

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Friday, February 2, 2024

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

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](#)
 - a. Consideration of Proposal to Excavate and Flush Drain at Pond 1 - \$4,206.00
2. Amenity Manager – *Jayme Biggs, Vesta Property Services* [Exhibit 2](#)
 - a. Consideration of TPG Lighting Permanent Tree Wrap Proposal [Exhibit 3](#)
 - b. Consideration of Exercise System Elliptical Proposal Options [Exhibit 4](#)
 - i. Purchase New
 - ii. Purchase Refurbished
 - iii. Repair Existing

III. Business Items (Continued)

- A. Vendor Reports (Continued)
 - 2. Amenity Manager (Continued)
 - c. Consideration of Pool and Cabana Furniture Quotes Exhibit 5
 - i. Admiral – Pool: \$50,706.25 / Cabana: \$12,463.40
 - ii. LC Furniture - Pool: \$53,125.00 / Cabana: \$16,500.00
 - iii. Minoan - Pool: \$32,900.00
 - iv. Texacraft - Pool: \$43,375.00 / Cabana: \$17,790.00
 - d. Consideration of Westbrook Pool Heater Preventative Maintenance Proposal Exhibit 6
 - 3. Café Management – *Irma Crespo, Evergreen Lifestyles Management*
 - 4. HOA Management – *Joe Bullins, Artemis Lifestyles Services*
 - 5. Landscape Maintenance – *Vicky Alvarez, Yellowstone Landscape*
 - a. Consideration of Oakmoss Loop Easement Re-sod Proposals Exhibit 7
 - i. Bahia - \$4,268.59
 - ii. St. Augustine - \$5,616.59
 - b. Consideration of Oakmoss Loop Easement Irrigation Proposal - \$1,938.58 Exhibit 8
 - 6. Security Management – *Zuleika Fernandez, Florida Training & Investigations LLC (FTI)*
- B. Consideration of Perkowski Request for License Agreement Regarding the Use of Certain District Property April 18, 2024 through May 1, 2024 Exhibit 9
- C. Discussion on Community Signs – *Previously Presented* Exhibit 10
- D. Consideration of Acorn Court Gate Repair Proposals – *Previously Presented* Exhibit 11
 - 1. All-Rite Fence Services - \$17,570.00
 - 2. Fence Depot Supply - \$14,500.00
 - 3. Premier Engineering - \$30,555.00

IV. Staff Reports

- A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*
 - 1. Discussion on RFP for District Management Services

IV. Staff Reports (Continued)

- B. District Engineer – *Greg Woodcock, Stantec*
 - 1. Discussion on Amenity Center Parking Lot Options Exhibit 12
 - a. One ADA-Compliant Space
 - b. Three ADA-Compliant Spaces
 - 2. Consideration of District Engineer Change Order Exhibit 13
- C. District Manager – *Kyle Darin, Vesta District Services*

V. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held January 5, 2024 Exhibit 14
- B. Consideration and Acceptance of the December 2023 Unaudited Financial Report Exhibit 15
- C. Ratification of Proposals Exhibit 16
 - 1. Motion Picture Licensing Corporation Umbrella License Agreement - \$1,629.00
 - 2. Spies Proposal for Pool Recirculation Pump Motor, Shaft Seal & Sleeve - \$3,850.00
 - 3. Spies Pool Filter Grid Replacement - \$2,295.00
 - 4. Yellowstone October – December 2023 Irrigation Repairs - \$4,991.09

VI. Shade Session - Security

VII. Security Matters

- A. Consideration of Accurate Electronic Change Order *Under Separate Cover*

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

IX. Action Items Summary

X. Next Meeting Quorum Check

Friday, March 1, 2024 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