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

The Regular Meeting of the Board of Supervisors of the Solterra Resort Community Development District was held on Thursday, July 26, 2018 at 10:00 a.m. at the Solterra Resort Amenities Center, 5200 Oakmont Boulevard, Davenport, FL 33837.

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FIRST ORDER OF BUSINESS – Roll Call

Ms. Comings-Thibault called the meeting to order.

On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved the temporary chairman to be **Mr. Brad Walker** for the Solterra Resort Community Development District.

Present and constituting a quorum were:

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Jon Seifel	Board Supervisor, Chairman
Brad Walker	Board Supervisor, Vice Chairman
Candice Smith	Board Supervisor, Assistant Secretary

Also present were:

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Patricia Comings-Thibault	District Manager
Jere Earlywine	District Counsel
Tonja Stewart	District Engineer (<i>via phone</i>)
Josear Lopez	Yellowstone
Rob Stuitz	Yellowstone

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The following is a summary of the discussions and actions taken at the July 26, 2018 Solterra Resort CDD Board of Supervisors meeting.

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SECOND ORDER OF BUSINESS – Audience Comments

Moving on to the Second Order of Business, Ms. Comings-Thibault opened the floor for questions and comments from the audience on agenda items. There being none, next item followed.

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THIRD ORDER OF BUSINESS – Vendor Reports

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Moving on to the Third Order of Business, Ms. Comings-Thibault opened the floor to discuss the Aquatic Systems report, Exhibit 1 and the DPFG Operations report, Exhibit 2. The Melrose Lifestyle Services report was distributed and discussed.

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- A. **Exhibit 1:** Aquatic Systems
 - B. **Exhibit 2:** DPFG Operations Report
 - C. Melrose Lifestyle Services Report (*to be distributed*)

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FOURTH ORDER OF BUSINESS – Administrative Items

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Moving on to the Fourth Order of Business, Ms. Comings-Thibault presented Exhibit 3-9 and asked for questions or corrections. The following administrative items were discussed:

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- A. **Exhibit 3:** Aquatic System Amenities from the May 24, 2018 Meeting

On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved the **May 24, 2018 Meeting Minutes** for the Solterra Resort Community Development District.

44 B. **Exhibit 4: Acceptance of the Unaudited June 2018 Financial Statements**

45 On a MOTION by Mr. Walker, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board
46 accepted the Unaudited June 2018 Financial Statements for the Solterra Resort Community
47 Development District.

48 C. **Exhibit 5: Presentation of the Supplemental Engineers Report**

49 D. **Exhibit 6: Presentation of the Supplemental Assessment Methodology Report (*In Substantial***
50 ***Form*)**

51 E. **Exhibit 7: Consideration of Resolution 2018-06, Declaring Special Assessments**

52 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board
53 adopted Resolution 2018-06, Declaring Special Assessments to be held on **September 27, 2018 at**
54 **10:00 a.m.** for the Solterra Resort Community Development District.

55 F. **Exhibit 8: Consideration of Resolution 2018-07, Authorizing the Acquisition of Certain Utilities**
56 **Improvements**

57 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board
58 adopted Resolution **2018-07**, Authorizing the Acquisition of Certain Utilities Improvements for the
59 Solterra Resort Community Development District.

60 G. **Consideration & Discussion of Amenity and Café Related Matters**

61 ➤ **Termination of Melrose Lifestyle Services**

62 On a MOTION by Mr. Walker, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board
63 approved the Termination of Melrose Lifestyle Services for the Solterra Resort Community
64 Development District.

65 ➤ **Termination of Café Operation Lease**

66 On a MOTION by Mr. Walker, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board
67 approved the Termination of Café Operation Lease for the Solterra Resort Community
68 Development District.

69 ➤ **Acceptance of Evergreen Amenity Management Agreement**

70 On a MOTION by Mr. Walker, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board
71 accepted the Evergreen Amenity Management Agreement for the Solterra Resort Community
72 Development District.

73 ➤ **Exhibit 9: Acceptance of Evergreen Café Operation Lease Agreement**

74 On a MOTION by Mr. Walker, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board
75 accepted the Evergreen Café Operation Lease agreement for the Solterra Resort Community
76 Development District.

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

78 Moving on to the Fifth Order of Business, Ms. Comings-Thibault opened the floor to discuss
79 business matters, Exhibit 10-12.

80 A. **Exhibit 10:** Consideration of JR Cleaning Proposal – 7 days a week - **\$2,400.00** Monthly

81 **This business matter is being tabled for a subsequent meeting.**

82 B. **Exhibit 11:** Consideration of Yellowstone Proposal for Maintenance Service - **\$427.00** Monthly

83 On a MOTION by Mr. Walker, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board
84 accepted the Yellowstone Proposal for Maintenance Service - **\$427.00 Monthly** for the Solterra Resort
85 Community Development District.

86 C. **Exhibit 12:** Acceptance of SWFWMD Permit Transfer – Solterra Phase 2

87 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board
88 accepted the SWFWMD Permit Transfer – Solterra Phase 2 for the Solterra Resort Community
89 Development District.

90 **SIXTH ORDER OF BUSINESS – Consent Agenda**

91 Moving on to the Sixth Order of Business, Comings-Thibault presented Exhibit 14 & 15 and
92 opened the floor to discuss the following consent agenda items:

93 A. Ratification of Yellowstone Proposals:

94 ➤ **Proposal 1:** Irrigation Repairs - **\$491.13**

95 ➤ **Proposal 2:** Backfill Trench on misty Oak - **\$150.00**

96 ➤ **Proposal 3 (Exhibit 13):** Zoysia Replacement on Soccer Field - **\$6,055.28** (Received:
97 **\$2,527.64**)

98 B. **Exhibit 14:** Ratification of Contract with Polk County Property Appraiser

99 C. **Exhibit 15:** Ratification of Partial Release of Easements – Related to Tract FD 1

100 D. Ratification of Envera Contract:

101 ➤ Remote Monitoring Service Agreement

102 ➤ Remote Monitoring Service Agreement Addendum

103 ➤ **Exhibit 16:** Guest Liability Agreement

104 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board
105 approved consent agenda items **Items A-D** for the Solterra Resort Community Development District.

106 E. Discussion of ADA Compliance and the Website – **Statute Minimum**

107 On a MOTION by Mr. Walker, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board
108 approved the Discussion of ADA Compliance and the Website for the Solterra Resort Community
109 Development District.

110 **SEVENTH ORDER OF BUSINESS – Staff Reports**

111 Moving on to the Seventh Order of Business, Ms. Comings-Thibault opened the floor to discuss
112 staff reports from the parking manager, district counsel, and the amenity manager. Discussion ensued
113 concerning parking. Ms. Comings-Thibault asked for any questions, corrections, or supervisors requests.
114 There being none, next item followed.

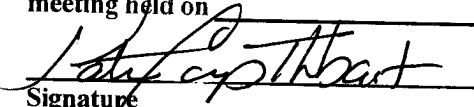
115 **EIGHTH ORDER OF BUSINESS – Adjournment**

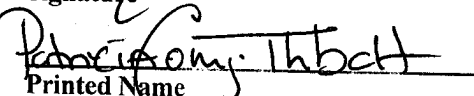
116 Moving on to the next item on the agenda, the Board of Business. Ms. Comings-Thibault called for a motion to adjourn
117 the meeting.

118 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board
119 adjourned the meeting for the Solterra Resort Community Development District.

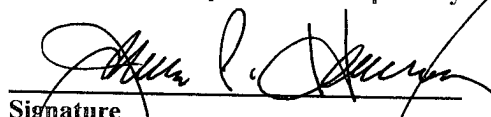
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121 **Each person who decides to appeal any decision made by the Board with respect to any matter*
122 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
123 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
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125 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
126 meeting held on _____

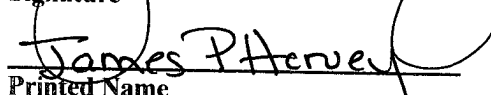
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128 _____
129 Signature

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132 Printed Name

133 Title: Secretary Assistant Secretary



Signature



Printed Name

Title: Chairman Vice Chairman