

**MINUTES OF MEETING
TESORO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tesoro Community Development District was held Monday, **September 23, 2024** at 10:00 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	Chairman
Roderick O’Conner	Vice Chairman
Allen Borden	Assistant Secretary
Emily Jones	Assistant secretary

Also present were:

Jason Showe	District Manager
Bill Capko	District Attorney <i>by telephone</i>
Roberto Cabrera	District Engineer <i>by telephone</i>
Alan Scheerer	Field Manager
Matt Hans	GMS
Jeremy LeBrun	GMS
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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 12, 2024 Meeting

On MOTION by Mr. Vogt seconded by Mr. O’Conner with all in favor the minutes of the June 12, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-04
Resetting the Date, Time and Location of the
Fiscal Year 2025 Budget Adoption Public
Hearing**

Mr. Showe stated this changes the public hearing date from your last scheduled meeting to today.

On MOTION by Mr. O’Conner seconded by Mr. Vogt with all in favor Resolution 2024-04 Resetting the Date, Time and Location of the Fiscal Year 2025 Budget Adoption Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

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

A. Consideration of Resolution 2024-05 Adopting the Fiscal Year 2025 Budget and Relating to Annual Appropriations

Mr. Showe stated attached to the resolution is the draft budget as exhibit A and I will note there is no proposed assessment increase.

On MOTION by Mr. O’Conner seconded by Mr. Borden with all in favor Resolution 2024-05 Adopting the Fiscal Year 2025 Budget and Relating to Annual Appropriations was approved.

B. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2024-06 imposes the special assessments and certifies the assessment roll. Attached to the resolution will be the adopted budget and the assessment roll.

On MOTION by Mr. Vogt seconded by Mr. Borden with all in favor Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. O’Conner seconded by Ms. Emily Jones with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Vogt stated ask the engineer to look at the walls because I have reports that the cap is off and the wall is starting to peel and it has become a major issue. We need to go back to John Dunton and the City of Port St. Lucie and say this is now off and is an emergency.

Mr. Showe stated we will keep pushing. I know John has contacted Mr. Dunton and we will push the engineer to get us a response.

Mr. Vogt stated we need to keep ahead of it so that it cannot fail.

Mr. Cabrera joined the meeting by telephone at this time.

Mr. Vogt stated the discussion is the A-25 structure wall that was inspected earlier this week. What does the inspection look like?

Mr. Cabrera stated I haven’t had a chance to check with Stef on that.

Mr. Vogt stated Stef needs to give me an answer today so I can go back and discuss it with the City of Port St. Lucie. We consider this to be a priority.

Mr. Cabrera stated I will meet with Stef as soon as we are done with this call and provide a response.

Mr. Vogt stated Stef needs to give me an answer and he said was going to talk to John Dunton and that needs to take place today. We cannot afford to have that wall fail.

Mr. Cabrera asked did Stef send you an inspection report on this?

Mr. Vogt stated Tom Terpening was out earlier this week.

Mr. Cabrera stated I will get with both of them and we will issue an inspection report on that too.

Mr. Vogt stated I need to get this to John Dunton before the end of this month because his budget starts on October 1st and he needs to be very clear that this is part of his major budget.

You were going to give us an exhibit and write up to enable us to put it in front of the ownership to look at the two small portions of land just north of Hole 10 where the water is coming out of the 824 structure.

Mr. Cabrera stated we put together two sketches in support of a possible easement. The next bet would be to make contact with the two property owners and I would be more than glad to do that if you want us to.

Mr. Vogt asked can you send that to me today or tomorrow and I can get in touch with the owners?

Mr. Cabrera stated I thought you already had that.

Mr. Vogt stated I'm assuming there is a drawing. You gave me drawings last meeting. I don't have copies of those drawings and we need a brief statement in the front saying they give us authority.

Mr. Cabrera stated okay, I can do that.

Mr. Vogt stated we need to make sure we record it so that Jason's query is answered correctly.

Mr. Cabrera stated I will prioritize the structure first then I will work on the specs.

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 balance sheet and income statement were included in the agenda package.

iii. Adoption of District Goals and Objectives

Mr. Showe stated the next item is in response to house bill 7013 that requires the district to develop some goals and performance measures. We put together a draft set of performance measures and standards that are things that we are required to do anyway. In December we have to report on whether or not we achieved these goals and put that on the website.

On MOTION by Mr. O’Conner seconded by Mr. Vogt with all in favor the goals and objectives were approved.

iv. Review of Fiscal Year 2025 Meeting Schedule

On MOTION by Mr. O’Conner seconded by Mr. Borden with all in favor the notice indicating that the board will meet on an as needed basis in fiscal year 2025 was approved.

v. Delegation of Authority to Approve Projects

On MOTION by Ms. Emily Jones seconded by Mr. O’Conner with all in favor Mr. Vogt was delegated the authority to approve the 2025 projects within the budget guidelines.

D. Field Manger’s Report

- i. Consideration of 2024/2025 Wetland Preserve Maintenance Renewal**
- ii. Consideration of 2024/2025 Landscape Maintenance Renewal**

On MOTION by Mr. O’Conner seconded by Mr. Vogt with all in favor the agreements for wetland preserve maintenance with Native Lands and landscape maintenance with Wellington were approved.

SEVENTH ORDER OF BUSINESS Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

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

September 23, 2024

Tesoro CDD

A handwritten signature in blue ink, appearing to read "Antonio J. Phillips", written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to read "John J. ...", written over a horizontal line.

Chairman/Vice Chairman