolution 2025-11. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,
Resolution 2025-11, Approving a Proposed Budget for Fiscal Year 2025/2026 and**

Setting a Public Hearing Thereon Pursuant to Florida Law for July 21, 2025 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Drive, Sarasota, Florida 34201, or elsewhere, if necessary; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete January and February 2026 meetings

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-13, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-13, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-06, Designating 7585 Sand Marsh Avenue, Parrish, Florida 34219, as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Ratification of Acquisition of Phases 2A & 2B Improvements**

Ms. Suit presented the documents for acquisition of the Phases 2A & 2B Improvements.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the acquisition of the Phases 2A & 2B Improvements and related actions and documents, were ratified.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of February 28, 2025**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of Minutes**

A. November 5, 2024 Landowners' Meeting

B. February 18, 2025 Special Meeting

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the November 5, 2024 Landowners' Meeting Minutes and the February 18, 2025 Special Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

• Petition for Traffic Study

Ms. Suit discussed a request from residents to lower the speed limit on Sand Marsh Avenue from 40 miles per hour (mph), reduce the speed limit on all other roads to 15 mph, and installation of "No Through Traffic" or "No Through Commercial Traffic" signs. Ms. Schiffer stated that, per the Developer, the County is agreeable to reducing the speed limit on Sand Marsh Avenue from 40 mph to 30 mph, which would take approximately 30 days to implement.

Discussion ensued regarding whether the installation would be 30 days or 30 business days once approved and whether lowering the speed limit will make trucks slow down.

Ms. Suit and Mr. Earlywine discussed the purpose of a CDD, how the Board is populated, the differences between a CDD and HOA, etc.

Regarding the request, Mr. Earlywine stated that Traffic Control usually conducts a Traffic Study in relation to setting speed limits, etc. Ms. Schiffer stated that the County already told her they agreed to reduce the speed limit on Sand Marsh Avenue from 40 mph to 30 mph, with no mention of a Traffic Study.

Discussion ensued regarding the difference between the Unaudited Financial Statements and the Annual Audit, thresholds to be met in order to transition from a Developer Board to a resident Board, this Developer usually transitioning to a resident Board once development reaches 90%, how the CDD and HOA are different and completely separately entities, status of the pool and how the pool will be monitored, holiday lighting budget for Fiscal Year 2026, use of mulch or a hybrid “mulch” on the playground, whether playground equipment for younger children/toddlers can be installed, parking availability, whether shade structures can be installed at the mailboxes, contacting Folio to report both CDD and HOA issues, the requirement for the CDD to be open to the public since it was funded with tax-exempt funds, and giving non-residents the ability to purchase an amenity pass to utilize the amenities.

B. District Engineer: ZNS Engineering

There was no report.

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

- **NEXT MEETING DATE: May 19, 2025 at 12:00 PM**

- **QUORUM CHECK**

The May 19, 2025 meeting will be canceled.

THIRTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

Public comments were heard during Item 12A.

There were no additional comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 12:42 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS



SCOTT FARRINGTON
MANATEE COUNTY SUPERVISOR OF ELECTIONS

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946
PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820
Info@VoteManatee.gov • VoteManatee.gov

April 15, 2025

Saltmeadows Community Development District
Wrathell, Hunt and Associates, LLC
Attn: Daphne Gillyard
2300 Glades Rd., Suite 410W
Boca Raton FL 33431

Dear Ms. Gillyard:

We are in receipt of your request for the number of registered voters in the Saltmeadows Community Development District of April 15, 2025. According to our records, there were 340 persons registered in the Saltmeadows Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Scott Farrington
Supervisor of Elections

SF/sas

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION <i>Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area</i> 8305 Tourist Center Dr, Sarasota, Florida 34201 ¹Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202 ²Location Unavailable ³Hampton Inn & Suites Sarasota/Lakewood Ranch, 8565 Cooper Creek Blvd., Sarasota, Florida 34201		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2024 CANCELED	Regular Meeting	12:00 PM
November 5, 2024 ¹	Landowners' Meeting	11:00 AM
November 18, 2024	Public Hearing and Regular Meeting <i>Amenity Rules and Rates</i>	12:00 PM
December 16, 2024 ² <i>rescheduled to January 21, 2025</i>	Regular Meeting	12:00 PM
January 21, 2025 CANCELED	Special Meeting	12:00 PM
February 18, 2025 ³	Special Meeting <i>Adoption of Delegation Resolution</i>	12:00 PM
March 17, 2025 ² CANCELED	Regular Meeting	12:00 PM
April 21, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	12:00 PM
May 19, 2025 CANCELED	Regular Meeting	12:00 PM
June 16, 2025 CANCELED	Regular Meeting	12:00 PM
July 21, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget</i>	12:00 PM
August 18, 2025	Regular Meeting	12:00 PM
September 15, 2025	Regular Meeting	12:00 PM