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**MINUTES OF MEETING  
SOLTERRA RESORT  
COMMUNITY DEVELOPMENT DISTRICT**

6 The Regular Meeting of the Board of Supervisors of the Solterra Resort Community  
7 Development District was held on Thursday, January 25, 2018 at 10:00 a.m. at the Solterra Resort  
8 Amenity Center, 5200 Oakmont Boulevard, Davenport, Florida.

9 **FIRST ORDER OF BUSINESS - Roll Call**

10  
11 Ms. Comings-Thibault called the meeting to order.

12 Present and constituting a quorum were:

13  
14 James Harvey Board Supervisor, Chairman  
15 Greg Meath Board Supervisor, Vice Chairman  
16 Brad Walker Board Supervisor, Assistant Secretary  
17 Troy Simpson Board Supervisor, Assistant Secretary  
18 David Langhout Board Supervisor, Assistant Secretary  
19

20 Also present were:

21  
22 Patricia Comings-Thibault District Manager  
23 Jere Earlywine District Counsel (*via phone*)  
24 Tonja Stewart District Engineer (*via phone*)  
25

26 *Due to failure of the recording equipment the recording of this meeting was not available at the time of*  
27 *transcription.*

28 *The following is a summary of the discussions and actions taken at the Solterra Resort CDD Supervisors*  
29 *meeting on January 25, 2018.*

30  
31 **SECOND ORDER OF BUSINESS – Audience Comments**

32 There being none, next item followed.

33 **THIRD ORDER OF BUSINESS – Vendor Reports**

34 **A. Aquatics Systems Report**

35 Ms. Comings-Thibault presented the Aquatics Systems Report and asked for comments or  
36 questions.

37 **B. DPFG Operations Report**

38 Ms. Comings-Thibault presented the DPFG Operations Report and asked for comments or  
39 questions.

40 **C. Melrose Lifestyle Services Report- To Be Distributed**

41 Ms. Comings-Thibault introduced the Melrose Lifestyle Services Report.

42 **FOURTH ORDER OF BUSINESS – Administrative Items**

43 **A. Approval of Minutes of the October 26, 2017 Meeting**

44 Ms. Comings-Thibault presented the minutes of the October 26, 2017 Meeting, and asked for  
45 comments, questions or corrections.

46 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board  
47 accepted the minutes of October 26, 2017 Meeting for the Solterra Resort Community Development  
48 District.

49

50 **B. Acceptance of the Unaudited December 2017 Financial Statements**

51 Ms. Comings-Thibault presented the Unaudited December 2017 Financial Statements and asked  
52 for any comments or questions.

53 On a MOTION by Mr. Harvey, SECONDED by Mr. Langhout, WITH ALL IN FAVOR, the Board  
54 accepted the Unaudited December 2017 Financial Statements for the Solterra Resort Community  
55 Development District.

56

57 **C. Acceptance of Resignation of Supervisor Simpson**

58 Ms. Comings-Thibault presented the Acceptance of Resignation of Supervisor Simpson and  
59 asked for any comments and questions.

60 On a MOTION by Mr. Langhout, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
61 accepted the Resignation of Supervisor Simpson for the Solterra Resort Community Development  
62 District.

63

64 **D. Board Nomination & Appointment to Vacant Board Supervisor Seat #4 Term Expiring  
65 11/01/2018**

66

67 Ms. Comings-Thibault requested a nomination for the Vacant Board Supervisor Seat #4 Term  
68 Expiring 11-01-2018.

69 On a MOTION by Mr. Harvey, SECONDED by Mr. Langhout, WITH ALL IN FAVOR, the Board  
70 appointed Candice Smith for the vacant Board Supervisor Seat #4, Term Expiring 11/01/2018 for the  
71 Solterra Resort Community Development District.

72

73 **E. Oath of Office of New Supervisor & Form 1. Waiver or Acceptance of Compensation**

74 Ms. Comings-Thibault presented the Oath of Office to Ms. Smith and asked her to recite and sign  
75 it. She was also given a Form 1 to fill out.

76 Ms. Comings-Thibault advised Ms. Smith that she was entitled to up to \$200 per meeting and  
77 asked if she accepted or waived. Ms. Smith waived compensation.

78

79

80 **F. Consideration and Adoption of Resolution 2018-01 R-Designation of Officers.**

81 Ms. Comings-Thibault presented Resolution 2018-01, Re-Designation of Officers.

82 On a MOTION by Mr. Langhout, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board  
83 adopted Resolution **2018-01**, Re-Designation of Officers with Mr. Harvey as Chairman, Mr. Meath as  
84 Vice Chairman, Ms. Comings-Thibault as Secretary/Treasurer, Mr. Aagaard as Assistant Treasurer, Ms.  
85 Johns as Assistant Secretary, and Mr. Langhout, Mr. Walker and Ms. Smith as Assistant Secretaries for  
86 the Solterra Resort Community Development District.

87

88 **G. Consideration & Adoption of Resolution 2018-02, Designating the Primary**  
89 **Administrative Office & Principal Headquarters**

90 Ms. Comings-Thibault presented Resolution 2018-02, designating the Primary Administrative  
91 Office & Principal Headquarters. Ms. Comings-Thibault asked for any comments or questions.

92 On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board adopted  
93 Resolution **2018-02**, designating the Primary Administrative Office & Principal Headquarters for the  
94 Solterra Resort Community Development District.

95

96 **FIFTH ORDER OF BUSINESS – Business Matters**

97 **A. Consideration of Yellowstone Proposal - Additional Phase 2 Maintenance - \$250**  
98 **Monthly: Misty Oak**

99 Ms. Comings-Thibault presented the Consideration of the Yellowstone Proposal and asked for  
100 comments or questions.

101 On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board  
102 approved the Yellowstone Proposal - Additional Phase 2 Maintenance (Misty Oak) - \$250 monthly, for  
103 the Solterra Resort Community Development District.

104

105 **B. Consideration of Proposals for Tennis Wind Screen**

106 Ms. Comings-Thibault presented and reviewed the Proposal for Tennis Wind Screens below:

107 **1. Costal Fitness Equipment- \$4,346 (net of tax)**

108 **2. Wilkins- \$3,748.29**

109 On a MOTION by Mr. Harvey, SECONDED by Mr. Langhout, WITH ALL IN FAVOR, the Board  
110 approved the Wilkins Proposal for \$3,748.29 for the Solterra Resort Community Development District.

111

112 **C. Discussion of Rules Regarding Food & Beverage on the Amenity Deck- To Be Distributed**

113 Ms. Comings-Thibault introduced and presented the Discussion of Rules Regarding Food &  
114 Beverage on the Amenity Deck and asked for comments or questions.

115 On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board  
116 approved to not allow residents to have food or drink in the Amenity Deck for the Solterra Resort  
117 Community Development District.

118

119 **SIXTH ORDER OF BUSINESS- Consent Agenda**

120 **A. Ratification of Holiday Decoration- \$971.35**

121 Ms. Comings-Thibault discussion the ratification of the Holiday Decorations.

122 **B. Ratification of Yellowstone Proposals-**

123 Ms. Comings-Thibault introduced the ratification of the Yellowstone Proposals shown below:

124 **1. Pool Pump Screening- \$1,175.60**

125 **2. Medjool Palm Removal- \$500**

126 **C. Ratification of Kalibur Renovation- Painting/Shelf Install at Guardhouse- \$990**

127 Ms. Comings-Thibault presented the ratification of Kalibur Renovation.

128 On a MOTION by Mr. Langhout, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board  
129 ratified items A-C for the Solterra Resort Community Development District.

130 **D. Ratification of Rental Agreement with Perfect Pesach, LLC**

131 Ms. Comings-Thibault presented the ratification of the Rental Agreement with Perfect Pesach,

132 LLC

133 On a MOTION by Mr. Langhout, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board ratified  
134 the Rental Agreement with Perfect Pesach, LLC for the Solterra Resort Community Development  
135 District.

136

137 **SIXTH ORDER OF BUSINESS – Staff Reports**

138 **A. Manager**

139 Ms. Comings-Thibault presented the Manager Report and asked for any comments or questions.

140 Ms. Comings-Thibault discussed the Curb Report and the proposals for Curb Maintenance. Ms.

141 Comings-Thibault discussed pressure washing the garage area.

142 Discussion ensued.

143 **B. Attorney**

144 There being none, next item followed.

145 **C. District Engineer**

146 There being none, next item followed.

147 **D. Amenity Manager**

148 presented the Amenity Manager Report and asked for any comments or questions.

149 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

150 There being none, next item followed.

151 **NINTH ORDER OF BUSINESS – Adjournment**

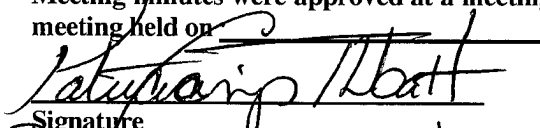
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153 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board  
154 adjourned the meeting for the Solterra Resort Community Development District.

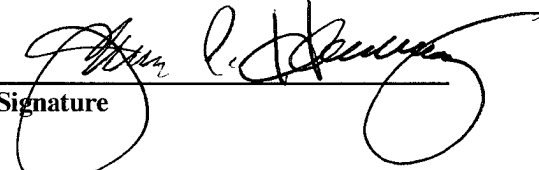
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156 \*Each person who decides to appeal any decision made by the Board with respect to any matter  
157 considered at the meeting is advised that person may need to ensure that a verbatim record of the  
158 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

159 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
160 meeting held on \_\_\_\_\_.

161   
162 \_\_\_\_\_  
163 Signature

164 Patricia M. Thibault  
165 \_\_\_\_\_  
166 Printed Name  
167 Title:  Secretary  Assistant Secretary

  
\_\_\_\_\_  
Signature

John L. Henson  
\_\_\_\_\_  
Printed Name  
Title:  Chairman  Vice Chairman