

MINUTES OF MEETING
TESORO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tesoro Community Development District was held Monday, August 16, 2021 at 9:30 a.m. at the Tesoro Club, 3rd Floor, 2000 S.E. Via Tesoro, Port St. Lucie, Florida.

Present and constituting a quorum were:

John Vogt	Vice Chairman
Hal Fenner	Assistant Secretary
Roderick O'Connor	Assistant Secretary

Also present were:

Jason Showe	District Manager
Bill Capko	District Attorney <i>by telephone</i>
Steff Matthews	District Engineer
William Viasalyers	Field Manager <i>by telephone</i>
Olivia Vogt	Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Mark Mershon

On MOTION by Mr. Fenner seconded by Mr. O'Connor with all in favor Mr. Mershon's resignation was accepted.
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B. Appointment of Individual to Fill Board Vacancy in Seat 5 with a Term Ending November 2024

Mr. Showe stated this is a general elector seat and anyone who is interested can send their letter of interest or resume and we will put that on the next agenda for appointment to the Board.

C. Administration of oath of Office to Newly Appointed Board Member

D. Consideration of Resolution 2021-04 Electing Officers

On MOTION by Mr. Fenner seconded by Mr. Vogt with all in favor Resolution 2021-04 was approved reflecting the following officers: Emily Jones chairperson, John Vogt vice chair, George Flint secretary, Hal Fenner, Roger O'Connor and Jason Showe assistant secretaries, Jason Showe treasurer and Katie Costa assistant treasurer.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the April 28, 2021 Meeting

On MOTION by Mr. Vogt seconded by Mr. Fenner with all in favor the minutes of the April 28, 2021 meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Vogt seconded by Mr. Fenner with all in favor the public hearing was opened.

A. Consideration of Resolution 2021-05 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Mr. Showe stated Resolution 2021-05 approves the final budget for Fiscal Year 2022. It is similar to what you saw as the proposed budget, with no proposed increase in assessments.

There were no comments or questions from the public.

Mr. Vogt stated there is a \$71,970 surplus in the budget. We may choose as we go forward to look for other things, more detail, more supervision or whatever. There is some money there.

Mr. Showe stated we do have a capital reserve that is used for major repairs. The District maintains the stormwater system and if there is a large repair it will be paid from the reserves. Part of the stormwater fee that is on the tax bill that is paid to Port St. Lucie gets remitted to the District because the District is the maintenance entity that takes care of that. That is where most of our revenue comes from.

On MOTION by Mr. Vogt seconded by Mr. O'Connor with all in favor Resolution 2021-05 was approved.

B. Consideration of Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated next is Resolution 2021-06 imposing the special assessments and certifying an assessment roll. Attached to this resolution will be the budget you just adopted and the assessment roll that will be transmitted to Port St. Lucie and they put it on the tax bill.

On MOTION by Mr. Fenner seconded by Mr. O'Connor with all in favor Resolution 2021-06 was approved.

On MOTION by Mr. Fenner seconded by Mr. O'Connor with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS

Consideration of Agreement for Wetland, Lake and Upland Preserve Maintenance Services with Native Lands Management, Inc.

Mr. Showe stated the next two items are agreements for the upcoming fiscal year, the first is with Native Lands Management for wetland, lake and upland preserve maintenance. They propose no increase in their contract amount. All our agreements have a 30-day termination clause and at any point if you are not happy with their services, we have options to bring in other vendors.

Mr. Viasalyers stated I don't have any issues with their service. We had a chance to take two of the Board members at different time on a ride around, they met with the vendors and discussed a lot of things and got positive feedback from them as well.

On MOTION by Mr. Fenner seconded by Mr. Vogt with all in favor the agreement with Native Lands Management, Inc. for wetland, lake and upland preserve maintenance services was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement for Wetlands Boundary and Lake Banks Landscape Maintenance Agreement with Wellington Pro Lawn Care

Mr. Showe stated next is the agreement with Wellington Pro. They propose a 3% increase due to the cost of chemicals.

On MOTION by Mr. O'Connor seconded by Mr. Vogt with all in favor the agreement with Wellington Pro Lawn Care for landscape maintenance was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Matthews stated I understand there were some questions regarding the possibility of doing some lake recharge from surficial aquifer wells and I am happy to give you the experience we have in this area and explain the process if that is the pleasure of the Board.

Mr. Vogt stated this was basically because the lakes and some of the shallow pieces were dry for two months of this year. It made sense to talk about a recharge well that we could use to flow water from the top of the property down through all the CDD areas to keep everything wet.

Mr. Matthews stated as you probably know all the water in South Florida is managed by the South Florida Water Management District whether it be deep well water from the Floridan Aquifer, surficial water, which I think you are referring to as the shallower aquifer, lakes, streams and rainwater. They control it all. Any ability to put a recharge well in the property would have to be permitted through the water management district. The water management district has steadily denied requests for recharge wells for purposes of replenishing lakes and things of that nature, especially in this area. We are adjacent to a couple rivers; you also have some wetlands that are within the boundaries that the surficial aquifer would actually impact.

We would have to do a very rigorous study to make sure that your water withdrawal doesn't affect any of those issues. It is a long, lengthy process.

Mr. O'Connor asked is your experience golf courses try to do this?

Mr. Matthews stated golf courses most likely go down to the Floridan Aquifer, which is 1,000 to 1,250 feet down, very deep, very expensive wells. Most golf courses like this one, uses reuse water from the City of Port St. Lucie's treated wastewater, it is piped in and a lot of the green areas you see here are irrigated through reuse water. You can't put reuse water into a natural lake. Part of the problem with permitting and getting South Florida to buy off on a surficial use of water is that you are using it in the months that you have the highest rate of evaporation so you are losing 30% before you even see it. Florida has a natural dry wet cycle, our wetlands are used to that, it is something they experience throughout the entire lifetime so it is not unusual to see wetland areas be dry for a few months during the dry season and be inundated in the wet season. The last time that we tried to do a surficial well recharge of a lake system one of the comments they gave back to us was that it was a selfish use of a natural resource that was at a commodity in the State of Florida.

If that is something you would like us to explore and spend a little time doing it, we can but we don't see there being a high probability of success.

Mr. O'Connor asked do we have any ponds that are fed by a natural spring?

Mr. Matthews responded no, we do not. We have Blakeslee Creek on the north side, but we are kind of segregated and discharge to Blakeslee Creek, this development goes through the giant weir and that is the discharge to Blakeslee Creek. Blakeslee goes into North Fork and if North Fork rises, Blakeslee rises you may see backwater into this system from it, but I have never seen it. We are the engineers that designed the infrastructure and have been with this project since the beginning.

Mr. O'Connor stated I have heard certain sales associates refer to one of these ponds out here as naturally fed by a spring underground. That would be false.

Mr. Matthews stated I can't claim that I don't know the answer to that. At some point there were a couple of free-flowing wells that were used for agriculture and as far as I know the few that were in the area if there were any they have to be capped. They were not allowed to stay open.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Fenner seconded by Mr. Vogt with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

iii. Approval of Fiscal Year 2022 Meeting Schedule

Mr. Showe stated as a CDD we are required to advertise an annual meeting schedule and this ad says that we don't meet on a regular basis but will call meetings of the Board as needed and those will be separately advertised.

On MOTION by Mr. O'Connor seconded by Mr. Fenner with all in favor the notice indicating that the Board will meet on an as needed basis in Fiscal Year 2022 was approved.

iv. Field Manager's Report

Mr. Viasalyers stated everything is going well and there are no issues that I am aware of. I continue to meet with the vendors and keeping the logs and showing the lake reports.

Mr. Vogt stated I would appreciate it if we can upload the reports to the website.

Mr. Showe stated we will get those on the website.

NINTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none,

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Fenner seconded by Mr. Vogt with all in favor
the meeting adjourned at 10:19 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman