

# SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Friday, November 3, 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](mailto:sconley@vestapropertyservices.com)*

### I. Roll Call

Karan Wienker (1-C)                      Sharon Harley (2)                      Connie Osner (3)  
Bobby Voisard (4)                              Ariane Casanova (5-VC)

### 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. Business Items

#### A. Vendor Reports

1. Aquatic Maintenance – *Steadfast Environmental* [Exhibit 1](#)
2. Amenity Manager – *Jayne Biggs, Vesta Property Services* [Exhibit 2](#)
  - a. Consideration of Spies Proposal for New Life Rings - \$939.70 [Exhibit 3](#)
  - b. Consideration of Spies Proposal for Shower Repair - \$745.00 [Exhibit 4](#)
  - c. Consideration of Spies Proposal for Pool Light Fixture Repair - \$3,425.00 [Exhibit 5](#)
  - d. Consideration of Florida Wraps Pro Pool/Lazy River Replacement Signs Quote - \$745.00 [Exhibit 6](#)
3. Café Management – *Irma Crespo, Evergreen Lifestyles Management*

**III. Business Items (Continued)**

4. HOA Management – *Joe Bullins, Artemis Lifestyles Services*
5. Landscape Maintenance – *Dana Bryant, Yellowstone Landscape*
  - a. Consideration of Proposal to Fill Hedge Gap on CDD Property Behind 5512 Solterra Circle - \$170.85 [Exhibit 7](#)
6. Security Management – *Zuleika Fernandez, Florida Training & Investigations LLC (FTI)*

- B. Consideration of Café Management Proposals [Exhibit 8](#)
1. Sin City Paradise
  2. Vesta

- C. Consideration of Site Masters Inlet Top Repair Proposal - \$2,800.00 [Exhibit 9](#)

- D. Consideration and Adoption of Resolution 2024-01, Amending the FY 2022-2023 Budget – *To be Distributed* [Exhibit 10](#)

- E. Consideration and Adoption of Resolution 2024-02, Requesting Polk County Supervisor of Elections to Conduct District's General Elections [Exhibit 11](#)

**IV. Consent Agenda**

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 6, 2023 [Exhibit 12](#)
- B. Consideration and Acceptance of the September 2023 Unaudited Financial Report [Exhibit 13](#)
- C. Consideration and Ratification of Ngen Services Café Freezer Repair - \$3,035.00 [Exhibit 14](#)

**V. Staff Reports**

- A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*
- B. District Engineer – *Tonja Stewart/Greg Woodcock, Stantec*
  1. Update on Maintenance Map [Exhibit 15](#)
  2. Update for Traffic Calming Devices Discussion
- C. District Manager – *Kyle Darin, Vesta District Services*

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

- A. Discussion on Capital Improvement Options

**VII. Shade Session - Security**

- A. Discussion on Security Matters

**VIII. Security and Safety Matters**

- A. Consideration of Envera Repair Proposal - \$5,111.00 *Under Separate Cover*
- B. Consideration of Envera Equipment Proposal - \$4,225.45 *Under Separate Cover*
- C. Update on HOA Cost-Share Agreement Request for Security Equipment

**IX. Action Items Summary**

**X. Next Meeting Quorum Check**

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

	In Person	Virtually	Not
Karan Wienker			
Sharon Harley			
Connie Osner			
Bobby Voisard			
Ariane Casanova			

**XI. Adjournment**