

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Friday, August 4, 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

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.

III. Bond Series 2013 Refinancing – FMS Bonds

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|----|---------------------------------------------------------------------------------------------------------------------------------|-----------|
| A. | Consideration and Acceptance of FMS Bonds Agreement for Placement Agent Services and G-17 Disclosure | Exhibit 1 |
| B. | Consideration and Adoption of Resolution 2023-12, Delegated Award Resolution | Exhibit 2 |
| | <ul style="list-style-type: none"> • Exhibit A – Trust Indenture • Exhibit B – Escrow Deposit Agreement | |
| C. | Consideration and Acceptance of Series 2023 Bonds Supplemental Special Assessment Methodology Report, Dated August 4, 2023 | Exhibit 3 |

IV. Amended Amenity Policy and Rules Adoption

A. Amended Amenity Policy and Rules Public Hearing

1. Open Public Hearing
2. Presentation of Amended Amenity Policy and Rules Exhibit 4
3. Public Comments (*See Public Conduct Notice Above*)
4. Close Public Hearing

B. Consideration and Adoption of **Resolution 2023-13, Adopting Amended Amenity Policy and Rules** Exhibit 5

V. FY 2023-2024 Budget Adoption

A. FY 2023-2024 Budget Public Hearing

1. Open Public Hearing
2. Presentation of FY 2023-2024 Budget Exhibit 6
3. Public Comments (*See Public Conduct Notice Above*)
4. Close Public Hearing

B. Consideration and Adoption of **Resolution 2023-14, Adopting FY 2023-2024 Budget** Exhibit 7

C. FY 2023-2024 Assessment Public Hearing

1. Open Public Hearing
2. Presentation of FY 2023-2024 Assessment Allocation Exhibit 8
3. Public Comments (*See Public Conduct Notice Above*)
4. Close Public Hearing

D. Consideration and Adoption of **Resolution 2023-15, Providing for the Collection and Enforcement of Special Assessments for FY 2023-2024** Exhibit 9

VI. Business Items

A. Vendor Reports

1. Aquatic Maintenance – *Steadfast Environmental* Exhibit 10
2. Landscape Maintenance – *Dana Bryant, Yellowstone Landscape*
3. HOA Management – *Evergreen Lifestyles Management*

VI. Business Items (Continued)

A. Vendor Reports (Continued)

4. Amenity Manager – *Jayme Biggs, Vesta Property Services*
 - a. Consideration of Holiday Lighting Proposals Exhibit 11
 - i. Captain Carnival – *Previously Presented*
 - ii. Christmas Lighting Company – *Revised*
 - iii. Nightscape Illumination
 - iv. TPG Lighting
 - b. Consideration of Spies Pool Filter Tank Wall and Autofill Repair Proposal - \$1,325.00 Exhibit 12
 - c. Consideration of Pressure Washing Proposals Exhibit 13
 - i. Blue Nova Pressure Washing
 - ii. Buddys Pressure Washing and Roof Cleaning – Softwash and Sand Seal Pool and Lazy River Decks, Rinse Pool Furniture, Wash and Treat Playground - \$16,050.00
 - iii. The Pressure Guys – Pressure Wash and Mold Post-Treatment of Pool Deck and Softwash Playground Equipment - \$3,153.00
 - iv. Unashamed Pressure Washing – Clean and Sand Seal Pool and Lazy River Decks - \$24,877.50
 - v. Unashamed Pressure Washing – Softwash and Treat Playground Equipment - \$300.00
 - d. Consideration of HVAC Maintenance Service Proposals Exhibit 14
 - i. Pro-Tech
 - ii. Westbrook
 - e. Lifestyle Events Schedule Update Exhibit 15

VII. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 7, 2023 Exhibit 16
- B. Consideration and Acceptance of the June 2023 Unaudited Financial Report Exhibit 17
- C. Consideration and Ratification of Approved Proposals Exhibit 18
 1. Spies Pool Ladder Step Repair - \$325.00
 2. Spies Pool Recirculation Pump Replacement - \$1,445.00

VIII. Staff Reports

- A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*
 - 1. Update on Shared Office Space Agreement
- B. District Engineer – *Tonja Stewart, Stantec*
- C. District Manager – *Kyle Darin, Vesta District Services*
 - 1. Update for Discussion on Café Lease Agreement
 - 2. Update for Discussion on Towing and Parking

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

X. Action Items Summary

XI. Next Meeting Quorum Check

Friday, September 1, 2023 at 10:00 a.m.
Solterra Resort Amenity Center
5200 Solterra Blvd., Davenport, FL 33837

XII. Adjournment