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**MINUTES OF MEETING
SOLTERRA RESORT
COMMUNITY DEVELOPMENT DISTRICT**

6 The Regular Meeting of the Board of Supervisors of the Solterra Resort Community
7 Development District was held on Thursday, August 27, 2015 at 10:00 a.m. at the Solterra Resort
8 Amenity Center, 5200 Oakmont Boulevard, Davenport FL 33837.

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FIRST ORDER OF BUSINESS - Roll Call

11 Ms. Comings-Thibault called the meeting to order.

12 Present and constituting a quorum were:

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|---------------------------------------|---------------------------------------|
| 13 James Harvey | Board Supervisor, Chairman |
| 14 Greg Meath | Board Supervisor, Vice Chairman |
| 15 Troy Simpson | Board Supervisor, Assistant Secretary |
| 16 Brad Walker (after Oath of Office) | Board Supervisor, Assistant Secretary |

17 Also present were:

| | |
|------------------------------|--------------------|
| 18 Patricia Comings-Thibault | District Manager |
| 19 Jere Earlywine | District Counsel |
| 20 Maik Aagaard | Managing Principle |
| 21 Bill Fife | Melrose Management |

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SECOND ORDER OF BUSINESS – Audience Comments

24 There being none, next item followed.

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THIRD ORDER OF BUSINESS – Vendor Items

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A. Landscape Operations Report

29 Ms. Comings-Thibault presented the Landscape Operations Report and asked for comments or
30 questions.

31 Discussion ensued.

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B. Aquatics Report

34 Ms. Comings-Thibault presented the Aquatics Report and asked for comments or questions.

35 Discussion ensued.

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FOURTH ORDER OF BUSINESS – Administration Items

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A. Resignation of William Carlisle

40 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
41 accepted the resignation of Mr. William Carlisle as Board Supervisor for the Solterra Resort Community
42 Development District.

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B. Nomination for Open Supervisor Seat

45 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board
46 nominated Mr. Brad Walker a member of the Board of Supervisors for the Solterra Resort Community
47 Development District.

1 **C. Oath of Office – Newly Elected Supervisor**

2 Mr. Walker read and signed the Oath of Office.

3 Mr. Earlywine explained the Sunshine Law and Public Records.

4 **D. Compensation of Newly Elected Supervisor**

5 Ms. Comings-Thibault advised the newly elected supervisor that he is entitled to compensation of
6 \$200 per meeting, and asked whether he would like to receive or waive compensation.

7 Mr. Walker waived compensation.

8 **E. Presentation of Resolution 2015-14 Election of Supervisors**

9 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
10 adopted Resolution **2015-14** Election of Supervisors which establishes the officers as the same but
11 removes Mr. William Carlisle and adds Mr. Brad Walker as Assistant Secretary for the Solterra Resort
12 Community Development District.

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14 **F. Approval of Minutes of the May 28, 2015 Meeting**

15 Ms. Comings-Thibault presented the minutes of May 28, 2015 meeting, and asked for comments,
16 questions or corrections.

17 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
18 approved the minutes of the Board of Supervisors' meeting held on May 28, 2015 for the Solterra Resort
19 Community Development District.

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21 **G. Acceptance of the Unaudited July 2015 Financial Statements**

22 Ms. Comings-Thibault presented the Unaudited July 2015 Financial Statements and asked for
23 comments or questions.

24 Discussion ensued.

25 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
26 accepted the Unaudited July 2015 Financial Statements for the Solterra Resort Community Development
27 District.

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29 **FIFTH ORDER OF BUSINESS – Business Matters**

30 **A. Fiscal Year 2015-2016 Budget Public Hearing**

31 **1. Open Public Hearing**

32 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
33 opened the Public Hearing for the Solterra Resort Community Development District.

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35 **2. 2015-2016 Budget Presentation**

36 Ms. Comings-Thibault presented the 2015-2016 Budget and asked for comments
37 or questions.

38 **3. Public Comment and Testimony**

39 There being none, next item followed.

40 **4. Close Public Hearing**

41 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board closed
42 the Public Hearing for the Solterra Resort Community Development District.

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2 **5. Consideration of Resolution 2015-12 Annual Appropriations and the Fiscal**
3 **Year 2015-2016 Budget**

4 Ms. Comings-Thibault presented for consideration Resolution 2015-12 Annual

5 Appropriations and the Fiscal Year 2015-2016 Budget and asked for comments or questions.

6 Discussion ensued.

7 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adopted
8 Resolution **2015-12** Annual Appropriations and Fiscal Year 2015-2016 Budget for the Solterra Resort
9 Community Development District.

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11 **6. Consideration of Resolution 2015-13 Imposing Special Assessments to Fund**
12 **the Fiscal Year 2015-2016 Proposed Budget**

13 Ms. Comings-Thibault presented for consideration Resolution 2015-13 Imposing Special

14 Assessments to Fund the Fiscal Year 2015-2016 Proposed Budget and asked for comments or
15 questions.

16 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
17 adopted Resolution **2015-13** Imposing Special Assessments to Fund the Fiscal Year 2015-2016 Proposed
18 Budget for the Solterra Resort Community Development District.

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20 **B. Review and Approval of the 2015-2016 Meeting Schedule**

21 Ms. Comings-Thibault presented the 2015-2016 Meeting Schedule and asked for comments or
22 questions.

23 Discussion ensued. The Board agreed to meet on the fourth Thursday at 10 a.m., with the next
24 meeting scheduled for January 28, 2016, unless a special meeting is warranted.

25 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board
26 approved the 2015-2016 Meeting Schedule and agreed to meet on the fourth Thursday at 10 a.m. for the
27 Solterra Resort Community Development District.

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29 **C. Acceptance of the FY 2014 Annual Financial Report**

30 Ms. Comings-Thibault presented the FY 2014 Annual Financial Report and asked for comments
31 or questions.

32 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
33 accepted the FY 2014 Annual Financial Report for the Solterra Resort Community Development District.

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35 **D. Approval of the Deficit Funding Agreement**

36 Ms. Comings-Thibault presented for approval the Deficit Funding Agreement and asked for
37 comments or questions.

38 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board accepted
39 the FY 2014 Annual Financial Report for the Solterra Resort Community Development District.

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41 **E. Proposal for Audio System**

42 Ms. Comings-Thibault presented proposals for an Audio System and asked for comments or
43 questions.

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- Sound Waves - Option 1 - \$8,728.77
- Sound Waves - Option 2 - \$7,001.82
- Audio Images - \$7,256

This item was tabled.

F. Pressure Washing Proposals for Pool Area

Mr. Fife presented pressure washing proposals for the pool area and asked for comments or questions.

On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board approved authorizing up to \$1300 for pressure washing the pool deck area in October, 2015 for the Solterra Resort Community Development District.

G. Proposal for Internet Service - \$245 set-up - \$85 monthly

On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board agreed to order the Clubhouse a phone line for the Solterra Resort Community Development District.

H. Acceptance of the Phase 2A1 Plat

Ms. Comings-Thibault presented the Phase 2A1 Plat and asked for comments or questions.

On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board accepted the Phase 2A1 Plat for the Solterra Resort Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Manager

There being none, next item followed.

B. Attorney

There being none, next item followed.

C. Engineer

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Request

Mr. Harvey requested a Monthly Occupancy Report.

EIGHTH ORDER OF BUSINESS – Adjournment

On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board adjourned the meeting for the Solterra Resort Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
2 meeting held on _____.

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Signature

Signature

Printed Name
Title: Secretary Assistant Secretary

Printed Name
Title: Chairman Vice Chairman