

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Friday, April 5, 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 skonley@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 Midge Fly Adulticide Surfactant Treatment Proposal - \$31,275.00 (9 treatments: \$3,745.00/mo.)
 - b. Consideration of Nuisance Insect Fogging Proposal - \$7,650.00 (9 treatments)
 - c. Consideration of Monthly Debris Pickup - \$7,830.00 (9 events: \$870.00/event)
 - d. Consideration of Aquatic Maintenance Service Agreement Renewal - \$29,724.00 (\$2,477.00/mo.)
2. Amenity Manager – *Jayne Biggs, Vesta Property Services* [Exhibit 2](#)
 - a. Consideration of Amenity Proposals

- i. TGP Lighting – Revised Holiday Lighting - \$6,609.60 [Exhibit 3](#)
- ii. Pickleball Striping
 - A) 4-Court [Exhibit 4](#)
 - 1) [Cross Court Resurfacing 4-Court - \\$10,900.00](#)
 - 2) [Stewart Tennis Court & Fencing 4-Court - \\$43,300.00](#)
 - B) 2-Court [Exhibit 5](#)
 - 1) [Innovative Sport Surfacing 2-Court - \\$29,910](#)
 - 2) [Stewart Tennis Court & Fencing 2-Court - \\$28,600.00](#)
- iii. USA Seal and Stripe Lane Divider & Parking Stall Striping - \$750.00 [Exhibit 6](#)
- iv. Trash Cans - \$1,649.90 [Exhibit 7](#)
- v. 9-Hole Mini Golf Course Construction [Exhibit 8](#)
 - A) Yellowstone - \$40,000
- 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*
 - a. Consideration of Landscape and Irrigation Proposals
 - i. [Clubhouse Irrigation Conversion & Sod Removal - \\$622.19](#) [Exhibit 9](#)
 - ii. [Coontie Palm Transplanting at Utility Room - \\$237.31](#) [Exhibit 10](#)
 - iii. [February Irrigation Repairs - \\$1,550.55](#) [Exhibit 11](#)
 - iv. [Mulch Installation - \\$61,226.95](#) [Exhibit 12](#)
 - v. [Oakmoss Loop Easement \(CDD-maintained\) Ground Cover Plus Irrigation - \\$14,953.54 – *previously presented*](#) [Exhibit 13](#)
 - vi. [Solterra Blvd. Boulder Installation - \\$10,997.55](#) [Exhibit 14](#)
- 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*
- C. District Manager – *Kyle Darin, Vesta District Services*
 - 1. Discussion on Preliminary FY 2025 Budget

[Exhibit 15](#)

V. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held March 1, 2024
- B. Consideration and Acceptance of the February 2024 Unaudited Financial Report

[Exhibit 16](#)

[Exhibit 17](#)

VI. Shade Session – Security (*Supervisors will discuss security items only; no business will be conducted while in this Closed Session*)

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

VIII. Action Items Summary

IX. 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			

X. Adjournment