

**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 22, 2022** at 10:00 a.m. at the Tesoro Club, 2000 S.E. Via Tesoro, Port St. Lucie, Florida.

Present and constituting a quorum were:

Emily Jones <i>by phone</i>	Chairman
John Vogt	Vice Chairman
Allen Borden	Assistant Secretary
Rosemary Jones	Assistant Secretary

Also present were:

Jason Showe	District Manager
Bill Capko <i>by phone</i>	District Attorney
Stef Matthews	District Engineer
Tom Kiernan	Culpepper & Terpening
Ronnie Howell	Native Lands

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the May 23, 2022 Meeting**

On MOTION by Ms. Rosemary Jones seconded by Mr. Vogt with all in favor the minutes of the May 23, 2022 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**                      **Organizational Matters**

**A. Administration of the Oath of Office to Rosemary Jones**

The oath of office was administered prior to the meeting.

**FIFTH ORDER OF BUSINESS**                      **Public Hearing**

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

**A. Consideration of Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations**

Mr. Showe stated Resolution 2022-04 adopts the Fiscal Year 2023 budget. John and I went through some changes and our intent is to move the carry forward surplus out of the revenue line, so it doesn't show as a revenue. You will still have that same money that will show in the capital reserve, but it is not shown as a revenue. Under administrative expenses there is an increase in insurance and under field operations there were some increases to contract costs including trimming of phases 1-4, which was added to the budget as well as some inflationary increases. There is an increase in assessments to \$310 per home and 25% less for any vacant lot. All additional funds will go into capital reserve.

*\*Ms. Emily Jones joined the conference call at this time.*

Mr. Showe opened the floor for public comment and there being none, the Board took the following action.

On MOTION by Mr. Vogt seconded by Ms. Rosemary Jones with all in favor Resolution 2022-04 was approved as amended removing carry forward from revenue and showing a transfer to capital transfer.

**B. Consideration of Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Showe stated Resolution 2022-05 imposes the special assessments and certifies the assessment roll. Attached to the resolution will be the adopted budget with the minor changes we discussed as well as the assessment roll.

Mr. Showe opened the floor for public comment and there being none the board took the following action.

On MOTION by Ms. Rosemary Jones seconded by Mr. Vogt with all in favor Resolution 2022-05 Imposing the Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. Vogt seconded by Ms. Rosemary Jones with all in favor the public hearing was closed.

**SIXTH ORDER OF BUSINESS**

**Consideration of First Amendment to the Agreement for Wetland, Lake and Upland Preserve Maintenance Services with Native Lands Management**

Mr. Showe stated next is the first amendment to the agreement with Native Lands for wetland, lake, and upland preserve maintenance services.

On MOTION by Mr. Vogt seconded by Ms. Rosemary Jones with all in favor the first amendment to the Agreement for wetland, lake, and upland preserve maintenance services with Native Lands Management to extend the term through September 30, 2023 and include the fiscal year 2023 pricing schedule was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the First Amendment to the Agreement for Wetlands, Boundary and Lake Banks Landscape Maintenance Agreement with Wellington Pro Lawn Care**

Mr. Showe stated next is the first amendment to the agreement for wetlands, boundary, and lake banks landscape maintenance with Wellington Pro Lawn Care. There is a 5% increase that is not reflected in the budget but there are other account lines that we can adjust to support this 5% increase.

On MOTION by Ms. Rosemary Jones seconded by Mr. Vogt with all in favor the first amendment to the agreement with Wellington Pro Lawn Care to increase compensation by 5% and to extend the agreement through fiscal year 2023 was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Mr. Matthews stated as I reported last time the Florida Department of Environmental Protection required that by the end of June we submit a 20-year needs analysis for our storm drains system. We did successfully send that to the county and they sent it to DEP.

I will apologize for emails I sent out on possible costs on maintenance of a weir, and it turns out it is not ours to maintain; it is the county's. I have reached out to them to let them know we think it is in poor condition.

Mr. Vogt asked can we request that the engineer follow-up with them to ensure that results in some action and copy the board on what you send to St. Lucie? Mr. Showe stated yes.

**C. Manager**

**i. Approval of Check Register**

On MOTION by Ms. Rosemary Jones 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 2023 Meeting Schedule**

On MOTION by Mr. Vogt seconded by Ms. Rosemary Jones with all in favor the notice indicating that the board will meet on an as needed basis in fiscal year 2023 was approved.

Mr. Showe stated before the meeting started, we talked about there not being a meeting scheduled at this point and Mr. Vogt might have some projects to be completed. If the board is amenable to designate John to do some small projects with Ronnie prior to the next meeting, we would bring those back to the board for ratification.

**ELEVENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Ms. Rosemary Jones seconded by Mr. Vogt with all in favor the meeting adjourned at 10:23 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman

On MOTION by Ms. Rosemary Jones seconded by Mr. Borden with all in favor John Vogt was authorized to approve some projects for improvements to be brought back to the board for ratification at the next meeting.

**iv. Field Manager’s Report**

Mr. Scheerer stated we continue to meet with Ronnie on a regular basis and go through the contractual obligations they have as well as Wellington and looking at some of the buffer areas. Our biggest challenge right now is we need a more rain than we are getting. The east side maintenance is coming along, west side we talked about with the mitigation and additional work that Ronnie is doing. It is looking really good out here. We entered into an agreement with Tropiscapes to do the work on Bella Strano water feature, we have holes in the underlayment, some rocks in the wrong place and we are trying to get the flow of water to increase. Native Lands has done a great job removing some saw palmettos and cleaning up some of the interior plantings. We are trying to get an agreement with Sullivan Electric to do regular PMs of the system to make sure once the waterfall has been fixed and working properly that we have somebody looking at it on a regular basis.

John and I are doing a drive through on Tuesday and I will have a map prepared by the engineer of areas of responsibility and use that to define what we are currently doing and any future areas that may need to be ours, POA or golf course.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being none,