

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Friday, January 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 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 Accurate Equipment Change Order for Pool Pedestrian Gate Upgrades – *Under Separate Cover*
 - b. Consideration of Spies Proposals [Exhibit 3](#)
 - i. [Repair Fourth Pool Shower - \\$745.00](#)
 - ii. [Install Four LED Light Fixtures \(Replacing Three Existing\) - \\$5,365.00](#)
 - iii. [Replace Pool Heater #2 - \\$5,395.00](#)

III. Business Items (Continued)

A. Vendor Reports (Continued)

2. Amenity Manager (Continued)

b. Consideration of Spies Proposals (Continued)

iv. Option to Replace Four Pool Heaters with One Large Commercial Pool Heater - \$42,692.00

v. Replace the Main Drain Frames and Grates in the Pool and Spa - \$3,425.00

vi. Replace the Main Drain Frames and Grates in the Lazy River - \$5,695.00

c. Consideration of Pest Control Proposals

Exhibit 4

i. All Florida

ii. Massey

iii. Truly Nolen

d. Consideration of USA Seal & Stripe Parking Space Striping Proposal - \$500.00

Exhibit 5

e. Consideration of Estimate for Alligator Signs

Exhibit 6

f. Consideration of Clubhouse Furniture Replacement Estimates

Exhibit 7

i. American Signature Furniture - \$,1300.00

ii. Ashley Furniture - \$1,008

iii. Home Depot - \$,148.40

g. Consideration of Pool Bathroom Door Replacements (2) Proposals

Exhibit 8

i. Atlas Door Repair - \$15,996.00

ii. Premier Engineering - \$6,948.00

iii. Prestige Contractor Services - \$2,700.00

h. Consideration of Guardhouse Canopy Roof Repairs Proposals

Exhibit 9

i. Classic Roofing and Construction - \$11,240.00

ii. Premier Engineering - \$2,358.00

iii. Prestige Contractor Services - \$2,500.00

i. Consideration of Acorn Court Gate Repair Proposals

Exhibit 10

i. All-Rite Fence Services - \$17,570.00

ii. Fence Depot Supply - \$14,500.00

iii. Premier Engineering - \$30,555.00

III. Business Items (Continued)

A. Vendor Reports (Continued)

3. Café Management – *Irma Crespo, Evergreen Lifestyles Management*
4. HOA Management – *Joe Bullins, Artemis Lifestyles Services*
5. Landscape Maintenance – *Dana Bryant, Yellowstone Landscape*
6. Security Management – *Zuleika Fernandez, Florida Training & Investigations LLC (FTI)*

- B. Consideration and Adoption of **Resolution 2024-02, Designating Registered Agent and Office** [Exhibit 11](#)
- C. Consideration and Adoption of **Resolution 2024-03, Adding Assistant Treasurer and Designating Signatories** [Exhibit 12](#)
- D. Consideration of LLS Tax Solution Engagement for 2024 and 2025 Arbitrage Reporting [Exhibit 13](#)
- E. Discussion on Café Management Scope and Authorization of Staff to Proceed with the Request For Proposals [Exhibit 14](#)

IV. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held November 3, 2023 [Exhibit 15](#)
- B. Consideration and Acceptance of the November 2023 Unaudited Financial Report [Exhibit 16](#)
- C. Consideration and Acceptance of Bond Series 2018 Arbitrage Report Indicating No Cumulative Rebate Requirement Liability as of October 3, 2023 [Exhibit 17](#)
- D. Consideration and Ratification of Emergency Repair Proposals [Exhibit 18](#)
 1. Envera Main Gate Camera Surge/Lighting Damage Repair - \$1,281.00 - *Under Separate Cover*
 2. Spies Heaters #3 and #4 Repairs - \$1,245.00
 3. Spies Waterfall Repair - \$1,695.00

V. Staff Reports

- A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*
- B. District Engineer – *Greg Woodcock, Stantec*
 1. Consideration and Acceptance of District Ownership/Maintenance Map [Exhibit 19](#)
- C. District Manager – *Kyle Darin, Vesta District Services*

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

- A. Discussion on Future Capital Improvements (Wienker)
- B. Review of Towing Policy (Voisard) [Exhibit 20](#)

VII. Shade Session - Security

A. Discussion on Security Matters

VIII. Action Items Summary

IX. Next Meeting Quorum Check

Friday, February 2, 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