



**TRADITION
COMMUNITY DEVELOPMENT
DISTRICT NOS. 1 - 11
PORT ST. LUCIE
REGULAR BOARD MEETING
APRIL 3, 2024
11:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.traditioncdd1.org
www.traditioncdd2.org
www.traditioncdd3.org
www.traditioncdd4.org
www.traditioncdd5.org
www.traditioncdd6.org
www.traditioncdd7.org
www.traditioncdd8.org
www.traditioncdd9.org
www.traditioncdd10.org
www.traditioncdd11.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11
Tradition Town Hall
10799 SW Civic Lane
OR
Join Zoom Meeting:
<https://us02web.zoom.us/j/3341025012?omn=86769435444>
Meeting ID: 334 102 5012
Dial In at: 1 929 436 2866
Port St. Lucie, FL 34987
REGULAR BOARD MEETING
April 3, 2024
11:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions
- E. Comments from the Public for Items Not on the Agenda
- F. Consent Items
 - 1. Approval of March 6th, 2024, Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
 - 1. Consideration of Appointment to District 6/Seat 3
 - 2. Consider Resolution No. 2024-10; Election of Officers.....Page 8
- I. Administrative Matters
 - 1. Manager’s Report
 - 2. Attorney’s Report
 - 3. Engineer’s Report
 - 4. Financial Report (Under Separate Cover).....Page 9
 - 5. Founder’s Report
- J. Board Member Discussion Requests and Comments
- K. Adjourn

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11
FISCAL YEAR 2023/2024
REGULAR BOARD MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Tradition Community Development District Nos. 1-11 (“Districts”) will conduct Regular Board Meetings of the Board of Supervisors (“Board”) for the purpose of conducting the business of the Districts that may properly come before the Board. The following meetings will be held at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the following dates:

October 4, 2023
November 1, 2023
December 6, 2023
January 3, 2024
February 7, 2024
March 6, 2024
April 3, 2024
May 1, 2024
June 5, 2024
July 3, 2024
August 7, 2024
September 4, 2024

***Irrigation Rate Committee Meeting – 9:00 a.m.**
Southern Grove CDD Meeting – 10:30 a.m.
Tradition CDD Meeting – 11:00 a.m.

An Irrigation Committee Meeting will take place at 9:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the above dates, as indicated.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the Districts’ websites or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that one or more Supervisors may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a meeting is advised that they will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim

record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

www.traditioncdd1.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 09/25/23

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

**Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987**

OR

<https://us02web.zoom.us/j/3341025012?omn=89080543376>

Meeting ID: 334 102 5012

Dial In at: 1 929 436 2866

Port St. Lucie, FL 34987

REGULAR BOARD MEETING MINUTES

March 6, 2024

11:00 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Tradition Community Development District No.'s 1-11 of March 6, 2024, was called to order at 11:00 a.m. in the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on September 25th, 2023, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

CDD #'s 1,2,7,8,9,10&11		
Chairman	Eric Sexauer	Present
Vice Chairman	William Pittsley	Present
Supervisor	Steven Dassa	Present
Supervisor	Tara Toto	Present
Supervisor	Ricardo Mojica	Absent

CDD # 3		
Supervisor	Vacant	-
Chairman	Isiah Steinberg	Present
Vice Chairman	Rick Dufour	Present
Supervisor	Vacant	-
Supervisor	Roy Perconte	Present

CDD # 4		
Chairman	Gail Cost	Present
Vice Chairman	Rich Giglia	Present
Supervisor	Rob Siedlecki	Absent
Supervisor	Lauren Leandre	Present
Supervisor	Drew Wesley	Present

CDD # 5		
Supervisor	Cathy Powers	Present
Chairperson	Chris King	Present
Supervisor	Dave Lasher	Present
Supervisor	Rick Dixon	Present
Vice Chairman	Joe Pinto	Present

CDD # 6		
Chairman	Jerry Krbec	Present
Vice Chairman	Luis Pagan	Present
Supervisor	Ralph Ritter	Absent
Supervisor	John Slicher	Present
Supervisor	George Russell	Present

Staff members in attendance were:

District Manager	Andrew Karmeris	Special District Services, Inc.
District Manager	Stephanie Brown	Special District Services, Inc.
Assistant District Manager	Jessica Wargo	Special District Services, Inc.
District Counsel	Susan Garrett	Torcivia, Donlon, Goddeau & Rubin, P.A.
District Engineer	Kelly Cranford	Culpepper and Terpening

Also present were: See attached sign-in sheet

D. SEAT NEW BOARD MEMBERS/ADMINISTER OATH OF OFFICE/APPOINTMENT TO BOARD VACANCIES

There were no board member appointments.

E. ADDITIONS OR DELETIONS TO AGENDA

1. 12548 SW Sunrise Lake Terrace- Pool Work Authorization No. #WA-19-143-169
2. 10705 SW Village Pkwy- Fiber Optic WA# 19-143-170
3. Change Order 1 Solitude Annual Contract
4. Change Order 2 Solitude Annual Contract
5. WA #19-143-171; Seville Water Feature

A **Motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Dassa, and passed unanimously by CDD No. 1 to Adopt the agenda as amended.

F. COMMENTS FROM THE PUBLIC NOT ON THE AGENDA

There were no comments from the public.

G. CONSENT ITEMS

- 1. Approval of February 7, 2024, Regular Board Meeting**
- 2. Approve and Ratify Tradition Bike Share Agreement with Slidr, LLC**

Dr. Powers requested to pull Consent item #2 for further discussion. Item placed under New Business # 8.

A **Motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Dassa, and passed unanimously by CDD No. 1 to approve all item(s) under Consent as amended.

H. OLD BUSINESS

There were no matters of old business to come before the Board.

I. NEW BUSINESS

- 1. Consider Purchase Order TRA-1-2024-02 for Garber Ford F150 Truck**

A **Motion** was made by CDD No. 9 Mr. Sexauer, seconded by Mr. Dassa, and passed unanimously by CDD No. 9 to approve purchase order TRA-1-2024-02 for the Garber Ford F150 truck.

- 2. Consider Recommendation from the Lake Banks Committee**

Dr. Powers inquired about the previous meeting request with Mr. Sexauer to discuss the history of the lake bank maintenance and recommendations from the Lake Banks Committee. Mr. Sexauer responded that an email has been sent to the Lake Banks Committee regarding scheduling a meeting.

- 3. 12548 SW Sunrise Lake Terrace-Pool Work Authorization No. WA-19-143-169**

A **Motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Dassa, and passed unanimously by CDD No. 1 to approve 12548 SW Sunrise Lake Terrace pool work authorization No. WA-19-143-169.

- 4. 10705 SW Village Pkwy Fiber Optic Work Authorization No. WA-19-143-170**

A **Motion** was made by CDD No. 1 Mr. Dassa, seconded by Mr. Sexauer, and passed unanimously by CDD No. 1 to approve 10705 SW Village Pkwy fiber optic work authorization No. WA-19-143-170.

- 5. Change Order 1 Solitude Annual Contract**

Ms. King voiced her concerns about removing the reporting requirements and Solitude not performing all obligations as listed in the annual contract. District Engineer Ms. Cranford clarified that the spreadsheet requirement was being removed from the contract, not the report. After further board discussion, a **Motion** was made by CDD No. 1 Mr. Dassa, seconded by Mr. Sexauer, and passed unanimously by CDD No. 1 to Approve Change Order 1 of the Solitude annual contract.

- 6. Change Order 2 Solitude Contract**

A Motion was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Dassa, and passed unanimously by CDD No. 1 to approve Change Order No. 2 of the Solitude annual contract.

7. Seville Water Feature Work Authorization No. WA-19-143-171

A **Motion** was made by CDD No. 1 Mr. Dassa, seconded by Mr. Sexauer, and passed unanimously by CDD No. 1 to approve Seville Water Feature work authorization No. WA-9-143-171.

8. Approve and Ratify Tradition Bike Share Agreement with Slidr, LLC

Dr. Powers voiced her concern about insurance liability issues and CDD's covering the entire cost for maintenance. Mr. Sexauer responded that the bike share agreement ratification was for software only. Consensus of the Board to table New Business item #2 to allow time to discuss agreement concerns with SDS.

J. ADMINISTRATIVE MATTERS

1. Manager's Report

The District Manager had nothing further to report.

2. Attorney's Report

The District's Attorney had nothing further to report.

3. Engineer's Report

The District Engineer had nothing further to report.

4. Financial Report

Mr. Karmeris provided the financial report and notified the Board the accounting process is still being updated. The board asked for an update on outstanding irrigation payments. Ms. Wargo responded that letters have been sent out and contact has been made to those residents that have outstanding irrigation invoices.

5. Founder's Report

No Founder's report was offered.

K. BOARD MEMBER COMMENTS

Dr. Powers requested a Founders report to be given in the near future and expressed her gratitude to Ms. Cranford for coming out to the Peacock Canal to assist with getting the pump station running. She also asked for an update on the Heart sculpture installation. Mr. Sexauer responded that a schedule is being put together and the Heart sculpture should be erected within the next month. Ms. King stated that Mattamy has been doing an excellent job with the outreach meetings and wanted to know when the next one would be scheduled. Mr. Sexauer responded that the next meeting is scheduled for April.

L. ADJORNMENT

There being no further business to come before the Board, Mr. Sexauer adjourned the meeting at 11:56am.

Secretary/Assistant Secretary

Chair/Vice-Chair

Print Signature

Print Signature

RESOLUTION 2024-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF TRADITION
COMMUNITY DEVELOPMENT DISTRICT 6, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Tradition Community Development District 6 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF TRADITION COMMUNITY
DEVELOPMENT DISTRICT 6:**

1. The following persons are elected to the offices shown, to wit:

Jerry Krbec	Chairman
Luis Pagan	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
George Russell	Assistant Secretary
John Slicher	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3rd DAY OF April 2024.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT 6**

Secretary / Assistant Secretary

Chairman

Financial Report: Under Separate Cover

