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

10 The Regular Meeting of the Board of Supervisors of the Solterra Resort Community
11 Development District was held on Thursday, February 25, 2016 at 10:00 a.m. at the Solterra Resort
12 Amenity Center, 5200 Oakmont Boulevard, Davenport, Florida.

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FIRST ORDER OF BUSINESS - Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

James Harvey	Board Supervisor, Chairman
Greg Meath	Board Supervisor, Vice Chairman
Brad Walker	Board Supervisor, Assistant Secretary
Troy Simpson	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager
Jere Earlywine	District Counsel
Tonja Stewart	District Engineer (via telephone)
Alan Wright	DPFG Operations
Reagan Neel	Melrose Lifestyle Services

SECOND ORDER OF BUSINESS – Audience Comments

There being none, next item followed.

THIRD ORDER OF BUSINESS – Vendor Items

A. Aquatics Systems Report – January 2016

Mr. Wright presented the Aquatics Systems Report for January 2016 and asked for comments or questions.

Discussion ensued. Mr. Harvey requested new pond proposals for Phase 2 ponds for next meeting.

B. Operations Report – February 2016

Mr. Wright presented the Operations Report for February 2016 and asked for comments or questions.

Discussion ensued.

FOURTH ORDER OF BUSINESS – Administrative Items

A. Approval of Minutes of the November 23, 2015 Meeting

Ms. Comings-Thibault presented the minutes of the November 23, 2015 meeting, and asked for comments, questions or corrections.

On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors meeting held on November 23, 2015 for the Solterra Resort Community Development District.

B. Acceptance of the Unaudited January 2016 Financial Statements

Ms. Comings-Thibault presented the Unaudited January 2016 Financial Statements and asked for comments or questions.

1 Mr. Harvey had a question about on-roll assessment collections.

2 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
3 accepted the Unaudited January 2016 Financial Statements for the Solterra Resort Community
4 Development District.

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

7 **A. Ratification of Property Appraiser Agreement**

8 Ms. Comings-Thibault presented the Property Appraiser Agreement and asked for comments or
9 questions.

10 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
11 ratified the Property Appraiser Agreement for the Solterra Resort Community Development District.

12
13 **B. Acceptance of the Amenity Center Expansion and Easement Agreement**

14 Mr. Earlywine presented the Amenity Center Expansion and Easement Agreement and asked for
15 comments or questions.

16 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
17 approved the Amenity Center Expansion and Easement Agreement in substantial form subject to District
18 Counsel and Chairman sign off for the Solterra Resort Community Development District.

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20 **C. Acceptance of Café Operation Agreement**

21 Mr. Earlywine presented the Café Operation Agreement and asked for comments or
22 questions.

23 On a MOTION by Mr. Harvey, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board
24 accepted the Café Operation Agreement in substantial form subject to District Counsel and Chairman sign
25 off for the Solterra Resort Community Development District.

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27 **D. Consideration of Millennium Proposal – Solterra Blvd. Phase 2 \$48,780**

28 Ms. Comings-Thibault presented the Millennium Proposal – Solterra Blvd. Phase 2 - \$48,780 and
29 asked for comments or questions.

30 Discussion ensued.

31 On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board
32 approved the Millennium Proposal – Solterra Blvd. Phase 2 for \$48,780 when appropriate, terminate
33 when contract is up in September 2016 and then send out RFPs at that time for the Solterra Resort
34 Community Development District.

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36 **SIXTH ORDER OF BUSINESS – Staff Reports**

37 **A. Manager**

38 There being none, next item followed.

39 **B. Attorney**

40 There being none, next item followed.

41 **C. Engineer**

42 Ms. Stewart gave an update on the maintenance on the waterslides and a start time of early May
43 was agreed upon.

1 Also, storm sewer system is stable at this point and recommended inspection on an annual basis,
2 moving to once every five years after everything is in good shape.

3 **D. Amenity Manager**

4 Ms. Neel presented the Amenity Manager's Report and asked for comments and questions.

5 Discussion ensued.

6 **SEVENTH ORDER OF BUSINESS – Public Comments**

7 There being none, the next item followed.

8 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

9 There being none, next item followed.

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11 **NINTH ORDER OF BUSINESS – Adjournment**

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

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

18 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
19 **meeting held on _____.**

20

21 _____
22 **Signature**

_____ **Signature**

23

24 _____
25 **Printed Name**

_____ **Printed Name**

26 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**