

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Friday, March 1, 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](#)
2. Amenity Manager – *Jayme Biggs, Vesta Property Services* [Exhibit 2](#)
 - a. Consideration of Amenity Proposals
 - i. TPG Lighting – Permanent Lighting for Clubhouse Plus Warranty [Exhibit 3](#)
 - ii. TPG Lighting – Holiday Lighting for 2024 Season - \$8,262.00 [Exhibit 4](#)
 - iii. Exercise Systems – General Repairs - \$651.00 [Exhibit 5](#)

III. Business Items

- A. Vendor Reports
 - 2. Amenity Manager
 - a. Consideration of Amenity Proposals (Continued)
 - iv. Cabana furniture Exhibit 6
 - A) Minoan (Polywood)
 - 1) Option 1: Braxton - \$21,144.00
 - 2) Option 2: Lakeside - \$19,592.00
 - 3) Option 3: Braxton/Newport - \$30,912.00
 - B) Sunbrite Outdoor Furniture
 - 1) Option 1 - \$54,230.00
 - 2) Option 2 (Adding 10 Lounge Chairs) - \$64,405.00
 - v. Spies - Replace 2 Pool Heaters (#1 & #4) - \$10,295.00 Exhibit 7
 - vi. Pickleball Striping Exhibit 8
 - A) Pro Court Surfacing - \$18,800.00
 - B) Stewart Tennis Court & Fencing
 - 1) Option 1 - \$32,200.00
 - 2) Option 2 - \$43,300.00
 - vii. Golf Carts Exhibit 9
 - A) Advantage Golf Carts - \$7,500.00
 - B) Bargain Carts - \$7,650.00
 - C) Jeffrey Allen - \$7,545.00
- 3. Café Management – *Irma Crespo, Evergreen Lifestyles Management*
- 4. HOA Management – *Joe Bullins, Artemis Lifestyles Services*
 - a. Discussion of HOA Concerns Regarding Parking
- 5. Landscape Maintenance – *Vicky Alvarez, Yellowstone Landscape* Exhibit 10
 - a. Consideration of Landscape and Irrigation Proposals
 - i. Front Entrance Landscape Replenishment - \$4,667.75 Exhibit 11
 - ii. January Irrigation Repairs - \$1,892.42 Exhibit 12
 - iii. Quarterly Palm Injections - \$787.69 Exhibit 13

III. Business Items

- A. Vendor Reports
 - 5. Landscape Maintenance
 - a. Consideration of Landscape and Irrigation Proposals (Continued)
 - iv. Oakmoss Loop Easement Landscape Replacement [Exhibit 14](#)
 - A) [Ground Cover](#)
 - B) [River Rock](#)
 - 6. Security Management – *Zuleika Fernandez, Florida Training & Investigations LLC (FTI)*

IV. Staff Reports

- A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*
- B. District Engineer – *Greg Woodcock, Stantec*
 - 1. Discussion on Amenity Center Parking Lot Options [Exhibit 15](#)
 - 2. Consideration and Acceptance of Maintenance Map [Exhibit 16](#)
- C. District Manager – *Kyle Darin, Vesta District Services*
 - 1. Discussion on FY 2025 Budget [Exhibit 17](#)

V. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 2, 2024 [Exhibit 18](#)
- B. Consideration and Acceptance of the January 2024 Unaudited Financial Report [Exhibit 19](#)
- C. Ratification of Yellowstone Irrigation Repair Proposal - \$656.94 [Exhibit 20](#)

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

VII. Action Items Summary

VIII. Next Meeting Quorum Check

Friday, April 5, 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			

IX. Adjournment