

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, February 23, 2023
Time: 9:30 a.m.
Location: Solterra Resort Amenity Center
5200 Solterra Boulevard
Davenport, Florida 33837

[Join Via Computer or Mobile App](#)
Dial-in Number: 1-904-348-0776
Phone Conference ID: 862 156 243#
(Mute/Unmute: *6)

Agenda

For the full agenda packet, please contact: sconley@dpfgmc.com

I. Roll Call:

S1: Karan Wienker
(Chair)

S2: Sharon Harley

S3: Connie Osner

S4: Anthony Crawford

S5: Ariane Casanova
(Vice Chair)

II. Audience Comments – Agenda Items

(Limited to 3 minutes per individual for agenda items)

III. Presentation on Bond Series 2013 Refinancing – FMS Bonds

Under Separate Cover

IV. Security System Shade Meeting

V. Business Items

- A. Consideration and Approval for Kimley-Horn Engineering to Proceed with Traffic Relief Concept Plans [Exhibit 1](#)
- B. Consideration of Remote Monitoring Service Proposals [Exhibit 2](#)
 - 1. [DwellingLIVE – Previously Presented](#)
 - 2. [Tekwave Solutions – Previously Presented](#)
- C. **Vendor Reports**
 - 1. Aquatic Maintenance – *Steadfast Environmental* [Exhibit 3](#)
 - 2. Landscape Maintenance – *Dana Bryant, Yellowstone Landscape*
 - 3. Amenity Manager – *Kyla Semino, Evergreen Lifestyles Management*
 - a. Consideration of Spies CAT Controller Lease Agreement - \$5,400/yr [Exhibit 4](#)
 - b. Consideration of Envera Proposal for Lazy River Camera DVR, Router and Switch Replacement - \$5,111.00 [Exhibit 5](#)
 - c. Consideration of Pest Control Proposals [Exhibit 6](#)
 - i. [Action Environmental Services – Previously Presented](#)
 - ii. [Florida Pest Control Proposal: Installation - \\$7,268 plus \\$895/month](#)
 - iii. [Massey – Previously Presented](#)
 - d. Ratification of Amended Printer Lease for Xerox VersaLink C7130T2 - \$312/month [Exhibit 7](#)
 - 4. HOA Management – *Evergreen Lifestyles Management*
- D. Discussion on Café Costs and Benefits [Exhibit 8](#)

V. Business Items (Continued)

- E. Discussion on Policies and Procedures [Exhibit 9](#)
 - 1. Polk County Fire Department Maximum Occupancy (Patio: 80/Clubhouse: 50) [Exhibit 10](#)
 - 2. Polk County Health Department Bathing Loads (Lazy River: 120; Spa: 11; Pool: 180)
- F. Discussion on Policy for Proper Use of Surplus Property Policy
- G. Discussion on Adding Amenities
- H. Discussion on Non-Solicitation Policy
- I. Discussion on Amending the Day and Time of the CDD Meetings

VI. Staff Reports

- A. District Counsel – *Meredith Hammock, KE Law Group*
- B. District Engineer – *Tonja Stewart, Stantec*
- C. District Manager – *Larry Krause, DPFPG*
 - 1. Field Operations Report [Exhibit 11](#)

VII. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 26, 2023 [Exhibit 12](#)
- B. Consideration for Acceptance – The January 2023 Unaudited Financial Report [Exhibit 13](#)

VIII. Audience Comments – New Business

(Limited to 3 minutes per individual for non-agenda items)

IX. Supervisor Requests

(Includes Next Meeting Agenda Item Requests)

X. Action Items Summary

(To Be E-mailed to Supervisors and Staff)

XI. Next Meeting Quorum Check

Confirmation of Quorum for Next Meeting Scheduled for 9:30 a.m. on March 23, 2023 at the Solterra Resort Amenity Center (5200 Solterra Blvd., Davenport, FL 33837)

XII. Adjournment