

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Friday, July 7, 2023

Time: 10:00 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

The full draft agenda packet will be posted to the CDD website under [Meeting Documents](#) when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

I. Roll Call

II. Audience Comments – Agenda Items and New Business (See Public Conduct Notice Below)

III. Shade Session - Security

A. Discussion on Responses to Security Services RFP

Under Separate Cover

IV. Guest Presentation – FMS Bonds

A. Discussion on Bond Series 2013 Refinancing

Exhibit 1

V. Business Items

A. Update on Amenity Parking Lot Project – *Kimley Horn*

Exhibit 2

B. Security and Safety Matters

1. Consideration of Responses to Security Services RFP

Exhibit 3

a. American Security

b. Arc One

c. Freeman Security

d. FTI

e. Homeland Intelligence

f. Prime Security

g. Universal Security Guard Association

C. Vendor Reports

1. Aquatic Maintenance – *Steadfast Environmental*

Exhibit 4

2. Landscape Maintenance – *Dana Bryant, Yellowstone Landscape*

3. HOA Management – *Evergreen Lifestyles Management*



V. Business Items (Continued)

C. Vendor Reports (Continued)

4. Amenity Manager – *Diana Garcia, Evergreen Lifestyles Management*

a. For Consideration:

i. Holiday Lighting Proposals Exhibit 5

A) Captain Carnival – *Previously Presented*

B) Christmas Lighting Company – *Previously Presented*

ii. Community Signage – *Previously Presented* Exhibit 6

iii. Outdoor Furniture and Cabana Updates

iv. Proposals for Fitness Center Water Service

b. Updates:

i. Lifestyle Events Schedule

D. Consideration and Adoption of **Resolution 2023-11, Resetting the Date of the Public Hearing for the Purpose of Adopting Amended Amenity Facility Rules and Policies** Exhibit 7

E. Consideration of Road and Parking Space Re-Striping Proposals Exhibit 8

1. ACPLM - \$5,383.00

2. USA Seal Stripe - \$3,500.00

VI. Staff Reports

A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*

1. Consideration of Shared Office Space Agreement

2. Code of Conduct – *Previously Presented* Exhibit 9

B. District Engineer – *Tonja Stewart, Stantec*

1. Consideration of Oakbourne Inlet Top Repair Exhibit 10

a. Finn Outdoors - \$3,400.00

b. Kearney - \$8,800.00

C. District Manager – *Kyle Darin, Vesta District Services*

1. Update for Discussion on Café Lease Agreement



VII. Consent Agenda

- | | | |
|----|---|------------|
| A. | Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 2, 2023 | Exhibit 11 |
| B. | Consideration and Acceptance of the May 2023 Unaudited Financial Report | Exhibit 12 |
| C. | Consideration and Acceptance of the FY 2022 Audited Financial Report | Exhibit 13 |
| D. | Consideration and Ratification of Proposals, Invoices and Agreements | Exhibit 14 |
| 1. | Approved Proposals: | |
| a. | Spies Lazy River Filter Grids - \$2,275.00 | |
| b. | Spies Pool Filter Grids - \$2,275.00 | |
| 2. | Aquachill Water Cooler Agreement – Option 1: \$35/mo | |
| 3. | Klinger Clubhouse Electrical Repairs Invoice - \$354.00 | |

VIII. Supervisor Requests *(Includes Next Meeting Agenda Item Requests)*

IX. Action Items Summary

X. Next Meeting Quorum Check

*Friday, August 4, 2023 at 10:00 a.m.
Solterra Resort Amenity Center
5200 Solterra Blvd., Davenport, FL 33837*

XI. Adjournment

PUBLIC CONDUCT NOTICE:

- Members of the public are provided the opportunity for public comment at specific times during the meeting.
- Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer, which may be shortened depending on the number of speakers.
- Speakers shall refrain from disorderly conduct, including launching personal attacks.
- The Presiding Officer and District Manager shall have the discretion to remove any speaker that disregards the District’s public decorum policies.
- Public comments are not a Q&A session; Board Supervisors and District staff are not expected to respond to questions during the public comment period.

