

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. Guest Presentation – FMS Bonds

A. Discussion on Bond Series 2013 Refinancing

[Exhibit 1](#)

IV. Business Items

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

[Exhibit 2](#)

B. Vendor Reports

1. Aquatic Maintenance – *Steadfast Environmental*

[Exhibit 3](#)

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

3. HOA Management – *Evergreen Lifestyles Management*

4. Amenity Manager – *Jayme Biggs, Vesta Property Services*

a. For Consideration:

i. Holiday Lighting Proposals

[Exhibit 4](#)

A) [Captain Carnival](#) – *Previously Presented*

B) [Christmas Lighting Company](#) – *Previously Presented*

ii. Community Signage – *Previously Presented*

[Exhibit 5](#)

iii. Outdoor Furniture and Cabana Updates

b. Updates:

i. Lifestyle Events Schedule

C. 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 6](#)

V. Business Items (Continued)

D. Consideration of Road and Parking Space Re-Striping Proposals [Exhibit 7](#)

1. [ACPLM - \\$5,383.00](#)

2. [USA Seal Stripe - \\$3,500.00](#)

V. Consent Agenda

A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 2, 2023 [Exhibit 8](#)

B. Consideration and Acceptance of the May 2023 Unaudited Financial Report [Exhibit 9](#)

C. Consideration and Acceptance of the FY 2022 Audited Financial Report [Exhibit 10](#)

D. Consideration and Ratification of Proposals, Invoices and Agreements [Exhibit 11](#)

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](#)

3. [Klinger Clubhouse Electrical Repairs Invoice - \\$354.00](#)

VI. Shade Session - Security

A. Discussion on Responses to Security Services RFP *Under Separate Cover*

VII. Security and Safety Matters

A. Consideration of Responses to Security Services RFP [Exhibit 12](#)

1. American Security

2. Arc One

3. Freeman Security

4. FTI

5. Homeland Intelligence

6. Prime Security

7. Universal Security Guard Association

VIII. Staff Reports

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

1. Consideration of Shared Office Space Agreement

2. Code of Conduct – *Previously Presented* [Exhibit 13](#)

B. District Engineer – *Tonja Stewart, Stantec*

1. Consideration of Oakbourne Inlet Top Repair

[Exhibit 14](#)

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

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

X. Action Items Summary

XI. Next Meeting Quorum Check

Friday, August 4, 2023 at 10:00 a.m.

Solterra Resort Amenity Center

5200 Solterra Blvd., Davenport, FL 33837

XII. 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.