

**MINUTES OF MEETING
TESORO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tesoro Community Development District was held Monday, **May 23 2022** 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:

Emily Jones	Chairman
John Vogt	Vice Chairman
Roderick O'Conner	Assistant Secretary
Allen Borden	Assistant Secretary
Rosemary Jones	Assistant Secretary

Also present were:

Jason Showe	District Manager
Bill Capko	District Attorney by telephone
Stef Matthews	District Engineer
Alan Scheerer	Field Manager
Ronnie Howell	Native Lands

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. Administration of oath of Office to Rosemary Jones

Mr. Showe stated I administered the oath of office to Ms. Jones prior to the start of the meeting.

B. Consideration of Resolution 2022-02 Electing Officers

Mr. Showe stated we have all the officers in place.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the February 23, 2022 Meeting

On MOTION by Mr. O’Conner seconded by Mr. Vogt with all in favor the minutes of the February 23, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-03 Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing

Mr. Showe stated Resolution 2022-03 approves the proposed budget and sets the public hearing for August 22, 2022. If there is an increase in the operations and maintenance assessments, we will send a mailed notice to all the property owners. Bill is checking to see if we need to do the mailed notice because in the past the assessments have been higher.

Mr. Capko stated we believe that it is probably not required; this does not exceed the initial assessment in 2009.

Mr. Showe stated the board has approved some cleanup of those lands and all of that is included in the budget and we have included the maintenance of all those areas to keep them maintained. We projected an assessment of about \$300 and we are also putting approximately \$361,000 in a capital reserve for any projects that you might need. We anticipate that between now and the August public we will have more firm pricing for specific projects that we don’t have at this time. Today you are setting the assessment ceiling. We can bring it down between now and the August public hearing and we can move money around within the budget. If you go to \$310 then all additional revenue would go to capital. You can bring it down in a couple years if you find that you have more than you need.

Mr. Vogt stated the difference between \$300 and \$310 means we may be able to do some of the projects earlier. In the initial stages in 2009 and 2010 it was \$311 and when we went into bankruptcy it fell to \$40, which is not enough to maintain the area, so we are catching up. I am comfortable at \$310.

Mr. Matthews stated typically concrete infrastructure lasts 50+ years, the development is only 20 years old. Your outfall control structures that aren't concrete, the ones with wood is going to take a little work. A lot of times you do get retaining walls that have issues with erosion behind them, which makes them unstable and is something I have to look at. From an overall standpoint of your stormwater system, which is really what you are responsible for you should be in good shape. We can spend some money; we can hire a company to send cameras down and do a TV of them. It is not cheap, but if you want to do something like that for peace of mind it can always be done. If you see areas where there may be erosion, take a picture and send me an email and I will start cataloging the areas we need to look at on an annual basis to see what temporary repairs we can do in advance of the big ones.

On MOTION by Mr. O'Conner seconded by Ms. Emily Jones with all in favor Resolution 2022-03 approving the proposed fiscal year 2023 budget as amended with the developed home assessment being \$310 and setting the public hearing for August 22, 2022 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Matthews stated every governmental agency is now mandated to report on their 20-year stormwater capital improvement program by June 30th and we are in the process of pulling that information together. We estimate what we are going to do over the next 20-years from the capital expenditure standpoint. Repair of the retaining wall is something I'm going to show, maintenance to the system, those are dollar values I will put in the report, but it doesn't indebt us to spend that money.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Vogt seconded by Mr. O'Conner 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. Presentation of Number of Registered Voters - 308

A copy of the letter from the supervisor of elections indicating that there are 308 registered voters residing within the district was included in the agenda package.

iv. General Election Qualifying Period and Procedure

Mr. Showe stated there are two seats that will be up for general election this year. We have included the special district qualifying procedure in the agenda package, the qualifying period is from noon June 13 to noon on June 17. You have to turn in a form 1 as well as an oath and \$25 fee and that is all handled through the supervisor of elections. The two seats up for election are seat 1 held by Emily Jones and seat 2 held by Rosemary Jones.

v. Field Manager’s Report

Mr. Scheerer stated at the last meeting I told you I would start handing out reports on a regular basis. Included today is the lake and wetland and mitigation inspection reports on Tesoro East and Tesoro West. I’m here every other week and meet with the contractors, we drive both sides documenting any deficiencies we see. All the lakes are in pretty good shape, Lake 4 on the east side has minor road grass and Lake 6 had road grass sprayed. The mitigation on the east side has some cattail and primrose willow, which Native Lands is working on and the wetland work is continuing. Everything is in really good shape.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

It was the consensus of the board to use less chemicals when possible.

NINTH ORDER OF BUSINESS

Next Meeting Date – August 22, 2022

Mr. Showe stated the next meeting is August 22, 2022.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. O’Conner seconded by Ms. Emily Jones with all in favor the meeting adjourned at 10:32 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman