

**MINUTES OF MEETING  
TESORO  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tesoro Community Development District was held Thursday, **February 27, 2025** at 10:00 a.m. at 125 SE Via Tesoro, Port St. Lucie, Florida.

Present and constituting a quorum were:

John Vogt	Chairman
Allen Borden	Vice Chairman
Rosemary Jones	Assistant Secretary

Also present were:

Jason Showe	District Manager
Bill Capko <i>by phone</i>	District Attorney
Roberto Cabrero	Culpepper & Terpening
Alan Scheerer	Field Manager
Matt Hans	GMS
Andressa Philippi	GMS - SF
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**

Ms. Vogt stated everything is looking great, keep doing what you are doing.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath of Office to Newly Appointed Elected Supervisors**

Mr. Showe being a notary public of the State of Florida administered the oath of office to Mr. Vogt and Mr. Borden.

**B. Consideration of Resolution 2025-01 Electing Officers**

On MOTION by Mr. Vogt seconded by Ms. Rosemary Jones with all in favor Resolution 2025-01 reflecting the following: John Vogt chairman, Allen Borden vice chair, Paul Winkeljohn secretary, Emily Jones, Rosemary Jones, Michael Ferrucci, Andressa Phillippi, Rich Hans, Patti Powers assistant secretaries, Patti Powers, treasurer, Rich Hans, Sherri Henning and Darrin Mossing assistant treasurers, was approved.

**FOURTH ORDER OF BUSINESS****Approval of the Minutes of the September 23, 2024 Meeting**

On MOTION by Mr. Borden seconded by Mr. Vogt with all in favor the minutes of the September 23, 2024 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS****Review of CDD Areas of Responsibility**

Mr. Vogt stated Tesoro started in 2000 and was put together from parcels of land and those parcels of land over the course of ownership changes don't reflect exactly what golf courses and houses and areas were bought and the ownership of those do not make sense to who is responsible for what other than the homeowner lots. Looking at the property appraiser's lot lines doesn't help us. We have looked at the permits, in 2010 after the CDD was formed because the CDD was not part of the original creation. Wherever water flows, preserves or lakes, the flow from the roads and homes into preserve areas, lakes, etc. that flow belongs to the CDD. Homes are outside that and roads and common areas are simple to define and is in keeping with the 2010 permit. The engineer has created a map with various layers and is included in the responsibility of areas. We will amend it as necessary.

Mr. Cabrero stated these are areas the CDD is responsible for maintaining the obligations under the ERP permit, although some of these areas are not under direct ownership of the CDD.

**SIXTH ORDER OF BUSINESS****Discussion of Transfer of District Management to GMS, South Florida**

Mr. Showe stated next is discussion of a transfer of district management to GMS South Florida. South Florida had some districts in the Central Florida area. South Florida is much

closer to this district and we are doing some swaps of districts that are geographically closer to the offices that can best serve them. Matt from the South Florida office is here and he has been providing field management services. Your accounting services are being provided by the South Florida office. The biggest changes will be the management structure and manager. Andressa is here who will be assigned district manager from the South Florida office. I will be around as long as needed and help out and participate by phone as much as I can and be a resource for this district.

Mr. Capko stated to give the board some comfort I have worked with Andressa and the staff from South Florida for many years and just like your current outgoing staff they are very professional and competent and I'm sure that will not change.

On MOTION by Ms. Rosemary Jones seconded by Mr. Vogt with all in favor Transferring the management contract to the GMS-SF office, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being no comments, the next item followed.

#### **B. Engineer**

There being no comments, the next item followed.

#### **C. Manager**

##### **i. Approval of Check Register**

On MOTION by Mr. Borden seconded by Mr. Vogt 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.

**D. Field Manger's Report**

Mr. Hans stated Ronni has done some amazing work, clearing out a lot of areas, sight lines for the golf course and just finished clearing the underbrush on hole no. 2. In terms of invasives we are well below our 5% allowed, we are closer to 1%.

**i. Consideration of Agreement for Environmental Consulting Services**

Mr. Showe stated this is not a continuing service agreement but if we need somebody to come out and provide expertise on the environmental side, we would utilize them.

On MOTION by Mr. Borden seconded by Mr. Vogt with all in favor the agreement for environmental consulting services with Hobe Sound Environmental Consultants, Inc. was approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Rosemary Jones seconded by Mr. Vogt with all in favor the meeting adjourned at 10:22 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman