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

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The Regular Meeting of the Board of Supervisors of the Solterra Resort Community Development District was held on Thursday, August 23, 2018 at 10:00 a.m. the Solterra Resort Amenities Center, 5200 Oakmont Boulevard, Davenport, Florida 33837.

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FIRST ORDER OF BUSINESS – Roll Call

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Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

James Harvey	Board Supervisor, Chairman
Greg Meath	Board Supervisor, Vice Chairman
Brad Walker	Board Supervisor, Assistant Secretary
Jon Seifel	Board Supervisor, Assistant Secretary
Candice Smith	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager
Maik Aagaard	Assistant Treasurer
Jere Earlywine	District Counsel (<i>via phone</i>)
Tonya Stewart	District Engineer (<i>via phone</i>)
Camille Evans	Greenberg Traurig, P.A. (<i>via phone</i>)
Robert C. Gang	Greenberg Traurig, P.A. (<i>via phone</i>)

The following is a summary of the discussions and actions taken at the August 23, 2018 Solterra Resort CDD Board of Supervisors meeting.

SECOND ORDER OF BUSINESS – Audience Comments (*limited to three minutes on agenda items*)

Ms. Comings-Thibault opened the floor for the audience to ask questions and to comment on agenda items. There being none, next item followed.

THIRD ORDER OF BUSINESS – Vendor Reports

Ms. Comings-Thibault presented the vendor reports that included the Aquatic Systems report (*Exhibit 1*), the DPG Operations report (*Exhibit 2*), and the Melrose Lifestyle Services report to the Board for their review and consideration.

FOURTH ORDER OF BUSINESS – Administrative Items

Ms. Comings-Thibault presented the administrative items that included the minutes of the Board of Supervisors' regular meeting held on July 26, 2018 (*Exhibit 3*), the unaudited July 2018 financial statements (*Exhibit 4*), and Resolution 2018-08; Designating Meeting Dates, Times & Location to the Board (*Exhibit 5*) for their review and consideration.

A. *Exhibit 3:* Approval of the Minutes of July 26, 2018 Meeting

On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors' regular meeting held on **July 26, 2018** for the Solterra Resort Community Development District.

47 **B. *Exhibit 4:*** Acceptance of the Unaudited July 2018 Financial Statements

48 On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board
49 accepted the Unaudited **July 2018** Financial Statements for the Solterra Resort Community Development
50 District.

51 **C. *Exhibit 5:*** Consideration of Resolution 2018-08; Designating Meeting Dates, Times & Location

52 On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board adopted
53 Resolution **2018-08**; Designating Meeting Dates, Times & Location as amended to be held on the 4th
54 Thursday of every month (cancelling the November 22, 2018 and the December 27, 2018 meeting) at
55 10:00 a.m. at the Solterra Resort Amenities Center, 5200 Oakmont Boulevard, Davenport, Florida 33837
56 for the Solterra Resort Community Development District.

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

59 Ms. Comings-Thibault presented the business matters and asked for a motion to open the Fiscal
60 Year (FY) 2018-2019 Budget Public Hearing. Ms. Comings-Thibault presented the Fiscal Year (FY)
61 2018-2019 Budget (*Exhibit 6*) to the Board for their review and consideration and asked for questions or
62 comments. There being none, Ms. Comings-Thibault asked for a motion to close the public hearing.

63 **A. *Exhibit 6:*** Fiscal Year (FY) 2018-2019 Budget Public Hearing

64 On a MOTION by Mr. Meath, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board opened
65 the Fiscal Year (FY) **2018-2019** Budget Public Hearing for the Solterra Resort Community Development
66 District.

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68 On a MOTION by Mr. Meath, SECONDED by Mr. Harvey, WITH ALL IN FAVOR, the Board closed
69 the Fiscal Year (FY) **2018-2019** Budget Public Hearing for the Solterra Resort Community Development
70 District.

71 **B. *Exhibit 7:*** Consideration of Resolution 2018-09; Adopting the Fiscal Year (FY) 2018-2019
72 Budget

73 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adopted
74 Resolution **2018-09**; Adopting the Fiscal Year (FY) 2018-2019 Budget & Funding Agreement subject to
75 corrections for the Solterra Resort Community Development District.

76 **C. *Exhibit 8:*** Fiscal Year (FY) 2018-2019 Assessment Public Hearing

77 Ms. Comings-Thibault asked for a motion to open the Fiscal Year (FY) 2018-2019 Assessment
78 Public Hearing. Ms. Comings-Thibault presented the special assessments (*Exhibit 8*) and asked for
79 questions or comments. There being none, Ms. Comings-Thibault asked for a motion to close the
80 public hearing.

81 On a MOTION by Mr. Meath, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board opened
82 the Fiscal Year (FY) **2018-2019** Assessment Public Hearing for the Solterra Resort Community
83 Development District.

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85 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board closed
86 the Fiscal Year (FY) **2018-2019** Assessment Public Hearing for the Solterra Resort Community
87 Development District.

88 D. Consideration of Resolution 2018-10; Providing for the Collection & Enforcement of Special
89 Assessments for Fiscal Year (FY) 2018-2019

90 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board
91 approved Resolution **2018-10**; Providing for the Collection & Enforcement of Special Assessments for
92 Fiscal Year (FY) 2018-2019 for the Solterra Resort Community Development District.

93 E. *Exhibit 10*: Consideration of Resolution 2018-11; A Declaring Resolution Designating the
94 Nature & Location of the Proposed Improvements

95 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board
96 approved Resolution **2018-11**; A Declaring Resolution Designating the Nature & Location of the
97 Proposed Improvements and to rescind the prior resolution for the Solterra Resort Community
98 Development District.

99 F. *Exhibit 11*: Consideration of Resolution 2018-12; A Delegated Award Resolution

100 Ms. Comings-Thibault presented Resolution 2018-12; A Delegated Award Resolution (*Exhibit 11*)
101 that included the Fourth Supplemental Trust Indenture (*Exhibit A*), the Bond Purchase Contract
102 (*Exhibit B*), the Preliminary Limited Offering Memorandum (*Exhibit C*), the Rule 15c2-12
103 Certificate (*Exhibit D*), and the Continuing Disclosure Agreement (*Exhibit E*) to the Board for their
104 review and consideration.

105 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adopted
106 Resolution **2018-12**; A Delegated Award Resolution (in substantial form) for the Solterra Resort
107 Community Development District.

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109 **SECOND ORDER OF BUSINESS – Consent Agenda**

110 Ms. Comings-Thibault presented the consent agenda that included the Yellowstone proposals for
111 landscape and irrigation repairs, transformer replacement, and the Solterra Boulevard repair (*Exhibit 12*)
112 and the Duke Energy proposal for Phase 2A-2 (*Exhibit 13*) to the Board for their review and
113 consideration.

114 On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board
115 approved consent agenda items for the Solterra Resort Community Development District.

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117 **SECOND ORDER OF BUSINESS – Audience Comments (New Business)**

118 Ms. Comings-Thibault opened the floor for the audience to ask questions and to comment on new
119 business. Discussion ensued concerning a resident's request for Skype meetings and another resident's
120 request for speed bumps (*Exhibit 14*).
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122 **SIXTH ORDER OF BUSINESS – Staff Reports**

123 Ms. Comings-Thibault opened the floor for the district staff to present their reports and for
124 supervisors to present their requests.
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126 **EIGHTH ORDER OF BUSINESS – Adjournment**

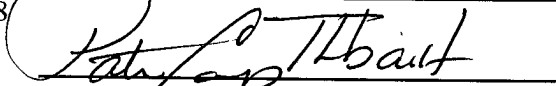
127 Ms. Comings-Thibault asked for final questions, comments, or corrections before concluding the
128 meeting. There being none, Ms. Comings-Thibault asked for a motion to adjourn the meeting.

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

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.



Signature



Signature

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Printed Name

Printed Name

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Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman