



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Friday

December 6, 2024

8:00 a.m.

Location:

Solterra Resort Amenity Center

5200 Solterra Blvd.,

Davenport, FL 33837

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Solterra Resort Community Development District

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Solterra Resort Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Solterra Resort Community Development District is scheduled for **Friday, December 6, 2024 at 8:00 a.m. at Solterra Resort Amenity Center – 5200 Solterra Blvd., Davenport, FL 33837.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 or bjeskewich@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Barry Jeskewich

Barry Jeskewich
District Manager

Cc: Attorney
Engineer
District Records

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Friday, December 6, 2024
 Time: 8:00 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: 766 858 449#
See CDD website for international dial-in numbers
 (Mute/Unmute: *6)
 (Raise/Lower Hand: *5)

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

VACANT (1) Deborah Higham (2) Brian Meert (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. Supervisor Appointment and Election Certification

- A. Consideration of **Resolution 2025-04, Canvassing and Certifying November 8, 2024 Landowners Election** [Exhibit 1](#)
- B. Administration of Seat 2 Oath of Office and Code of Conduct [Exhibit 2](#)
- C. **Seat 1 Supervisor Appointment**
 1. Consideration of Candidate Resumes *Under Separate Cover*
 2. Appointment of Seat 1 Supervisor
 3. Administration of Seat 1 Oath of Office and Code of Conduct [See Exhibit 2](#)
 4. Review of Sunshine and Public Records Laws

References:

- [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)
- [Government in the Sunshine Manual](#)
- [Free Resources for Required Ethics Training](#)

IV. Business Items

- A. Consideration and Adoption of **Resolution 2025-05, Designating Officers** [Exhibit 3](#)
- B. Consideration of License Agreement for Temporary Recreational Use of District Property (Perkowski) [Exhibit 4](#)

V. Maintenance & Management Reports and Proposals

- A. Amenity Manager – *Jayne Biggs, Vesta Property Services* [Exhibit 5](#)
 - 1. Consideration of Amenity Proposals
 - a. TPG Updated Permanent Tree Lighting Wraps - \$12,480.00 [Exhibit 6](#)
 - b. Westbrook Proposals to Clean HVAC Airhandlers [Exhibit 7](#)
 - i. Gym #11739 - \$1,180.00
 - ii. Clubhouse #11745 - \$1,180.00
 - c. Electrician Proposals to Install Lightning Protection for IT Closet [Exhibit 8](#)
 - i. Premier Engineering, Inc. - \$2,524.00
 - ii. Top Flight Electric
 - A) Option 1 - \$20,260.51
 - B) Option 2 - \$17,198.95
 - iii. Westbrook #11424 - \$1,935.84 (Previously Presented)
 - d. MPLC Inv# 50444931 for Blanket License Renewal - \$1,734.89 [Exhibit 9](#)
 - e. Minoan Estimate #59523FB6 for Four Polywood Barstools for Pool Deck Café Bar - \$1,372.80 [Exhibit 10](#)
 - f. Westbrook Proposal # SM111424-3 for Preventative Maintenance Agreement for Four New Pool Heaters - \$2,770/Yr [Exhibit 11](#)
 - 2. Discussion on Rescheduling Amenity Rules Workshop
 - 3. Review of Slide Report (Future Budget Workshop Item) [Exhibit 12](#)
- B. Aquatic Maintenance – *Steadfast Environmental* [Exhibit 13](#)
- C. Café Management – *Irma Crespo, RealManage*



V. Maintenance & Management Reports and Proposals (Continued)

D. Landscape Maintenance – *Vicky Alvarez, Yellowstone Landscape*

1. Consideration of Yellowstone Landscape and Irrigation Proposals
 - a. Clear Around Stormwater Control Structure Behind 4787 Terrasonesta #462940 - \$494.99 [Exhibit 14](#)
 - b. Hedge Infill at Oak Spring Lane #462928 - \$850.00 [Exhibit 15](#)
 - c. Install Allamanda at Solterra Springs Entrance #481228 - \$3,465.98 [Exhibit 16](#)
 - d. Straighten 24 Cypress (Hurricane Milton Damage) and Flush Cut 3 Decaying Trees at Misty Oak Circle #481566 - \$1,539.99 [Exhibit 17](#)
 - e. Straighten 3 Oaks (Hurricane Milton Damage) at Oaks Lane #481563 - \$454.99 [Exhibit 18](#)
 - f. Irrigation Repairs [Exhibit 19](#)
 - i. September #481492 - \$1,050.43
 - ii. November #494170 - \$2,034.00
 - g. Trim 261 Oak Trees #481814 - \$44,692.99 [Exhibit 20](#)
2. Consideration of Sand Volleyball Court Proposals
 - a. Prep Ground for 5' Extension of Sand Volleyball Court #458539 - \$2,273.97 – *Previously Presented* [Exhibit 21](#)
 - b. Add 8 Yds White Sand to Extend Volleyball Court #458533 - \$560.00 – *Previously Presented* [Exhibit 22](#)
 - c. Install 2 New Landscape Beds #481155 - \$3,205.98 (Revised) [Exhibit 23](#)

DI. Security Management – *Zuleika Fernandez, Florida Training & Investigations LLC (FTI)*

DII. Consideration of Proposals for Aquatic Maintenance [Exhibit 24](#)

1. Crosscreek Environmental - \$3,750.00/Month (\$45,000/Yr)
2. Remson Proposal # 2129 - \$4,353.00/Month (\$52,236.00/Yr)
3. Sitex Aquatics - \$3,890.00/Month (\$46,680.00/Yr)
4. Steadfast (Current Provider) - \$2,393.00/Month (\$28,718.00/Yr)

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

A. Supervisor Meert Discussion Items

1. Cell Phone Tower
2. HOA Office Space Rental



VII. Staff Reports

- A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*
 - 1. Ratification of Amenity Management Agreement Addendum 1 Incorporating Instagram Account Management [Exhibit 25](#)
- B. District Engineer – *Greg Woodcock, Stantec*
 - 1. Consideration of Estimate to Install Fence at Bowen Rd - \$22,699.00 [Exhibit 26](#)
 - [Clear Cut Forestry Mulching Proposal #890 to Clear Vegetation \\$3,300.00](#)
 - [SGIS, Inc. Proposal #5519 to Survey Boundary and Stake Property - \\$4,900.00](#)
 - [Triple D Fencing Proposal #1336 to Install 1,860' 3-Strand Barbed Wire Fencing and Double Gate - \\$14,499.00](#)
- C. District Manager – *Barry Jeskewich, Vesta District Services*
 - 1. Discussion of Amenity Privileges Suspension (Nascimento)

VIII. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 4, 2024 [Exhibit 27](#)
- B. Consideration and Acceptance of the Minutes of the Supervisor Ethics Training Workshop Held October 30, 2024 [Exhibit 28](#)
- C. Consideration and Acceptance of the Minutes of the Landowners' Meeting Held November 8, 2024 [Exhibit 29](#)
- D. Consideration and Acceptance of the September 2024 Unaudited Financial Report [Exhibit 30](#)
- E. Acceptance of LLS Tax Solutions Arbitrage Report for Bond Series 2018 for Period Ended October 3, 2024 Indicating No Cumulative Rebate Requirement [Exhibit 31](#)
- F. Ratification of 4 Yellowstone Invoices for Hurricane Debris Removal – Total \$2,459.98 [Exhibit 32](#)
- G. Ratification of Yellowstone Invoice for Tree Removal Behind 8043/8039 Oak Shadow Ct #483409 - \$1,410.00 [Exhibit 33](#)

IX. Closed Session (No Action Will Be Taken During the Closed Session)

- A. Discussion on District's Security Matters



X. Security Matters

- | | | |
|----|---|-----------------------------|
| A. | Consideration of Purchase of Insyte Security Equipment - \$2,445.58 | <i>Under Separate Cover</i> |
| B. | Consideration of Purchase of Insyte Security Equipment - \$6,680.00 | <i>Under Separate Cover</i> |
| C. | Ratification of Insyte Access Equipment Invoice - \$999.00 | <i>Under Separate Cover</i> |
| D. | Ratification of Insyte Access Equipment Invoice - \$950.93 | <i>Under Separate Cover</i> |

XI. Next Meeting Quorum Check

Friday, January 3, 2025 at 10:00 a.m.

Solterra Resort Amenity Center
5200 Solterra Blvd., Davenport, FL
33837

	In Person	Virtually	Not
Deborah Higham			
Brian Meert			
Bobby Voisard			
Ariane Casanova			

XII. Action Items Summary (To be Included in the Meeting Minutes)

XIII. Adjournment



EXHIBIT 1



RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Solterra Resort Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT:

1. **ELECTION RESULTS.** The following person is found, certified, and declared to have been duly elected as a Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Deborah Higham

Seat 2

47 Votes

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

Deborah Higham

4 Year Term

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

[Remainder of page intentionally blank]



[Signature page to Resolution 2025-04]

PASSED AND ADOPTED THIS 6TH DAY OF DECEMBER 2024.

ATTEST:

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors



EXHIBIT 2



**Solterra Resort Community Development District
Board of Supervisors Oath of Office**

I, _____, ☐ a citizen of the United States of America, and ☐ a resident of the State of Florida, and ☐ a resident of the Solterra Resort Community Development District (the "District") having been ☐ appointed / ☐ elected as a Supervisor of the District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Solterra Resort Community Development District, located in Polk County, Florida.

Signature

Date

STATE OF FLORIDA
COUNTY OF POLK

The foregoing oath was administered before me by means of physical presence, this _____ day of _____, 20____ by _____, who is ☐ personally known to me or ☐ who has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Solterra Resort Community Development District and acknowledged to and before me that she/he took said oath for purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public State of Florida

(Print, Type or Stamp Commissioned Name of
Notary Public and the Date the Commission Expires)



OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of POLK

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of ____ physical presence
Or ____ online notarization this ____ day of _____, 20____.

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ or Produced Identification ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

**Solterra Resort Community Development District
Board of Supervisors' Code of Conduct**

The Board of Supervisors ("Board") of the Solterra Resort Community Development District ("District") adopted this Code of Conduct ("Code") to encourage public confidence in the integrity of local government and its fair and effective operation, and to enable the Board to communicate in an open, focused, and orderly manner on the issues brought before them. It is intended to enable each member of the Board to be heard on individual contributions without interference or distractions. Each member of the Board will sign a form acknowledging receipt of this Code at the time of commencing their term of office.

I. MEETING PROCEDURES.

A. Presiding Officer.

1. The "Presiding Officer" is the individual who conducts all meetings. The Chair of the Board is the Presiding Officer. In the absence of the Chair, the Vice Chair, or the Chair's designee should the Vice Chair be unavailable, shall perform the duties and functions of the Presiding Officer.
2. Responsibilities. The Presiding Officer's responsibilities shall include, but not be solely limited to:
 - (a) Open the meeting at the appointed time and call the meeting to order, having ascertained that a quorum is present.
 - (b) Designate an individual, generally the District Manager, to serve as the meeting's timekeeper.
 - (c) Announce the amount of time, if different from the standard of three minutes, that shall be allocated to a Supervisor each time they are recognized by the Presiding Officer and given the floor.
 - (d) Announce the business to come before the Board, in accordance with the agenda.
 - (e) Recognize all Supervisors, District staff, and members of the public who seek the floor under established procedure.
 - (f) Preserve decorum and order, and in case of disturbance or disorderly conduct, may cause the same to be cleared or cause any disruptive individual to be removed consistent with the District's adopted Public's Right to Speak & Public Decorum policy.
 - (g) Call to order any Supervisor who violates any of these rules and decide questions of order; provided, however, that the Board may overrule a decision on order by a majority vote.
 - (h) Declare the Board meeting adjourned when all agenda items have been introduced and disposed of by the Board, or at any time in the event of an emergency affecting the safety of those present.

B. Rules of Discussion.

1. Every Supervisor desiring to speak will address the Presiding Officer, and once recognized by the Presiding Officer, shall confine discussion to the item under discussion.
2. An issue may be raised by any Supervisor, either extemporaneously or according to the agenda set forth before the meeting.
 - (a) The Presiding Officer shall decide whether to open discussion on an issue that was not included on the agenda. If discussion and a decision is to be made on an item not on the agenda, the public will also have a right to make comments on said item before a decision is rendered.
 - (b) No discussion will be held unless the Presiding Officer opens the floor and recognizes a speaker. Alternatively, the Presiding Officer may choose to defer

*Solterra Resort Community Development District
Board of Supervisors' Code of Conduct*

discussion until a later point in the meeting.

(c) A majority vote of the attending Supervisors may override the Presiding Officer's decision.

3. A Supervisor may claim the floor only when recognized by the Presiding Officer and must yield the floor at the expiration of their allotted time.
4. The timekeeper shall track the time allowed for each speaker and shall notify the Presiding Officer when time is up. The Presiding Officer will then gavel the input from that Supervisor to cease and move to the next Supervisor.
5. Supervisors shall refrain from:
 - (a) attacking another Supervisor's motives or opinions;
 - (b) speaking adversely on a prior motion or a motion not currently pending;
 - (c) interrupting or otherwise speaking while the Presiding Officer or another Supervisor has the floor;
 - (d) speaking against their own motions;
 - (e) using inappropriate or obscene language or gestures, shouting, or otherwise exhibiting conduct unbecoming of an elected official.
6. A Supervisor, once recognized, cannot be interrupted when speaking unless the Supervisor is being called to order. The Supervisor is required to then cease speaking until the question of order is determined, without debate, by the Presiding Officer. If in order, said Supervisor shall be at liberty to proceed.
7. A Supervisor will be deemed to have yielded the floor when he or she has finished speaking, even if the allotted time has not yet expired.

II. SUPERVISOR CONDUCT.

A. Basic Tenants.

1. Act in the Public Interest. Recognizing that stewardship of the public interest should be a Supervisor's principal concern, all members of the Board should work for the common good of the District and not for private or personal interest, and each Supervisor should endeavor to treat all persons (residents, staff, vendors), claims and transactions in a fair and respectful manner.
2. Comply with the Law. All Supervisors and Staff shall comply with the laws of the nation and the State of Florida in the performance of their public duties. These laws include, but are not limited to, the United States and Florida constitutions; the State of Florida laws pertaining to code of ethics for public officers and employees; conflict of interest related laws; election campaigns laws; legally required financial disclosures; and the open processes of government, including Florida's public records and Sunshine Law.
3. Act Professionally and Civilly. All Supervisors should refrain from abusive conduct and verbal attacks upon the character or motives of other members of the Board of Supervisors or District staff. This is not to discourage public discourse and debate but rather to emphasize Supervisors should engage with the public in a thoughtful, respectful and civil manner. Supervisors should also refrain from abusive conduct and verbal attacks on the public, on District vendors and other service providers of and for the District. All Supervisors should deal fairly and equitably with District staff, vendors, contractors, and



*Solterra Resort Community Development District
Board of Supervisors' Code of Conduct*

members of the public, and are expected to treat others with dignity and respect. Supervisors shall demonstrate the same level of respect and professionalism shown towards fellow Supervisors and District staff to the District's vendors and contractors, and shall refrain from making threats of violence, discriminatory remarks, personal insults, bullying, stalking, or advocating for any of the aforementioned behavior. Supervisors should refrain from social media and other communication that only tells one version of the story as to spread misinformation or confusing information to residents. This tenet applies to in-person contact, telephone conversations, social media posts and communications, and to any electronic communication or other written communication between and/or about any of the parties mentioned above. Specific examples and points of conduct are:

- (a) Use of Decorum with Public. Supervisors should use decorum in addressing fellow Supervisors and members of the public. No signs of partiality, prejudice or disrespect should be evident on the part of individual Board members toward an individual participating in a public forum. Supervisors should make every effort to be fair and impartial in listening to public comments.
 - (b) Civility to Speakers. Speaking in front of the Board of Supervisors can be a difficult experience for some people. The way in which the Board treats people during public meetings can help members of the public relax or it can cause tense emotions. Supervisors should attempt to treat all members of the public and public comments with respect.
 - (c) Actively Listening to Public Comments. Supervisors should endeavor to actively engage in each meeting, including actively listening to public comments. It is acceptable to look down at documents or to make notes, but reading for a long period of time or gazing around the room gives the appearance of disinterest. Supervisors should be aware of facial expressions, especially those that could be interpreted as "smirking," disbelief, anger or boredom.
 - (d) Avoiding Uncivil Debate and Argument with Members of the Public and District staff. Supervisors should not belligerently challenge or intentionally belittle a member of the public or District staff who is providing public comment, update or otherwise. While public discourse is desirable, disagreements should civil.
 - (e) Avoiding Personal Attacks. Supervisors agree that they will be aware that their body language and tone of voice, as well as the words they use, can appear to be intimidating or aggressive and they should refrain from such actions. Supervisors should avoid making any personal, uncivil attacks on any member of the public, including fellow Supervisors or District staff.
4. Follow laws, rules, and policies. All Supervisors should perform their duties in accordance with the laws, rules and policies that affect the operations of the District, including the Rules of Procedure, processes and District policies approved or otherwise adopted by the Board. This includes, but is not necessarily limited to, the following:
- (a) Sunshine Law. All communication between and among members of the Board shall always be in compliance with Florida's Government in the Sunshine Law, found in Chapter 286, Florida Statutes. This includes communication between and among board members via social media or other online forums regarding District business. Board members should be aware that any discussion or exchange by two or more Board Supervisors regarding District business on social media triggers the requirements of the Sunshine Law. Any questions regarding those requirements shall be directed to the District's legal counsel.
 - (b) Conflicts of Interest. In order to assure independence and impartiality on behalf



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Board of Supervisors' Code of Conduct*

of the public good, and to comply with Florida law, Board members shall comply with Florida's Code of Ethics for Public Officers and Employees, as found in Chapter 112, Florida Statutes. This shall include that no member of the Board or staff shall use its position to gain favor or material benefit to themselves not otherwise available to residents/users of the District. Any questions about what may be required in a potential matter of conflict of interest should be referred to the District's legal counsel.

(c) Gifts and Favors. Board members and staff shall comply with Florida's "gift laws" found in Florida's Code of Ethics for Public Officers and Employees, sections 112.3148 and 112.3129, *Florida Statutes*, and other laws.

(d) Confidential Information. Board members should recognize that Florida has broad public records laws, as found in Chapter 119 of the Florida Statutes. It is the general rule that all documents received or disseminated in the conduct of District-related business is a public record and not confidential in nature. However, when in doubt, Supervisors should consult with the District's legal counsel as there are limited exemptions to Florida's public records laws.

5. Social Media Use. Board members should comply with all of the above Basic Tenants while using any form of social media websites and other online forums. Board members shall refrain from posting or disseminating information related to District business on social media websites and other online forums, that is, or appears to be derogatory, disrespectful, or discriminatory towards another Board member. Although not prohibited, Board members are encouraged to refrain from using any social media websites or other online forums to discuss District business. If a Board member does post information related to District business on any social media website and other online forum, the Board member must create a copy of that page, and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian to comply with the Sunshine Law.

B. Duties and Responsibilities. All Supervisors are expected to exercise the duties and responsibilities of their positions with integrity, collegiality, and care. This includes:

1. Making attendance at all meetings of the board a high priority.
2. Being prepared to discuss the issues and business on the agenda, having reviewed the supporting material relevant to the topics at hand.
3. Behaving courteously in all board and committee meetings by cooperating with and respecting the opinions of fellow Supervisors and leaving personal prejudices out of all board discussions.
4. Conducting public deliberations and processes openly, in an atmosphere of respect and civility.
5. Representing the District in a positive and supportive manner at all times and in all places, which includes supporting actions of the Board even when the Supervisor personally did not support the action taken.

I, _____, recognizing the important responsibility I am undertaking in serving as a member of the Board of Supervisors of Solterra Resort Community Development District, hereby pledge to carry out in a trustworthy and diligent manner the duties and obligations associated with my role as a Supervisor and abide by this Code of Conduct.

Signature

Date



EXHIBIT 3



RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Solterra Resort Community Development District (“**District**”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	Barry Jeskewich
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	Shirley Conley
Treasurer	Johanna Lee
Assistant Treasurer	Bridgett Alexander
Assistant Treasurer	Scott Smith

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6TH DAY OF DECEMBER 2024.

ATTEST:

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors



EXHIBIT 4



**LICENSE AGREEMENT BY AND BETWEEN SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT AND ABRAHAM PERKOWSKI, REGARDING THE USE
OF CERTAIN DISTRICT PROPERTY**

THIS NON-EXCLUSIVE, REVOCABLE LICENSE AND INDEMNIFICATION AGREEMENT (“**License Agreement**”) is made and entered into this 6th day of December, 2024, by and between:

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Polk County, Florida, with a mailing address of c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (“**District**”), and

ABRAHAM PERKOWSKI, an individual, with a mailing address of 1315 E. 37th Street, Brooklyn, New York 11210 (“**Licensee**” and together with the District, “**Parties**”).

RECITALS

WHEREAS, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District owns, operates, and maintains certain property identified as “Tract L-3” according to that certain plat entitled *Solterra Phase 2A1* recorded in Plat Book 158, Pages 50-53, in the public records of Polk County, Florida, as shown on **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, Licensee approached the District and desires to make use of the recreational open space described above (“**License Area**”) for hosting a holiday event for District residents, their guests, and members of the community from April 8, 2025, through April 23, 2025, (“**Event**”); and

WHEREAS, the District is willing to allow the Licensee and its volunteers to make use of the License Area for the Event provided that such use does not impede the District’s operation of the License Area as a public improvement and so long as the terms and conditions set forth herein are met; and

WHEREAS, the District has determined that providing the Licensee with the ability to use the License Area is a benefit to the District, is a proper public purpose, and makes appropriate use of the District’s public facilities; and



WHEREAS, the District does not warrant that the License Area is suitable or fit for purposes requested by Licensee, but Licensee does believe it to be fit and suitable for Licensee's Event and Licensee acknowledges and understands that the District provides no warranties whatsoever; and

WHEREAS, the District and the Licensee warrant and agree that they have all rights, power, and authority to enter into and be bound by this License Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF LICENSE. The District hereby grants to the Licensee a non-exclusive, revocable to use the License Area for the Event ("**License**"). In consideration for use of the License Area, Licensee agrees to the following conditions:

- A.** Licensee's access is limited to the License Area as set forth in **Exhibit A**. No other use of or access to the District's property is permitted. The District does not and cannot confer rights or interests in property outside of the License Area and makes no representations regarding the same. Licensee is solely responsible for obtaining consents and/or permits and meeting all regulatory requirements to utilize non-District property.
- B.** Licensee's access is limited to the Event taking place beginning on April 8, 2025, and ending on April 23, 2025, which includes set-up and take-down.
- C.** The Parties acknowledge that weather conditions may affect the use of the License Area at any given time. The District shall have the right, but not the obligation, to temporarily close the License Area on any given day due to inclement weather, including, but not limited to, rain, lightning, hail, and strong winds. Licensee shall abide by the decision of the District as to the closure of the License Area. Licensee shall be responsible for the safety of its employees, guests, invitees, agents, or participants during such times.
- D.** Licensee's use of the License Area shall be contemporaneous with the use of the License Area by Patrons of the District (as that term is defined in the District's adopted Amenity Facilities Policies and Rates), and Licensee's use shall not interfere with the operation of the License Area as a public improvement.



- E. Proper non-permanent signage regarding parking and other information may be used during the term of this License only. Said property shall be restored to the same or better condition after completion of the Event.
- F. Licensee shall be solely responsible for all preparations necessary for the Event to be held on the License Area. The District and the Licensee agree that all food, beverages, entertainment, security, parking, traffic control, crowd control, capacity determinations and personnel necessary for the Event shall be the sole responsibility of Licensee. Licensee understands and agrees that serving or selling of alcoholic beverages during the Event is strictly prohibited.
- G. Licensee's use of the License Area shall be subject to the policies and regulations of the District, including but not limited to the Amenity Facilities Policies and Rates, and Licensee acknowledges receipt of all such policies and rules. All promotional materials shall make clear that it is not a District sponsored or affiliated event.
- H. Licensee agrees to make every reasonable effort to ensure that District property, including the License Area, is not damaged or injured and agrees to assume full responsibility for the use of the License Area by its vendors, Licensees, employees, agents, representatives, invitees or attendees during the preparations for, the conducting of, and the cleaning after the Event.
- i. **Repair.** Licensee agrees to maintain, restore, and repair, or cause to be maintained, restored or repaired, any District property which is damaged, destroyed, or otherwise impaired by Licensee's employees, vendors, Licensees, agents, representatives, invitees or attendees, incurred during, or as a result of, the preparations for, the conduct of, or the cleaning after the Event.
 - ii. **Cleaning.** Licensee shall be responsible for the costs to clean up the License Area and adjacent District property, including but not limited to proper disposal of trash/debris. Licensee agrees to return the License Area to its pre-Event condition immediately following the Event, but in no event later than 12:00 p.m. on the immediately succeeding day. Any unattended property or personal belongings may be removed by District staff, with no liability for removing the same, if the same is not removed within twenty-four (24) hours following the Event.
 - iii. **District Evaluation.** The District Manager, or his or her designee, may evaluate the License Area after the Event and shall notify Licensee of any cleaning, repair or other restoration deemed

necessary as a result of, or arising out of, the event or due to failure by Licensee to comply with the provisions of this Agreement. If Licensee fails, after the notification, to timely perform such cleaning, repair or other restoration to the satisfaction of the District, the District Manager, or his or her designee, may perform, or cause to be performed, such cleaning, repair or other restoration to be made at Licensee's cost, and such cost incurred by the District shall be reimbursed by Licensee upon demand by the District Manager. Such reimbursement shall be made as soon as possible, but in no even later than fourteen (14) days after the District Manager submits the reimbursement for costs.

3. EVENT INSURANCE. Licensee agrees to obtain and maintain commercial general liability insurance ("Event Insurance") for use of the License Area during the Event. The Event Insurance shall, at minimum, provide one million dollars (\$1,000,000) in commercial general liability coverage for each occurrence and shall name the District and its supervisors, officers, employees, agents, and representatives as additional insureds. Licensee agrees to furnish a certificate to the District showing compliance with this Section prior to the Event. Licensee understands and agrees that failure to provide a certificate of Event Insurance as required by this Section may cause the District to cancel the event, without prior notice.

4. SUSPENSION, REVOCATION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be immediately suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which shall be effective immediately upon receipt by Licensee of the notice. Licensee may terminate this License Agreement upon written notice to the District.

5. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. Licensee agrees to follow all Federal, State, County, City and District rules, policies and regulations when holding the Event and assumes all liability for any fines, notices, or violations the District receives as a result of the Event. This includes acquiring all the proper permits and documentation for the Event and complying with any relevant statutes, rules, ordinances, regulations or other laws.

6. INDEMNIFICATION.

A. Licensee agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of or related to the Event, including but not limited to intentional act or



negligence of Licensee, its employees, vendors, Licensees, guests, participants or agents, and/or as a result of Licensee's breach of any of its obligations under this Agreement. Provided, however, this indemnity excludes any claims or cause of action arising from or related to the District's gross negligence or willful misconduct. Licensee further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in this License Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

- B. Obligations under this License Agreement shall include, but are not limited to, all costs including the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation and other related expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interests accrued against the District.
- C. In the event that the District is required to enforce this License Agreement by court proceedings or otherwise, then the District shall be entitled to recover from Licensee all costs incurred, including reasonable attorneys' fees.

7. **ENFORCEMENT OF LICENSE AGREEMENT.** A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance. Notwithstanding this, the Licensee's right to recover damages from the District on any and all claims of any type shall be limited in all instances to no more than one hundred dollars (\$100).

8. **PUBLIC RECORDS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Licensee acknowledges that the designated public records custodian for the District is **Vesta District Services ("Public Records Custodian")**. Among other requirements and to the extent applicable by law, the Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no

cost, all public records in the Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, PUBLICRECORDS@VESTAPROPERTYSERVICES.COM, 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.

9. CONTROLLING LAW; VENUE; REMEDIES. This License Agreement and the provisions contained in this License Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Polk County, Florida.

10. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

11. NO TRANSFER OR ASSIGNMENT. The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License without such prior written consent shall be void.

12. ENTIRE AGREEMENT. This is the entire License Agreement of the Parties, and it may not be amended except in writing signed by both Parties. This License Agreement supersedes any prior License Agreement between the District and Licensee regarding the use of the License Area for the Event taking place from April 8, 2025, through April 23, 2025.

[Signatures on the following page]



IN WITNESS WHEREOF, the Parties execute this License Agreement the day and year first written above.

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

ABRAHAM PERKOWSKI

By: _____
Its: _____

Exhibit A: License Area



EXHIBIT A
License Area

“Tract L-3” according to that certain plat entitled *Solterra Phase 2A1* recorded in Plat Book 158, Pages 50-53, in the public records of Polk County, Florida, as shown in the photograph in this Exhibit A.



EXHIBIT 5





General Managers Report

Meeting Date: 12/06/24

Submitted by: **Jayme Biggs**

LIFESTYLE

November

We had a very successful October with a fun filled Spooktacular on the 27th. We gave out over 200 bags filled with candy and other Halloween goodies as well as hosted a candy corn guess, amongst other fun games and activities. We also hosted our second staff pumpkin decorating contest and had the guests and residents vote for their favorite pumpkins. We received many comments on how fun it was to see the creativity of the staff and the guests really seemed to enjoy being a part of it. In our first week of the contest, we received over 150 votes from our guests and their involvement was greatly appreciated. We also have received many compliments on our holiday tree which was recently redecorated for the Thanksgiving holiday. Coming into November we are excited to promote gratitude and caring for others by hosting a toys for tots box in the clubhouse. This is a great and easy way to give to those less fortunate and spread a little bit of cheer as we enter the holiday season. We will be hosting our Thanksgiving Potluck on Saturday November 23rd and will be hosting seasonal holiday crafts throughout the next two months. As always, we have chosen a couple of fun wacky holidays to celebrate for the month, such as Sesame Street day!

December

Lifestyles had a fun filled November with wacky holidays such as national gingerbread day and national Sesame Street day. We also had a festive Thanksgiving potluck where we handed out themed goodie bags to children in attendance and had Thanksgiving themed activity sheets available for some added fun! We are deep into the planning for the December holidays with events such as "wintery weekends" where we will have special crafts and activities planned around the December holidays. We will also be celebrating two wacky holidays this month. We celebrated Santas List Day on December 4th where guests wrote letters to Santa and mailed them through our magical mailbox. They included an addressed envelope with their letter, in hopes that Santa may have time to respond to them this holiday season! Next week we will be celebrating National Cocoa day with a Cocoa themed craft and the movie The Santa Clause at 3 PM.

HOA/CDD meeting recap:

- HOA & CDD meeting was 10/15/24
- Items discussed:
 - Amenity Website and new pictures





- Parking follow up for HOA regarding item presented at last CDD meeting
 - Completed 10/16
- HOA will repost information regarding Proptia, to assist with getting remaining homes registered in the security system

ADMIN

- Toys for Tots application was approved for Solterra to be a site again this year, box is in the clubhouse and information has been in the weekly newsletters
- Santa is booked for 2 appearances in December.
- TV and mount are set to be purchased and installed for café. Will wait for Black Friday sales for best utilization of funds.
 - As requested, I checked on the movie license, it is currently valid and will be due for renewal 1/16/2025. I have provided the list of programs and streaming services allowed to the café manager.
- Pond provider quotes will be provided at December's meeting.
 - Met with Steadfast, the current vendor, and went over the Board's list of improvement items.

BOARD TO ADVISE

- **Reschedule amenity rules workshop**
- **Assign new board member for future HOA/CDD meetings**
- **Playground replacement to be added to future capital project budget**

Proptia update:

- Several homeowners and property managers have requested clarifying the Proptia QR codes. This code is not necessary to be sent to guests before arriving, due to Solterra's parking policy printed car passes are required. Once the guest enters the gate the first time and their vehicle tag number is attached to their profile they are given a printed pass, the QR code prints on the pass. This code is used to scan guests into the gate on their additional entries. The phone QR codes will not be used for gate entry as our parking policy requires the printed pass.
- Approximately 410 properties have not registered their Proptia account.
- Emails will be sent weekly to the email address on file until the account is registered.
- 81 Property manager vendors have registered their PM accounts with me (PMs with 5 or more properties).

SQUARE REPORTS as of 11/24/24

October:

- **Resort fee \$25,000**





- Cabanas \$1,500

November:

- Resort fee \$18,000
- Cabanas \$1,000

HURRICANE RECAP

- Staff successfully prepped and reset the facility twice in two weeks – Helene and Milton
- Lots of debris at the amenity center, pool clean-up was efficient and vendors and staff working together facilitated in being able to reopen the day after the storm both times
- 1 tree at the amenity center and 13+ others around property removed after Milton
- Minor issues only
- Tennis screens were set back in place week of November 18th.

PROJECT UPDATES:

- Slide restoration is complete, a report will be distributed, and future recommendations discussed.
- Solterra Resort light pole banners have been changed to winter banners
- Café – Ice maker delivered and installed
- Café- door track stop system installed to prevent damage by doors to the new countertops
- Noise signs delivered and were installed
- Benches ordered
 - 5 installed – 4 volleyball court and 1 at Solterra Springs

In Progress:

- Café:
 - TV and mount ordered. Will be installed once the roller door stopper is complete.
- Cabana fans
- AED





FIELD OPERATIONS AND FACILITY MAINTENANCE

Projects currently completed in-house resulting in considerable savings to the District.

October

- Replaced Spa Timer
- Resecured a few pool pavers
- Replaced all 5 faucets in pool restrooms
- Re-caulked clubhouse ceiling
- Replaced sliding door lock at the guardhouse
- Removed old artwork and patched and painted wall in the gym restroom hallway
- Replaced all 4 wheels on the cart for Amenity Services
- Cleaned and painted stairs on the slide
- Replaced pool entrance light bulbs with brighter bulbs
- Replaced 2 damaged life ring safety lines
- Pressure washed walkway behind playground

November

- Replaced all faucets in all restrooms
- Painted slide steps (8 coats)
- All life rings were cleaned
- Installed new icemaker in Café
- Replaced all pool and spa signage
- Replaced faulty photocell for lazy river lighting
- Installed new soap dispenser in women's ADA stall (pool restroom)
- Replaced missing chrome trim on outdoor water faucet (pool restroom)
- Installed bumper plungers on Café door
- Replaced faulty plug on bike in gym
- Removed non-functional keypad outside of gym restroom - Patched and painted
- Replaced all exterior wall sconce bulbs brighter bulbs
- Installed benches at sand volleyball court and Solterra Springs entrance
- Timer replaced for exterior lighting
- Life rings lines replaced on 2

Should you have any comments or questions feel free to contact me directly.



Before and After Pictures

Playground Walkway before



Playground Walkway after



Clubhouse ceiling caulked



Clubhouse ceiling



Spa Timer



Gym Bathroom Hallway



Cart Wheels replaced



Pool Breezeway lights



Slide Stairs



Slide Stairs



Replaced bathroom sink faucets



Replaced bathroom sink faucets



Replaced life ring rope



Reset pool tiles



New signs installed



New Signs installed



Noise signs installed



Broken artwork removed and hall painted



New sink faucets installed



New sink faucets installed



Gym equipment plug repaired



Nonfunctional keypad removed and wall repaired



New Café ice maker installed



Café door stoppers installed



Pool Breezeway lights replaced



Slide stairs painted – additional coats



Life rings cleaned



Repaired drinking fountain spout



EXHIBIT 6





TPG Lighting

TPG Lighting, LLC

ESTIMATE	#988
ESTIMATE DATE	Oct 18, 2024
TOTAL	\$12,480.00

Solterra
5200 Solterra Blvd
Davenport, FL 33837

☎ (407) 436-4993
✉ jbiggs@vestapropertyservices.com

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

☎ (407) 413-0442
✉ tpglighting@gmail.com

ESTIMATE

Services	qty	amount
Lighting - Permanent Tree Wrap	4.0	\$10,400.00
TOTAL PRICE of wrapping the trunk and significant branches of 4 total oak trees behind the entrance signs (2 per side of the entrance closest to the Pine Tree Trail) in warm white permanent expandable mini lights.		
PER TREE PRICE IS \$2,600 in case the board selects less or more trees. There are 6 total oak trees behind the 2 entrance signs.		
Lighting - Permanent Tree Wrap	4.0	\$2,080.00
Warranty covering the 4 entrance oak trees (TOTAL PRICE) (\$520.00 PER TREE)		
- Annual Warranty Service Agreement (20% of installation cost billed annually): Covers any labor and material costs for the maintenance of any malfunctioning lights due to normal wear and tear except for the following exclusions:		
Exclusions for all warranties:		
- Acts of God (Severe weather, tree branches falling, etc.).		
- Damage from animals.		
- Theft, Vandalism, Damage, or Tampering with the lighting system by anyone other than TPG Lighting.		
- Removing the lights for another project such as tree trimming, etc.		
Lighting - Permanent Tree Wrap	1.0	\$0.00
By Approving this Quote, the Client Agrees to the Lighting Disclaimers:		
- A non-refundable 50% deposit is required before product is ordered and the project can be placed on the schedule. If our in-house financing is utilized, 100% payment is due up front.		
- The lights that will be installed on the tree are designed to be permanent. If, for any reason, the customer wants to have them taken down, the cost would be a separate engagement at a price determined at that time and we are not liable for any damages resulting from the lights removal.		

- Once the lighting installation is complete, no refunds or exchanges will be given.
- All of our multi-seasonal tree wrap lighting products come with a 6 month workmanship and material defect warranty.

After the 6 month warranty expires, the customer may choose to purchase the extended warranty (Providing coverage for 12 months from payment date):

- Annual Warranty Service Agreement (25% of installation cost billed annually): Covers any labor and material costs for the maintenance of any malfunctioning lights due to normal wear and tear except for the following exclusions:

Exclusions for all warranties:

- Acts of God (Severe weather, tree branches falling, etc.).
- Damage from animals.
- Theft, Vandalism, Damage, or Tampering with the lighting system by anyone other than TPG Lighting.
- Removing the lights for another project such as tree trimming, etc.

Any malfunctions or damages outside of the scope of the chosen warranty package will be billed as follows: \$250 base trip charge along with labor of \$50 per man-hour and the cost of materials plus shipping.

- Be sure to verify that there are no governing bodies such as HOAs, POAs, or any other entities that would restrict the installation or operation of these lights. If the installation is complete, and we find out afterwards that they are not compliant with any governing entity rules, the cost to remove them would be a separate engagement at a price determined at that time on top of the initial installation price and we are not liable for any damages resulting from the lights removal.

- For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive. We are not liable for any damages or malfunctions of any work performed by an electrician in either scenario above. These instances should be brought to the electrician for resolution.

- It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place as soon as possible, but most repairs can be completed in 2 business days if the repair does not require ordering new product. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com.

- The Maintenance phone and email will be monitored from 7 AM to 5 PM Monday through Friday. If any requests are received after 5 PM, we will respond the next business day.

- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year's Eve (After 12:00 Noon), and New Year's Day.

- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival if the customer is not able to be reached.

- No person outside of TPG Lighting may tamper with the lights, hardware, controllers, power supplies, or electrical cords related to the project.

- Upon completion of the installation, the final 50% balance payment is due within 1 day for Residential customers and 30 days for Commercial customers.

- The Customer consents to grant access to any areas on the property that we deem necessary for installation and maintenance of the lighting product.

- In some cases, a lift may be used on the property. We are extremely careful when operating aerial lifts, but tire/tread indentions are to be expected if it necessary for the lift to drive over soft soil/turf. If there are any damages apart from the grass/lawn/sod, we will replace the landscaping as needed. There may also be light tire/track marks on pavers or concrete which we are not liable for.

- The customer consents to allow TPG Lighting to use permanent hardware and mounting items as the contractor sees fit to complete the installation.

- In the interest of the final product appearing as orderly as possible, TPG Lighting may use conduit mounted to walls or other methods to neatly organize wires related to the lighting. It is the responsibility of the customer to paint those items if desired after installation completion.

Services subtotal: \$12,480.00

Subtotal	\$12,480.00
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Tax (Sales Tax 7%)	\$0.00
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Total	\$12,480.00
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Thank you for the opportunity to do business with you!

With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved. We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime. Welcome to the TPG Lighting family!

EXHIBIT 7



Westbrook



ELECTRICAL



PLUMBING



AIR CONDITIONING



GAS

Service Quote

Quote # 11739

Date: 11/14/2024

Contact Name: Randy Fredrick

Location: Solterra Resort
5200 Solterra Blvd
Davenport, FL 33837

Bill To: Solterra Resort
250 International Pkway # 208
Lake Mary, FL 32746

Email: DISTRICTAP@vestapropertyservices.com

Terms: COD

Quote Name: Clean pull

Description: Clean pull on unit at the gym
MODEL NO: FV4CNB006
SERIAL NO: 3213A85160

Category	Description	Quantity	Price
Material	Nitrogen Test	1.00	\$85.00
Material	Torch Charge	1.00	\$65.00
Material	Vacuum Pump Charge	1.00	\$45.00
Material	Consumable	1.00	\$120.00
Trip Charge	Trip Charge	1.00	\$85.00
Material	Economic Fuel Surcharge	1.00	\$10.00
Labor	Regular	7.00	\$770.00

Subtotal: \$1,180.00

Tax: \$0.00

Total: \$1,180.00

We propose to hereby furnish material and labor - complete in accordance with the above specifications.

One Thousand One Hundred and Eighty

\$1,180.00

Acceptance of proposal

Authorized Signature: _____

Submitted By: Stanley Sagesse

Signed By: _____ on



Service Quote

Quote # 11745
Date: 11/15/2024
Contact Name: Randy Fredrick

Location: Solterra Resort
5200 Solterra Blvd
Davenport, FL 33837

Email: Rfredrick@vestapropertyservices.com

Bill To: Solterra Resort
250 International Pkway # 208
Lake Mary, FL 32746

Terms: COD

Quote Name: Pull and Clean

Description: Clean pull at the unit at the Clubhouse
Model: FV4CNB006
Serial: 3213A85195

Category	Description	Quantity	Price
Material	Nitrogen Test	1.00	\$85.00
Material	Torch Charge	1.00	\$65.00
Material	Vacuum Pump Charge	1.00	\$45.00
Material	Consumable	1.00	\$120.00
Trip Charge	Trip Charge	1.00	\$85.00
Material	Economic Fuel Surcharge	1.00	\$10.00
Labor	Regular	7.00	\$770.00

Subtotal: \$1,180.00	Tax: \$0.00	Total: \$1,180.00
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We propose to hereby furnish material and labor - complete in accordance with the above specifications.

One Thousand One Hundred and Eighty \$1,180.00

Acceptance of proposal

Submitted By: Stanley Sagesse
Authorized Signature: _____
Signed By: _____ on _____



EXHIBIT 8





Premier Engineering, Inc.
10910 Curley Rd, San Antonio, FL 33576
Phone: (813) 293-7481

November 21, 2024

Randy Fredrick
Facility Operations Manager
Solterra Resort
5200 Solterra Blvd
Davenport, FL 33837

Re: Proposal – Grounding System Installation on Clubhouse IT Closet

Mr. Fredrick,

Thank you for the opportunity to provide you with this proposal for construction services. We have outlined our proposal below for your review.

I. SCOPE OF SERVICES:

To install a Delta grounding system behind the IT closet of the Clubhouse. The work will include the following activities:

1. Furnishing and installation of three 5/8" x 8' long copper bonded ground bars with ground clamps.
2. Furnishing and installation of a #4 solid soft drawn copper ground wire interconnecting the three ground rods.
3. Furnishing and installation of a seven-space isolated ground bar for 2/0-14 AWG range.
4. Clean area.

Additional Notes:

- a. All safety precautions and measures per **OSHA** and state regulations will be followed throughout the project duration.
- b. The proposal assumes that we will perform the work in normal (**Mon-Fri, 8:00 AM – 5:00 PM**) business hours.
- c. The proposal does not include the removal of the shrubs, bushes and plants needed to perform the work.
- d. The proposal does not include the connection of the existing equipment to the new grounding system.
- e. The proposal does not include permitting.
- f. The proposal assumes that the electrical facilities are working properly.



II. PROJECT CONSTRUCTION FEE SCHEDULE:

Our proposed fee for the construction of this project to include the above-referenced services is **\$2,524.00 (Two Thousand Five Hundred Twenty-Four Dollars and 00/100)**. A **50%** deposit of **\$1,262.00 (One Thousand Two Hundred Sixty-Two Dollars and 00/100)** will be required upon the signing of this proposal. Due to the material cost's volatility, this offer of professional services is valid for fifteen (15) days after its date.

Invoices shall be submitted by the Contractor monthly and are due upon presentation. Invoices shall be considered past due if not paid within (30) thirty calendar days of the invoice date. If the Client should fail to pay any bill within (30) thirty calendar days of the due date, the Contractor may stop work on the project.

If payment is not received by the Contractor within (60) sixty calendar days of the invoice date, the Client shall pay as interest an additional charge of one-and-one-half (1.5%) percent (or the maximum allowable by law, whichever is lower) of the PAST DUE amount per month. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

In the event legal action is necessary to enforce the payment provisions of this Agreement, the Contractor shall be entitled to collect from the Client any judgment or settlement sums due, reasonable attorney's fees, court costs and expenses incurred by the Contractor in connection therewith and, the reasonable value of the Contractor's time and expenses spent in connection with such collection action, computed at the Contractor's prevailing fee schedule and expense policies.

We appreciate the opportunity to offer you this proposal and we look forward to the above-listed scope of services.

Sincerely,

Jerry Keith, P.E.

The undersigned acknowledges a full understanding of the services to be performed by Premier Engineering, Inc.

Client:
Solterra Resort

Contractor:
Premier Engineering, Inc.

Title

Jerry Keith, P.E.
Owner

PO Number: _____



III. GENERAL TERMS AND CONDITIONS:

HIDDEN CONDITIONS

A structural condition is hidden if concealed by existing finishes or is not capable of investigation by reasonable visual observation. If the Contractor has reason to believe that such a condition may exist, the Client shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all cost necessary to correct said investigation. If (1) the Client fails to authorize such investigation or correction after due notification, or (2) the Contractor has no reason to believe that such a condition exists, the Client is responsible for all risks associated with this condition, and the Contractor shall not be responsible for the existing condition nor any resulting damages to persons or property.

OWNERSHIP OF DOCUMENTS

All reports, plans, specifications, computer files, field data, notes and other documents and instruments produced by the Contractor as instruments of service shall remain the property of the Contractor and may not be used by this Client for any other endeavor without the written consent of the Contractor. The Contractor shall retain all common law, statutory and other reserved rights, including the copyright thereto.

LIMITATIONS OF LIABILITY

In recognition of the relative risks, rewards and benefits of the project to both the client and contractor, the risks have been allocated so that the client agrees that, to the fullest extent permitted by law, the contractor's total liability to the client, for any and all injuries, claims, losses, expenses, or damages arising out of this agreement, from any cause or causes shall not exceed the amount of the contractor's fee. Such causes include, but are not limited to claims of negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

SCHEDULE TIME OF PERFORMANCE

Work will commence upon receipt of background files, geotechnical report, other necessary information, and signed proposal. Direction to proceed with the work whether written or oral will be deemed as acceptance of all terms and conditions contained herein. Best efforts will be used to achieve stated project design schedules provided they are reasonable and consistent with the professional care required to properly complete this work. The services and fees in this proposal anticipate orderly and contiguous progress of the project through completion. Unless otherwise noted it is assumed this project will be completed in one phase with one set of documents.

TERMINATION OF AGREEMENT

This agreement is subject to termination by the CLIENT upon seven (7) days written notice. In the event of any termination, the CONTRACTOR will be paid for all services requested by written notice and rendered to the date of termination. Upon written notice by the owner, the CONTRACTOR will supply one copy of all documents related to the PROJECT.





Billing Address
Randy Fredrick
500 Del Webb Boulevard
Davenport, FL 33837 USA

Top Flight Electric
PO BOX 747
Eagle Lake, Florida 33839
United States
863-229-5150
EC13005699

Invoice 43439439
Invoice Date 12/5/2024
Completed Date
Customer PO
Payment Term Due Upon Receipt

Job Address
Sol Terra Resort
5200 Solterra Boulevard
Davenport, FL 33837 USA

Description of Work

We came out today to give quotes for surge protecting the IT room. Please review the attached quotes, and let us know which option works best for you. Thank you for choosing Top Flight Electric! -Ethan and Emmanuel

Sub-Total	\$0.00
Tax	\$0.00
Total Due	\$0.00

Balance Due \$0.00

It has been a pleasure working with you and we look forward to working with you in the near future! Thank you for choosing Top Flight Electric

I hereby authorize the scope of work to be completed by Top Flight Electric at the upfront price of \$0.00. Payment is due upon receipt. A service fee will be charged for any returned checks, or credit card transactions and a financing charge of 1.5% per month shall be applied for overdue amounts. I further understand that if I leave the premises unattended by myself, or my representative, Top Flight Electric, and/or its employees will not be held liable for damage or theft to property in my absence. I further authorize Top Flight Electric to reserve the right to video and photograph the job site, its contents, including people permitted to be on the job site by the property owner, the owner, or owners, and our technicians for training, or promotional purposes.

Warranties and Right to Cancel

AUTHORIZATION: This agreement authorizes Top Flight Electric to perform the work described in the estimate and/or proposal provided to the customer.

WARRANTIES: Top Flight Electric warrants to the homeowner that materials and equipment furnished under the contract are of good quality and free from known defects. In addition to all manufacturer warranties, Top Flight Electric warrants that all work performed will conform to trade best practices and customs and provides an additional Two Year (2) workmanship warranty to correct any defect in the work performed. This warranty excludes damage or defects caused by abuse, neglect, alterations to work not performed by Top Flight Electric, improper operation, and normal wear and tear. If the homeowner fails to notify Top Flight Electric of defects within one (1) year period or does not provide Top Flight Electric adequate opportunity to correct such defects, the homeowner waives the right to require corrections and waives any claims for breach of warranty.

RIGHT TO CANCEL: Customer agrees and acknowledges that under state and federal law, Customer has a right to cancel this Agreement upon written notice to Top Flight Electric within three (3) business days of the Effective Date hereof without penalty.

LIMITATION ON CANCELLATION:

The homeowner may rescind this agreement within three (3) days after signing. Rescission may be made by giving verbal or written notice via email or text to the sales representative or manager primarily responsible for overseeing the performance of the work. Deposits are NON-REFUNDABLE.

12/5/2024

I acknowledge that all work performed by Top Flight Electric has been satisfactorily completed and that the premises have been left in satisfactory condition. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or discrepancies or, they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by Top Flight Electric. I further understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree to pay 1.5% per month for past-due invoices (minimum charge \$15). In the event that collection efforts are initiated against me, I shall pay for all associated fees at the above posted rates as well as all collection fees and reasonable attorney fees. I agree that the amount set forth as the authorized amount is the total upfront price that I have agreed to. I further authorize Top Flight Electric to reserve the right to video and photograph the job site, its contents, including people permitted to be on the job site by the property owner, the owner, or owners, and our technicians for training, or promotional purposes.

Warranties and Right to Cancel

AUTHORIZATION: This agreement authorizes Top Flight Electric to perform the work described in the estimate and/or proposal provided to the customer.

WARRANTIES: Top Flight Electric warrants to the homeowner that materials and equipment furnished under the contract are of good quality and free from known defects. In addition to all manufacturer warranties, Top Flight Electric warrants that all work performed will conform to trade best practices and customs and provides an additional Two Year (2) workmanship warranty to correct any defect in the work performed. This warranty excludes damage or defects caused by abuse, neglect, alterations to work not performed by Top Flight Electric, improper operation, and normal wear and tear. If the homeowner fails to notify Top Flight Electric of defects within one (1) year period or does not provide Top Flight Electric adequate opportunity to correct such defects, the homeowner waives the right to require corrections and waives any claims for breach of warranty.

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12/5/2024





Billing Address
Randy Fredrick
500 Del Webb Boulevard
Davenport, FL 33837 USA

Top Flight Electric
PO BOX 747
Eagle Lake, Florida 33839
United States
863-229-5150
EC13005699

Estimate 43556435
Job 43439439
Estimate Date 12/5/2024
Customer PO

Job Address
Sol Terra Resort
5200 Solterra Boulevard
Davenport, FL 33837 USA

Estimate Details

Surge + Grounding Option 1

Service #	Description	Quantity	Your Price	Your Total
SF	Service Fee - Standard Hours	1.00	\$49.00	\$49.00
	Standard Hours: Monday through Friday, 8am to 4:30pm (excluding Holidays)			
TFS	Truck Field Supplies	1.00	\$19.28	\$19.28
SP3	3PH 208Y Main Panel Surge Protector - 120/208 VAC 3-Phase Wye SPD, MOV/Gas Tube Hybrid	2.00	\$1,425.07	\$2,850.14
SP4	Cable Coax Surge Protection	1.00	\$510.26	\$510.26
SP4B	Phone/Ethernet Surge Protection	11.00	\$510.26	\$5,612.86
L04R	Difficulty Level One - Permit	1.00	\$425.60	\$425.60
GB17	Delta Premium Grounding System - Difficulty Level 2	1.00	\$1,985.69	\$1,985.69
	Provides Increased Protection for Your Home and Appliances.			
	Three 8' Ground Rods in a Delta Formation - Difficulty Level 2			
	To Include:			
	- Three 8' Ground Rods in Delta Formation			
	- Interconnecting #4 Bare Copper Wire			
	- Intersystem Grounding Bridge			
GB14	Intersystem Ground Block Level 1	2.00	\$312.26	\$624.52
SP4A	Secondary Surge Protection	6.00	\$510.26	\$3,061.56
L02O	Isolated ground from panel to equipment room	24.00	\$213.40	\$5,121.60
			Potential Savings	\$2,007.99
			Sub-Total	\$20,260.51
			Tax	\$0.00
			Total	\$20,260.51
			Est. Financing	\$259.37

It has been a pleasure working with you and we look forward to working with you in the near future! Thank you for choosing Top Flight Electric

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Top Flight Electric as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed by Top Flight Electric. I further authorize Top Flight Electric to reserve the right to video and photograph the job site, its contents, including people permitted to be on the job site by the property owner, the owner, or owners, and our technicians for training or promotional purposes.

Warranties and Right to Cancel

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(1) year period or does not provide Top Flight Electric adequate opportunity to correct such defects, the homeowner waives the right to require corrections and waives any claims for breach of warranty.

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LIMITATION ON CANCELLATION:

The homeowner may rescind this agreement within three (3) days after signing. Rescission may be made by giving verbal or written notice via email or text to the sales representative or manager primarily responsible for overseeing the performance of the work. Deposits are NON-REFUNDABLE.





Billing Address
Randy Fredrick
500 Del Webb Boulevard
Davenport, FL 33837 USA

Top Flight Electric
PO BOX 747
Eagle Lake, Florida 33839
United States
863-229-5150
EC13005699

Estimate 43549838
Job 43439439
Estimate Date 12/5/2024
Customer PO

Job Address
Sol Terra Resort
5200 Solterra Boulevard
Davenport, FL 33837 USA

Estimate Details

Surge + Grounding Option 2

Service #	Description	Quantity	Your Price	Your Total
SF	Service Fee - Standard Hours	1.00	\$49.00	\$49.00
	Standard Hours: Monday through Friday, 8am to 4:30pm (excluding Holidays)			
TFS	Truck Field Supplies	1.00	\$19.28	\$19.28
SP3	3PH 208Y Main Panel Surge Protector - 120/208 VAC 3-Phase Wye SPD, MOV/Gas Tube Hybrid	2.00	\$1,425.07	\$2,850.14
SP4	Cable Coax Surge Protection	1.00	\$510.26	\$510.26
SP4B	Phone/Ethernet Surge Protection	11.00	\$510.26	\$5,612.86
L04R	Difficulty Level One - Permit	1.00	\$425.60	\$425.60
GB17	Delta Premium Grounding System - Difficulty Level 2	1.00	\$1,985.69	\$1,985.69
	Provides Increased Protection for Your Home and Appliances.			
	Three 8' Ground Rods in a Delta Formation - Difficulty Level 2			
	To Include:			
	- Three 8' Ground Rods in Delta Formation			
	- Interconnecting #4 Bare Copper Wire			
	- Intersystem Grounding Bridge			
GB14	Intersystem Ground Block Level 1	2.00	\$312.26	\$624.52
L02O	Isolated ground from panel to equipment room	24.00	\$213.40	\$5,121.60
			Potential Savings	\$1,701.15
			Sub-Total	\$17,198.95
			Tax	\$0.00
			Total	\$17,198.95
			Est. Financing	\$220.17

It has been a pleasure working with you and we look forward to working with you in the near future! Thank you for choosing Top Flight Electric

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Top Flight Electric as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed by Top Flight Electric. I further authorize Top Flight Electric to reserve the right to video and photograph the job site, its contents, including people permitted to be on the job site by the property owner, the owner, or owners, and our technicians for training or promotional purposes.

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RIGHT TO CANCEL: Customer agrees and acknowledges that under state and federal law, Customer has a right to cancel this Agreement upon written notice to Top Flight Electric within three (3) business days of the Effective Date hereof without penalty.

LIMITATION ON CANCELLATION:

The homeowner may rescind this agreement within three (3) days after signing. Rescission may be made by giving verbal or written notice via email or text to the sales representative or manager primarily responsible for overseeing the performance of the work. Deposits are NON-REFUNDABLE.



Westbrook



1411 S. Orange Blossom Trail
Orlando, FL 32805
Phone/Fax: 407-841-3310 / 407-425-9934

PROPOSAL

Proposal Number 11424

Page 1 of 1

To: 100886 Solterra Resort 250 International Pkway # 208 Lake Mary, FL 32746	Date 08/28/2024	PO #
	Job Name / Location: Solterra Resort 5200 Solterra Blvd Davenport, FL 33837	
Phone (407)235-8984 Fax () -	Phone (407)235-8984	Fax () -

We are pleased to provide you with the following proposal:

Provide labor and material to complete the following scope of work:

- Install a delta grounding system on the outside of the IT closet.
- We will install three ground rods six feet apart, tie them all together with a grounding wire, bring the wire into the building hit structural steel if available and then connect to a new grounding bar.

Engineered prints, engineering fees, electrical permit and repairing any existing code violations are not included in this price.

Category	Description	Quantity	Price
Labor	Regular	1.00	1,266.67
Material	Material List	1.00	669.17
• Parts / Equipments Quoted			1,935.84
Sales Tax:			.00
Quote Amount			1,935.84

We propose to hereby furnish material and labor - complete in accordance with the above specifications.

One Thousand Nine Hundred Thirty Five And 84/100

\$1,935.84

Payment to be made as follows:

Due at time of service

This quotation may be withdrawn by us if not accepted within 30 days.

Authorized Signature _____

Submitted By: Kevin Hester

Note: This proposal may be
withdrawn by us if not accepted within 30 days

Acceptance of proposal

The above prices and specifications of this quotation are satisfactory and are hereby accepted. All work to be performed under same terms and conditions, unless otherwise stipulated.

Signature _____

Date of Acceptance: _____

Signature _____

EXHIBIT 9





Motion Picture Licensing Corporation
5140 W. Goldleaf Circle, Suite 103
Los Angeles, CA 90056
Tel: 866-552-MPLC (6752)
www.mplc.org

11/17/2024

Jayme Biggs
Solterra Resort CDD
5200 Solterra Blvd
Davenport, FL 33837

Customer No. MPLCUS5946337

Dear Jayme Biggs,

Attached below is your new MPLC Certificate of License. Your Blanket License® has automatically renewed in accordance with our underlying agreement. The license fee is \$1,734.89. An invoice is enclosed for your review and payment.

MPLC's Blanket License remains a simple and affordable way to publicly show movies, TV programs, and other content that is intended for personal, private use. Whether streamed, downloaded, broadcasted or shown via your cable TV, DVD or Blu-ray, MPLC's Blanket License helps you ensure copyright compliance in accordance with the US Copyright Act.

Thank you for continuing to support the creative community. Your commitment to compliance helps ensure the future of the entertainment we know and love. If you have any questions, please contact our Member Services Department at (866) 552- MPLC (6752) or online at <https://us.mplc.com/customer-support/>.

Sincerely,

Member Services
info@mplc.com



License Number: 504449315

MPLC Blanket License Certificate

Be it known to Solterra Resort CDD has obtained from MPLC the right to publicly perform, as defined in the U.S. Copyright Act, motion pictures, TV programs and other audio-visual content originally intended for personal use only, via any means including but not limited to DVD, streaming and download, pursuant to the terms and conditions of the Umbrella License Agreement between parties.

The most recent terms and conditions may be found at www.mplc.org.

This Certificate of License expires on: 01/16/2026

A handwritten signature in black ink, likely belonging to a representative of MPLC.

Authorised on behalf of Motion Picture Licensing Corporation



Motion Picture Licensing Corporation
5140 W. Goldleaf Circle, Suite 103
Los Angeles, CA 90056
Tel: 866-552-MPLC (6752)
www.mplc.org

11/17/2024

Invoice No. 504449315

BILL TO: Solterra Resort CDD
5200 Solterra Blvd
Davenport, FL
33837

REMIT TO: Motion Picture Licensing Corporation
PO Box 80144
City of Industry, CA 91716-8144

PO No.

CUSTOMER SERVICE: 866-552-MPLC (6752)

QUANTITY	DESCRIPTION	AMOUNT
1	MPLC Blanket License covering the term: 01/17/2025 to 01/16/2026	\$1,734.89
TERMS: PAYABLE 30 DAYS FROM DATE OF INVOICE		Total
		\$1,734.89



[Click here to pay by credit card via Stripe](https://us.mplc.com/pay-an-invoice/) or visit: <https://us.mplc.com/pay-an-invoice/>



Please include Invoice Number on check, payable to MPLC.

NOTE NEW Banking Information: (Please include your invoice number as your payment reference)



Bank: Citizens Business Bank
Bank Address: 1880 Century Park East, Ste. 1000, Los Angeles, CA 90067
Routing #/ABA: 122234149
Account Name: Motion Picture Licensing Corporation
Account Address: 5140 W. Goldleaf Circle, Ste. 103, Los Angeles, CA 90056
Account #: 891103103

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT

For contact, address, or delivery method change requests, please visit: [mplc.org/currentmembers](https://www.mplc.org/currentmembers)

PIN # (enter #'s only)	Invoice No	Date	Amount	Amount Due	Paid Amount
MPLCUS5946337	504449315	11/17/2024	\$1,734.89	\$1,734.89	\$0.00



PO BOX 66970
Los Angeles, CA 90066-6970

PLEASE REMIT CHECK PAYMENT TO:

Motion Picture Licensing Corporation
PO Box 80144
City of Industry, CA 91716-8144

BILL TO:
Jayme Biggs
Solterra Resort CDD
5200 Solterra Blvd
Davenport, FL 33837



EXHIBIT 10



Minoan

344 Grove Street, #4034
Jersey City , NJ 07302

Invoice

Submitted on Invalid date

Ship to
Jayme Biggs
5200 Solterra Boulevard
Davenport, Florida 33837

Invoiced by
Minoan Experience Inc.

Invoice #
#59523FB6

Account Name
Solterra CDD

Image	Product Name + Color	Vendor	Qty	Unit Price	Discount Price	Total Price
	Nautical Curveback Adirondack Bar Chair // Slate Grey	POLYWOOD	4	\$429.00	\$343.20	\$1,372.80

Total Retail Price	\$1,716.00
Minoan Discount	\$343.20
Subtotal	\$1,372.80
Shipping Fees	\$0.00
Sales Tax	\$0.00

\$1,372.80



EXHIBIT 11





Program Maintenance Agreement – Pool Heaters Maintenance

Prepared for:

**Solterra Resort
5200 Solterra Blvd.
Davenport, FL 33837**

Prepared by:

Westbrook Service Corporation
1411 S. Orange Blossom Trail
Orlando, FL 32805
Phone: (407) 841-3310

11/20/2024

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3. YOUR PROGRAM INVESTMENT.....	4
4. TERMS AND CONDITIONS.....	6
5. APPENDIX A - LIST OF MAINTAINED EQUIPMENT.....	8
6. APPENDIX B - EQUIPMENT MAINTENANCE PROCEDURES..	10

1.EXECUTIVE SUMMARY

Westbrook Service Corp. would like to thank Solterra Resort for this opportunity to propose the following custom-tailored mechanical maintenance solution for your Pool Heaters. In today’s economy, companies like Solterra Resort are charged with finding ways to continually improve upon quality service while containing or reducing costs. During this time, effective strategic decision-making is crucial to meeting these higher standards. Westbrook Service Corp. is a resource that offers turnkey integrated mechanical maintenance solutions designed to help meet these goals. Westbrook Service Corp. is dedicated to identifying, developing, and implementing strategies that will reduce your costs through the implementation of optimally designed mechanical maintenance programs and innovative procurement strategies.





2. PROGRAM FEATURES

The implementation plan of your Program Maintenance Agreement will include the following scope of service to be provided on the equipment described in the "List of Maintained Equipment" located in Appendix A of this Agreement.

Scheduled Inspections: Westbrook Service Corp. will provide 2 Semi-Annual inspections per year in accordance with the "Equipment Maintenance Procedures" located in Appendix B of this Agreement. The manufacturer's recommendations, equipment application, and our extensive experience determine the maintenance procedures, which our technicians precisely follow.

Our program includes all maintenance materials and lubricants required to perform these procedures.

Corrective Maintenance and Component Replacement Coverage: The main objective of this Program Maintenance Agreement is to maintain your equipment at optimum efficiency. Corrective service repairs or component replacement recommendations will be presented for approval prior to initiating any work beyond the scope of the Standard preventative Maintenance Program. Corrective service repairs and component or system replacements are not covered under the terms of the Standard Preventative Maintenance Program.

Contract Customer rates for service calls placed outside of the planned maintenance schedule are as follows:

Normal Hours: \$130.00 per hour + \$85 trip charge

After Hours: \$195+ \$85 trip charge

Holiday Hours: \$260+\$85 trip charge

Emergency and Trouble Call Coverage: Under this Agreement, we will provide emergency response between scheduled visits, Monday through Sunday, including holidays, 24 hours per day to minimize downtime. All emergency service labor and materials are billed at our standard contract customer rates and are not covered under the terms of the Standard Preventative Maintenance Agreement.

Service Documentation: We will document all scheduled and unscheduled service work showing the time, date, name of service technician, equipment identification, and brief description of work. This documentation will be made available upon request.



3. YOUR PROGRAM INVESTMENT

This Program Maintenance Agreement will be for an original term of 1 year, beginning on 12/1/2024. At the end of the original term of this Agreement, the program will automatically renew from year to year with a 3% price increase. Either party may terminate this Agreement with written notice forty-five (45) days before the end of the renewal term. Solterra Resort’s annual investment in this program is shown below:

TERM	PRICE	% ADJUSTMENTS
Year 1	\$ 2,770	

PLEASE CHECK PAYMENT OPTION BOX:

☐ SEMI-ANNUAL \$ 1,385

☐ ANNUALLY \$ 2,770

The annual Agreement prices shown above can only be adjusted if equipment is added to or deleted from the original Agreement.

Payment terms will be thirty (30) days after Westbrook Service Corp.'s date of invoice. Westbrook Service Corp. reserves the right to discontinue its service anytime payments have not been made as agreed. Failure to make payments when due or impairment of customer's credit shall relieve Westbrook Service Corp. of any obligations pertaining to work or performance of work.



We would appreciate your signature in the space provided below as your acceptance of this Agreement.

PROPOSAL OFFERED BY: *Steve Morgan*
Account Executive

DATE: November 20, 2024

CUSTOMER ACCEPTANCE

ACCEPTED BY: _____

TITLE: _____

DATE: _____

P.O. #: _____

Westbrook Service Corp. ACCEPTANCE

ACCEPTED BY: _____

TITLE: _____

DATE: _____



4. TERMS AND CONDITIONS

A.) Planned and/or routine maintenance services provided under this Agreement will be performed during normal working hours.

B.) The guarantees and services provided under the scope of this Agreement are conditioned upon Solterra Resort operating and maintaining systems/equipment. Solterra Resort will do so according to industry accepted practices and in consideration of our recommendations.

C.) Solterra Resort will provide and permit reasonable access to all covered equipment. Westbrook Service Corp. will be allowed to start and stop equipment as necessary to perform its services and be permitted use of existing facilities and building services.

D.) This proposal assumes that all pieces of equipment are in proper operating condition. Westbrook Service Corp. shall inspect and report to Solterra Resort any malfunctions and defects within thirty (30) days after commencement of the contract. If the equipment cannot be operated within the thirty (30) day period due to seasonal conditions or other factors beyond our control, the period for initial inspection will be extended for a mutually agreed upon period. Upon completion of the inspection, it shall be the responsibility of Westbrook Service Corp. to make recommendations and to assist Solterra Resort in restoring the equipment to proper operating condition. However, all the restoration costs shall be borne by Solterra Resort unless otherwise stated in this proposal. Any piece of covered equipment will be excluded from liability if the reported recommendations from the inspection are not accepted, and repair work not performed.

E.) Under no circumstances will Westbrook Service Corp. be responsible for loss of use, loss of profits, increased operating or maintenance expense, claims of Solterra Resort tenants or clients, or any special, indirect, or consequential damages.

F.) Westbrook Service Corp. will not be liable for delays or failure to obligate due to fire, flood, strike, lockout, freezing, unavailability of material, riots, acts of God, or any cause beyond reasonable control.

G.) Westbrook Service Corp. is not responsible for the removal or disposal of any hazardous materials or any cost associated with these materials unless otherwise noted in this Agreement.

H.) Westbrook Service Corp. shall not be required to furnish any items of equipment, labor, or make special tests recommended or required by insurance companies, Federal, State, Municipal, or other authorities except as otherwise included in this Agreement.

I.) This Agreement does not include the cleaning of any air passages, grilles, or air balancing of systems.

J.) In the event either party must commence a legal action in order to enforce any rights under this contract, the successful party shall be entitled to all court costs and reasonable attorney's fees as determined by the court for prosecuting and defending the claim, as the case may be.





K.) Westbrook Service Corp. shall not be liable for the operation of the equipment nor for injuries to persons or damage to property, except those directly due to the negligent acts or omissions of its employees, and in no event shall it be liable for consequential or speculative damages. It shall not be liable for expense incurred in removing, replacing, or refinishing any part of the building structure necessary to the execution of this Agreement. It shall not be held liable for any loss by reason of strikes or labor troubles affecting its employees who perform the service called for herein, delays in transportation, delays caused by priority or preference rating, orders or regulations established by any government authority, unusual delays in procuring supplies, or for any other cause beyond its reasonable control.

L.) Only Westbrook Service Corp.'s personnel or agent are authorized to perform the work included in the scope of this Agreement. Westbrook Service Corp. may, at its option, cancel or waive its obligations under this Agreement should non-authorized individuals perform such work.

M.) This Agreement and all rights hereunder shall not be assignable unless approved by Westbrook Service Corp..

N.) Westbrook Service Corp.'s scope of work shall not include the identification, detection, abatement, encapsulation, or removal of asbestos or products or materials containing asbestos or similar hazardous substances. In the event Westbrook Service Corp. encounters such material in performing its work, Westbrook Service Corp. will have the right to discontinue work and remove its employees until the hazard is corrected or it is determined no hazard exists.

O.) This Agreement contains the entire contract, and the parties hereby agree that this Agreement has been agreed to and the entire Agreement is then accepted and approved by an authorized person for both parties. No statement, remarks, agreement, or understanding, oral or written, not contained herein, will be recognized, or enforced.

P.) Solterra Resort acknowledges and agrees that any purchase order issued in accordance with this Agreement, is intended only to establish payment authority for internal accounting purposes. No purchase order shall be a counteroffer, amendment, modification, or other revision to the terms of this Agreement. No term or condition included in the purchase order will have any force or effect.

Q.) Should the contract be canceled without due cause, Solterra Resort shall pay Westbrook Service Corp. 25% of the annual price in addition to any previous amount paid.



5. **APPENDIX A - LIST OF MAINTAINED EQUIPMENT**

The following POOL HEATER equipment was identified during our survey and will be covered as a part of Solterra Resort Program Maintenance Agreement.

MAINTAINED EQUIPMENT LIST				
TYPE	MAKE	MODEL #	SERIAL #	LOCATION
Pool Heater	Sta-Rite	SR400NA	4400305210024K	Ground
Pool Heater	Sta-Rite	SR400NA	4400193220014D	Ground
Pool Heater	Sta-Rite	SR400NA	4400117170024U	Ground
Pool Heater	Sta-Rite	SR400NA	4400018170074S	Ground

The covered equipment is located at:

Solterra Resort
5200 Solterra Blvd.
Davenport, FL 33837

Bill to:

Solterra Resort
5200 Solterra Blvd.
Davenport, FL 33837





APPENDIX B – EQUIPMENT MAINTENANCE PROCEDURES

Semi-Annual Maintenance:

- Observe pool heater operation
- Make visual inspection of pool heaters and related equipment
- Check all safety devices and controls for proper operation
- Inspect all electrical components
- Test operation of the pressure relief valve
- Test for proper operation of water pressure switch
- Inspect the jacket covers and venting system.
- Prove proper ignition system operation
- Provide copy of PM report

EXHIBIT 12



Safe Slide Restoration

"Restoring confidence in your slide."®

Dale Cooper LLC DBA Safe Slide Restoration

P.O. Box 102, Farmington, MO 63640

O: 855-639-7543 / C: 989-954-6235

www.safeslides.com

Solterra Resort / Attn: Randy Fredrick
5200 Solterra Blvd, Davenport, FL 33837
407-235-8984 / rfredrick@vestapropertyservices.com

Subject: Work completed at Solterra Resort – Restoration of slide and steel components

Randy,

Below is a summary of the work completed by Safe Slide Restoration at your facility. The steel components have been restored and are now in good working order. There are no structural issues remaining, and the work is complete.

Slide Description:

Open Flume Body Slide – Blue & Ivory

Work Description:

Recaulk Seams: As Needed

- Recaulk seams as needed (recaulking is not a guarantee to stop leaking seams) **
- Seams will be sealed with premium caulk

Chemical Wash - Start Tub:

- Clean interior of start tub
- Apply chemicals to start tub
- Hand agitate, as needed
- Final rinse

Conclusion on Slide:

Most of the staining on the slide was removed; however, the coating is thinning and is approaching the point where it requires a full restoration. Leaks were identified during the process and should be repaired to prevent damage to the steel supports, which could lead to corrosion over time.



Steel Structure Description:

Steel Slide Tower Columns and Slide Support Arms

Work Description:

Spot Blast and Paint

- Hot water/high pressure columns and support arms , (5,000 PSI) per NACE SSPC-SP1
- Spotblast and strip two columns and support arms as needed
- Hand Tool rusted areas as needed, per NACE SSPC-SP2
- Power Tool rusted areas as needed, per NACE SSPC-SP3
- Prime Coat with 2-part as needed
- Apply finish coat with poly-siloxane paint

Conclusion on Steel:

The steel components had heavy rust and corrosion. Our team successfully sandblasted all affected areas back to fresh steel, applied a primer, and finished with a protective coating. The rust issue has been fully addressed, and corrosion is no longer a concern. However, to preserve the steel structure for the long term, we strongly recommend addressing all leaks to prevent corrosive water from leaking onto the slide structure and causing future damage.

Recommended Actions:

- **For the Slide:** We recommend a full restoration of the slide in the near future due to the thinning coating and existing leaks. This will prevent further deterioration and ensure the slide remains in optimal condition.
- **For the Steel Structure:** It is critical to stop all leaks to protect the steel components from potential future corrosion. Regular inspections and maintenance are advised to keep the structure in good condition.

Please let us know if you have any further questions or require additional assistance. We are happy to help ensure that your facility remains in top shape.



EXHIBIT 13





Solterra Resort CDD Aquatics

Inspection Date:

9/30/2024 1:07 PM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



MAINTENANCE AREA



SOLTERRA RESORT CDD
Solterra Blvd, Davenport

Gate Code:



Inspection Report

SITE: 10

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Perimeter of this pond had moderate amounts of filamentous algae present. This was the only nuisance vegetation growth observed. Technician will target during the next visit.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	✗ Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 11

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Slender spikerush was observed in moderate amounts throughout this pond. Some surface algae was also present in certain areas. Technician will treat accordingly.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	✗ Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	✗ Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	✗ Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 12

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Fragrant water lilies cover a majority of the surface of this pond. Some subsurface algae growth was observed around the edge, as well as some Slender Spikerush growth. These nuisance species will be treated accordingly during the next maintenance event.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☐ N/A	☒ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☐ N/A	☒ Minimal	☐ Moderate
			☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	☒ Slender Spikerush	Other:	

SITE: 13

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Subsurface algae growth was present along the shoreline of this pond. No other nuisance vegetation growth was observed. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☐ N/A	☒ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate
			☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 14

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Decaying torpedo grass and slender spikerush was present along the edge of this pond. Technician will continue to treat accordingly.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☒ Torpedo Grass	Pennywort	Babytears
	Hydrilla	☒ Slender Spikerush	Other:
			Chara

SITE: 15

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Beneficial gulf coast spikerush was in good health. Only thing to note was some minor amounts of subsurface growth along parts of the perimeter. Will be addressed during the upcoming maintenance event.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	☒ Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	☒ N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 16

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very minor subsurface algae growth was observed. No other nuisance vegetation present. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☐ N/A	☒ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			☐ Substantial
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara
		☐ Other:	

SITE: 17

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Overall, pond is in great condition. Beneficial vegetation is in good health. Lily coverage could be less and our technician will start to treat some of them. Only nuisance vegetation observed was some subsurface growth which will be addressed.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☐ N/A	☒ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☐ N/A	☐ Minimal	☒ Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			☐ Substantial
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara
		☐ Other:	

Inspection Report

SITE: 18

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Submersed Slender Spikerush was observed in the center of this pond. Technician will target during the next visit.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	☒ Slender Spikerush	Other:
			Chara

SITE: 19

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Lilies are present in significant amounts and will be cleared out some. Subsurface algae and slender spikerush were found all along the shoreline. Copper sulfate treatments will be applied in these areas to combat this growth.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	☒ Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	☒ Slender Spikerush	Other:
			Chara

MANAGEMENT SUMMARY



As we approach October, the conditions that influence the ponds are seeing a slight turn. Nights & mornings are starting to cool off, and as temperatures cool and days shorten in length; both of these have the effect of decreasing growth rates for surface algae and nuisance species alike. Occasional heavy rains are still common, but the hurricane season is coming to an end which means that these rains should taper off as the month progresses. Pond levels are high, and a large influx of water usually has the benefit of resetting pond biology by allowing nutrients in the water column to exit the pond into the wetlands. Decreased water temperatures and sudden wind and rain are both capable of stressing fish populations, and contribute to the occasional fish kill. This is normal for early fall (or due to an extended summer) and are not primarily caused by treatments targeted against nuisance algae and vegetation.

Hopefully as conditions enter a true fall phase, and plant growth slows, technicians will be able to switch from reactive & preventative treatment methods (which were directly combating rapid new growth) to proactive treatments (to begin to make headway in overgrown areas of select ponds now that regrowth rates are starting to slow).

At the time of this inspection, many of the Solterra Resort ponds were in good or great condition. Across most ponds algal activity was present in moderate amounts. Any ponds with notable amounts will be on our technician's radar for future visits. Nuisance grasses, specifically Slender Spikerush, was present within the water and along some of the shorelines of the ponds. Algae and Slender Spikerush growth were the main issues noted on this inspection. We will continue on with routine treatment with the goal of eradicating as much of this nuisance vegetation as possible.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!





Solterra Resort CDD Aquatics

Inspection Date:

10/25/2024 11:52 AM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



MAINTENANCE AREA



SOLTERRA RESORT CDD
Solterra Blvd, Davenport

Gate Code:



Inspection Report

SITE: 20

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Left Side: Pond 20 condition from August

Right Side: Pond 20 Current condition.

As you can see in the comparison, this pond has improved and water level has risen. Still some filamentous algae present in some areas, as well as torpedo grass and slender spikerush in others. Some of these grasses do appear to be decaying already from previous treatment. Technician will continue to target.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	✗ Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	✗ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
✗ Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	✗ Slender Spikerush	Other:	

SITE: 21

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Left Side: Pond 21 condition from August

Right Side: Pond 21 Current condition.

This pond is in excellent condition. No nuisance vegetation growth observed. Lilies are being maintained nicely.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 22

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Left Side: Pond 22 condition from August

Right Side: Pond 22 Current condition.

Water is back in this pond. Only thing to note is very minor amounts of scattered surface algae. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	☒ N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 23

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Left Side: Pond 23 condition from August

Right Side: Pond 23 Current condition.

Overall, pond is in great condition. Minimal torpedo grass growth along the shoreline. Lilies are starting take over pond and will be slightly diminished moving forward.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	☒ Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 24

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Left Side: Pond 24 condition from August

Right Side: Pond 24 Current condition.

Water level has increased, improving the pond's appearance. Slender Spikerush that was previously present has been cleared out, and now the only nuisance vegetation observed was some Torpedo grass along parts of the perimeter. Technician will target during the next visit.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic	
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous	
		☐ Planktonic	☐ Cyanobacteria	
<u>GRASSES:</u>	☐ N/A	☒ Minimal	☐ Moderate	☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
☒ Torpedo Grass	☐ Pennywort	☐ Babytears	☐ Chara	
☐ Hydrilla	☐ Slender Spikerush	☐ Other:		

SITE: 25

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Left Side: Pond 25 condition from August

Right Side: Pond 25 Current condition.

No algae present within this pond. Minor amounts of Torpedo grass and Slender Spikerush were observed around the perimeter. These nuisance species will be treated accordingly during future maintenance events.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic	
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous	
		☐ Planktonic	☐ Cyanobacteria	
<u>GRASSES:</u>	☐ N/A	☒ Minimal	☐ Moderate	☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
☒ Torpedo Grass	☐ Pennywort	☐ Babytears	☐ Chara	
☐ Hydrilla	☒ Slender Spikerush	☐ Other:		

Inspection Report

SITE: 26

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Left Side: Pond 26 condition from August

Right Side: Pond 26 Current condition.

Moderate amounts of Torpedo grass and Slender Spikerush was observed around the perimeter of this pond. These areas have been put into the technician's notes to treat at full force during the next visit.

<u>WATER:</u>	☒ Clear	Turbid	Tannic	
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	☒ Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	☒ Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	☒ Slender Spikerush	Other:	

SITE: 27

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Left Side: Pond 27 condition from August

Right Side: Pond 27 Current condition.

The green tint in the water indicates the presence of Planktonic algae. Also observed minor torpedo grass growth along the shoreline. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	☒ Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		☒ Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	☒ Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 28

Condition: Excellent Great Good ✓Poor Mixed Condition ✓Improving



Comments:

Left Side: Pond 28 condition from August

Right Side: Pond 28 Current condition.

What you see growing in this pond is called Lyngbya, which is a specific type of algae. Looks like the rains and recent treatments have cleared it out some since last inspection. Our technician will continue to monitor and treat it accordingly during the next visits.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	✗ Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	✗ Other: Lyngbya
			Chara

SITE: 29

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Left Side: Pond 29 condition from August

Right Side: Pond 29 Current condition.

This pond now has a good amount of water present. Any nuisance grasses present within the zone are being maintained and prevented from expanding. Some decaying grasses were observed along the edge. Technician will continue to monitor this zone closely and treat any new nuisance growth that pops up.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate
			✗ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	✗ Torpedo Grass	Pennywort	Babytears
	Hydrilla	✗ Slender Spikerush	Other:
			Chara

MANAGEMENT SUMMARY



As October draws to a close, and we enter November, we are finally seeing a change in the weather conditions influencing the ponds. Cooler temperatures will become more commonplace in the mornings and nights, though higher daytime temperatures and sunshine still contribute to rapid algae growth during daytime hours. As the days shorten and the season progresses these bloom events will taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found to be actively growing around the shoreline and shallow areas it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

At the time of this inspection, many ponds were in the process of improving from prior treatment. Grasses were decaying, and algal activity noted during the inspection was composed of minor amounts of surface growth, besides for pond 28 which had some more significant growth but is improving. Remaining regrowth will be targeted during the next visitation. Full dissolution of algae is typically expected within 7-10 days post treatment. Our technicians will continue to monitor and apply the proper treatments to combat any growth observed within the Solterra Resort ponds.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!





Solterra Resort CDD Aquatics

Inspection Date:

11/26/2024 10:12 AM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

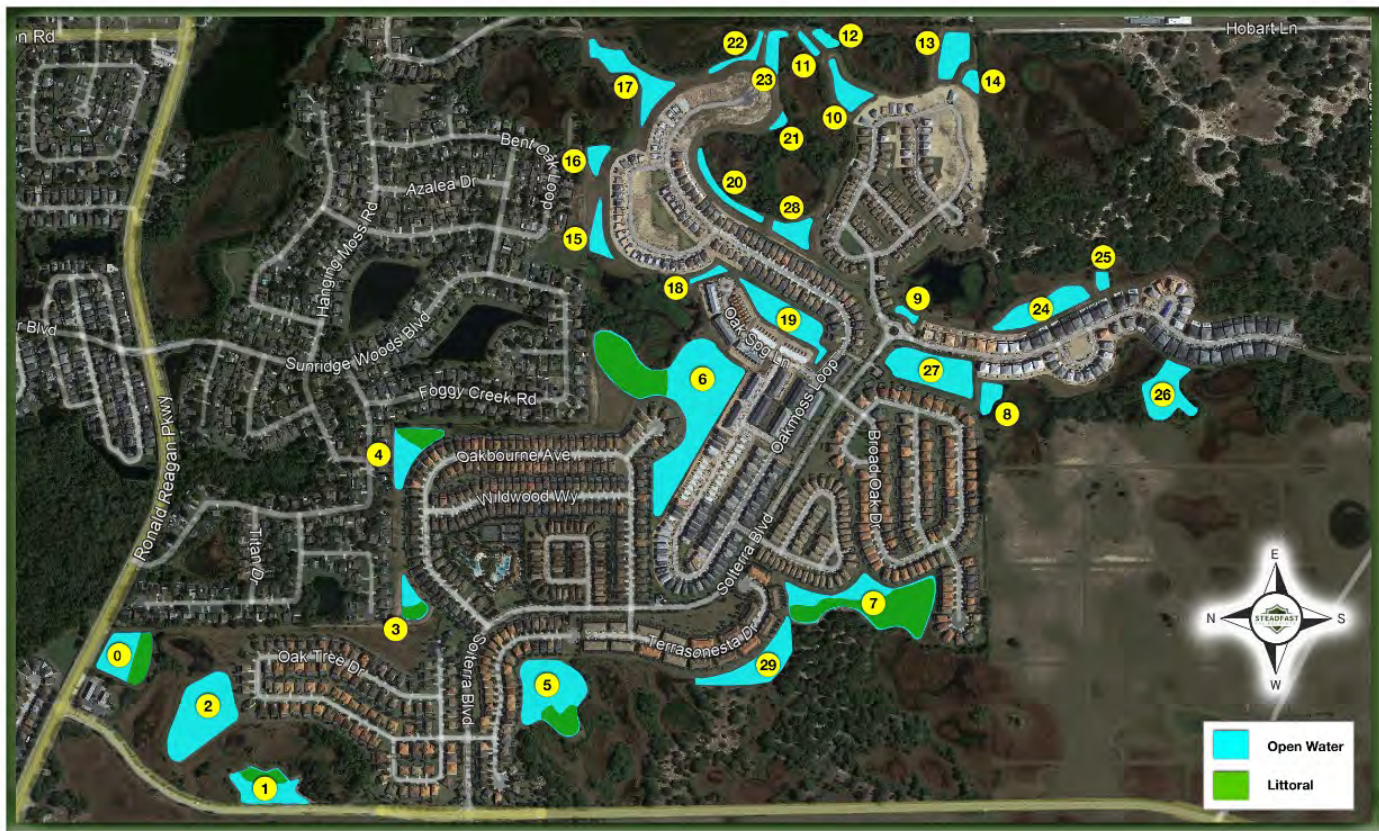


MAINTENANCE AREA



SOLTERRA RESORT CDD
Solterra Blvd, Davenport

Gate Code:



Inspection Report

SITE: 0

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Left: September, Right: December.

Pond has slightly improved since last inspection. Some of the filamentous algae that was present has cleared out. Still some minor amounts of subsurface growth present. Technician will treat accordingly.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 1

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Left: September, Right: December.

Some of the grasses that were present in this pond have been cleared out. Still more progress to be made on the grasses. Pond also experienced an algal bloom in the past month which you can see on one end. Technician will continue to apply the proper treatments here to combat this growth.

<u>WATER:</u>	✗Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	✗Subsurface Filamentous	Planktonic	✗Surface Filamentous
<u>GRASSES:</u>	N/A	Minimal	✗Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	✗Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	✗Slender Spikerush	Other:	

Inspection Report

SITE: 2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Left: September, Right: December.

Starting to see decaying grasses within this zone from previous treatment. All nuisance species are being maintained and prevented from expanding. The cooler weather is starting to have an effect as we are seeing many species beginning to go dormant. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☐ N/A	☒ Minimal	☐ Moderate
			☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

SITE: 3

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Left: September, Right: December.

This pond has slightly improved since last inspection. Grasses that were present along the perimeter are now cleared out. Still some torpedo grass present within the water in minor amounts, as well as minor surface algae growth. These will be targeted during the next visit.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☐ N/A	☐ Subsurface Filamentous	☒ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☐ N/A	☒ Minimal	☐ Moderate
			☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
☒ Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 4

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Left: September, Right: December.

Less algae in this pond compared to last inspection. Still some present that has drifted into one corner, and some of this does appear to be decaying from treatments. Technician will continue to treat accordingly.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Left: September, Right: December.

This pond appears to be in similar condition to last inspection. Good condition overall, but there has been a duckweed bloom occurring in one corner. Technician will apply the proper treatments here to clear out this growth.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 6

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Left: September, Right: December.

Nuisance grass around the edge of this pond appears to be in a state of decay. Only additional thing to note is the minor presence of subsurface algae. This will be addressed during future maintenance events.

<u>WATER:</u>	✗ Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	✗ Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	✗ Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
✗ Torpedo Grass	Pennywort	Babytears	Chara	
Hydrilla	Slender Spikerush	Other:		

SITE: 7

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Left: September, Right: December.

This pond appears to be similar to last inspection except for an increased number of decaying grasses. This is due to previous treatments as well as the cooler weather. Pond is in great condition overall and nuisance species are being treated where necessary.

<u>WATER:</u>	✗ Clear	Turbid	Tannic	
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	Minimal	✗ Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
Torpedo Grass	Pennywort	Babytears	Chara	
Hydrilla	Slender Spikerush	Other:		

Inspection Report

SITE: 8

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Left: September, Right: December.

The grasses that were previously present in this pond have been cleared out for the most part. Still minor torpedo grass growth, as well as minor surface algae growth, both of which appear to be decaying. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	✗ Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	✗ Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 9

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Left: September, Right: December.

The submersed weeds and grasses that were previously present in this pond have been cleared out and are now gone. Now just dealing with moderate amounts of filamentous algae, most of which does appear to already be decaying from prior treatments. Technician will continue to treat accordingly.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	✗ Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

MANAGEMENT SUMMARY



With December on the way, fall gives way to winter. We can expect mornings and nights, as well as evenings, to have colder temperatures with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rain events are becoming less frequent, leading to extended decay times for surface algae (further extended by the cold weather). Additionally, water levels across most ponds will be/are decreasing.

On this visit, nearly all ponds inspected were in good condition. Filamentous algae was present in moderate amounts in several ponds. Progress on nuisance grasses has been made, but there is still moderate amounts present along shorelines and within the water of several ponds. Still more progress to be made, and our technician will continue to apply the proper treatments to combat any new or existing growth. The cooler weather that is coming will continue to keep the ponds looking good.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!



EXHIBIT 14





Proposal #: 462940

Date: 9/5/2024

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Jayne Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Drainage clean up Solterra Perimeter.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$419.99
Dump Fee	1	\$75.00	\$75.00

Proposal to clear up area around drainage.

Flush cut trees away from drainage.

Pond behind 4787 Terrasonesta Dr.



Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$494.99
Sales Tax	\$0.00
Proposal Total	\$494.99

THIS IS NOT AN INVOICE



EXHIBIT 15





Proposal #: 462928

Date: 9/5/2024

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Jayme Biggs

Vesta Property Services

5200 Solterra Blvd

Davenport, FL 33837

jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd

Davenport, FL 33837

**Complete Viburnum Hedge on 7102 Oakspring Ln
Park**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$280.00
Viburnum- 3 GAL	25	\$18.00	\$450.00
Chocolate Mulch - Bag	15	\$8.00	\$120.00

Proposal to Install 25- 3 Gal Viburnums to complete hedge, includes Mulch refresher.

7102 Oakspring Ln Park was without power/irrigation for several months. As of June 2024 park irrigation is working.



Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$850.00
Sales Tax	\$0.00
Proposal Total	\$850.00

THIS IS NOT AN INVOICE



EXHIBIT 16





Proposal #: 481228

Date: 10/21/2024

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Solterra Springs entrance Allamanda's install

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$1,119.98
Dwarf Allamanda- 3 GAL	116	\$18.50	\$2,146.00
Chocolate Mulch - Bag	25	\$8.00	\$200.00

Proposal to remove rose bushes all around Solterra Springs entrance and install Allamanda shrubs with mulch refresh.

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Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$3,465.98
Sales Tax	\$0.00
Proposal Total	\$3,465.98

THIS IS NOT AN INVOICE

EXHIBIT 17





Proposal #: 481566

Date: 10/22/2024

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Jayne Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Straighten Leaning Cypress trees- Misty Oaks

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$699.99
Hardwood Staking kit	24	\$35.00	\$840.00

Proposal to straighten 24 leaning trees affected by hurricane Milton in Misty Oak park.

Flush cut 3 trees already decaying- includes haul away debris.

Yellowstone is not responsible for health of tree after straightening.



Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$1,539.99
Sales Tax	\$0.00
Proposal Total	\$1,539.99

THIS IS NOT AN INVOICE



EXHIBIT 18





Proposal #: 481563

Date: 10/22/2024

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Jayne Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Straighten Leaning Oaks in Oaks Ln

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$349.99
Hardwood Staking kit	3	\$35.00	\$105.00

Proposal to straighten 3 leaning oak trees affected by hurricane Milton in Oaks Ln.

Yellowstone is not responsible for health of tree after straightening.



Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape’s control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$454.99
Sales Tax	\$0.00
Proposal Total	\$454.99

THIS IS NOT AN INVOICE



EXHIBIT 19





Proposal #: 481492

Date: 10/22/2024

From: Virginia Alvarez Cortes

**Landscape Enhancement Proposal for
Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Irrigation Repairs SEP 2024

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
6" Spray Head	30	\$9.83	\$294.85
Rainbird Rotor	9	\$34.43	\$309.87
Rainbird Spray Nozzles	30	\$2.86	\$85.71
Irrigation Labor	5	\$72.00	\$360.00

Irrigation repairs from inspection performed on September 2024.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$1,050.43
Sales Tax	\$0.00
Proposal Total	\$1,050.43

THIS IS NOT AN INVOICE



Proposal #: 494170

Date: 12/2/2024

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Jayne Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Irrigation Repairs NOV 2024

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
6" Spray Head	35	\$12.00	\$420.00
12" Spray Head	10	\$32.00	\$320.00
Rainbird Rotor	3	\$32.00	\$96.00
Rainbird Spray Nozzles	9	\$2.00	\$18.00
MP Rotator Nozzles	5	\$12.00	\$60.00
Irrigation Labor			\$720.00
Hunter Icd Decoder 1 Station	1	\$325.00	\$325.00
HunterSolenoid	1	\$75.00	\$75.00

Irrigation repairs from inspections performed on November 2024.

Irrigation includes labor to troubleshoot 12 stations not functioning.

Controller # 2- Solterra Blvd Station 22 - Needs 1 station decoder and solenoid.

Clubhouse- Leaking seals in spray heads total- 47 (We will replace 25 spray heads now and next month 22.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape’s control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$2,034.00
Sales Tax	\$0.00
Proposal Total	\$2,034.00

THIS IS NOT AN INVOICE



EXHIBIT 20





Proposal #: 481814

Date: 10/23/2024

From: Virginia Alvarez Cortes

**Tree Care Proposal for
Solterra CDD**

Jayne Biggs

Vesta Property Services

5200 Solterra Blvd

Davenport, FL 33837

jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd

Davenport, FL 33837

Oak trees lift and light thin out.

DESCRIPTION	AMOUNT
Arbor Cost	\$44,692.99

Proposal to raise canopies/ light thin out/ remove dead wood on 261 oak trees.

*Price includes: labor and haul away debris

- Along Solterra boulevard- 121 Oaks
- Clubhouse/parking- 83 Oaks
- Pool/Lazy River Area-22 Oaks
- Along Pine Tree Trail from (711 to end of property) - 35 Oaks

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By

Print Name/Title

Date

Solterra CDD

Subtotal	\$44,692.99
Sales Tax	\$0.00
Proposal Total	\$44,692.99

THIS IS NOT AN INVOICE

EXHIBIT 21





Proposal #: 458539

Date: 8/23/2024

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Jayne Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Extra 5 feet of white sand Volleyball court

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$2,099.97
Landscape Edging Black 5 in. x 60 ft.	1	\$110.00	\$110.00
Landscape Edging Stakes Kit- 4 stakes	8	\$8.00	\$64.00

Proposal for labor to prep and install 5 feet extra of white sand surrounding volleyball court.

Manually excavate 2.5 inches to place sand.

Extend landscape edging 5 feet surrounding volleyball court/ relocate grasses surrounding volleyball court.

White sand will be 2.5 inc depth.

Separate proposal submitted for white sand.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$2,273.97
Sales Tax	\$0.00
Proposal Total	\$2,273.97

THIS IS NOT AN INVOICE

EXHIBIT 22





Proposal #: 458533

Date: 8/23/2024

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Jayne Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

8 Yards of White Sand.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Sand	8	\$70.00	\$560.00

Proposal to purchase 8 Yards of White Sand at Yellowstone price.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$560.00
Sales Tax	\$0.00
Proposal Total	\$560.00

THIS IS NOT AN INVOICE

EXHIBIT 23





Proposal #: 481155

Date: 12/5/2024

From: Jaime Millan Ortiz

Proposal for
Solterra CDD

Jayne Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Volleyball landscape beds

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$1,049.98
Firebush, 3 GAL	28	\$18.00	\$504.00
Clusia, 3 GAL	18	\$18.00	\$324.00
Liriope, 1 GAL	46	\$8.00	\$368.00
Crape myrtle 30 gal.	2	\$380.00	\$760.00
Chocolate Mulch	25	\$8.00	\$200.00

REVISED Proposal to install 2 new landscape bed volleyball court.

Removed Trinette and liriope plants for bench space and also removed.

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Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape’s control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$3,205.98
Sales Tax	\$0.00
Proposal Total	\$3,205.98

THIS IS NOT AN INVOICE



Solterra CDD

Orlando, FL.

September 2024

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Arboricola 'Trinette' (A.T.)
- Dwarf Firebush (D.F.)
- Crape Myrtle (C.M.)
- Liriope (L.P.)
- Clusia (C.S.)

- C.M.
- C.S.
- D.F.
- L.P.
- A.T.



Potential



Solterra CDD

Orlando, FL.

September 2024

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Arboricola 'Trinette' (A.T.)
- Dwarf Firebush (D.F.)
- Crape Myrtle (C.M.)
- Liriope (L.P.)
- Clusia (C.S.)

C.M.
C.S.
D.F.
L.P.
A.T.

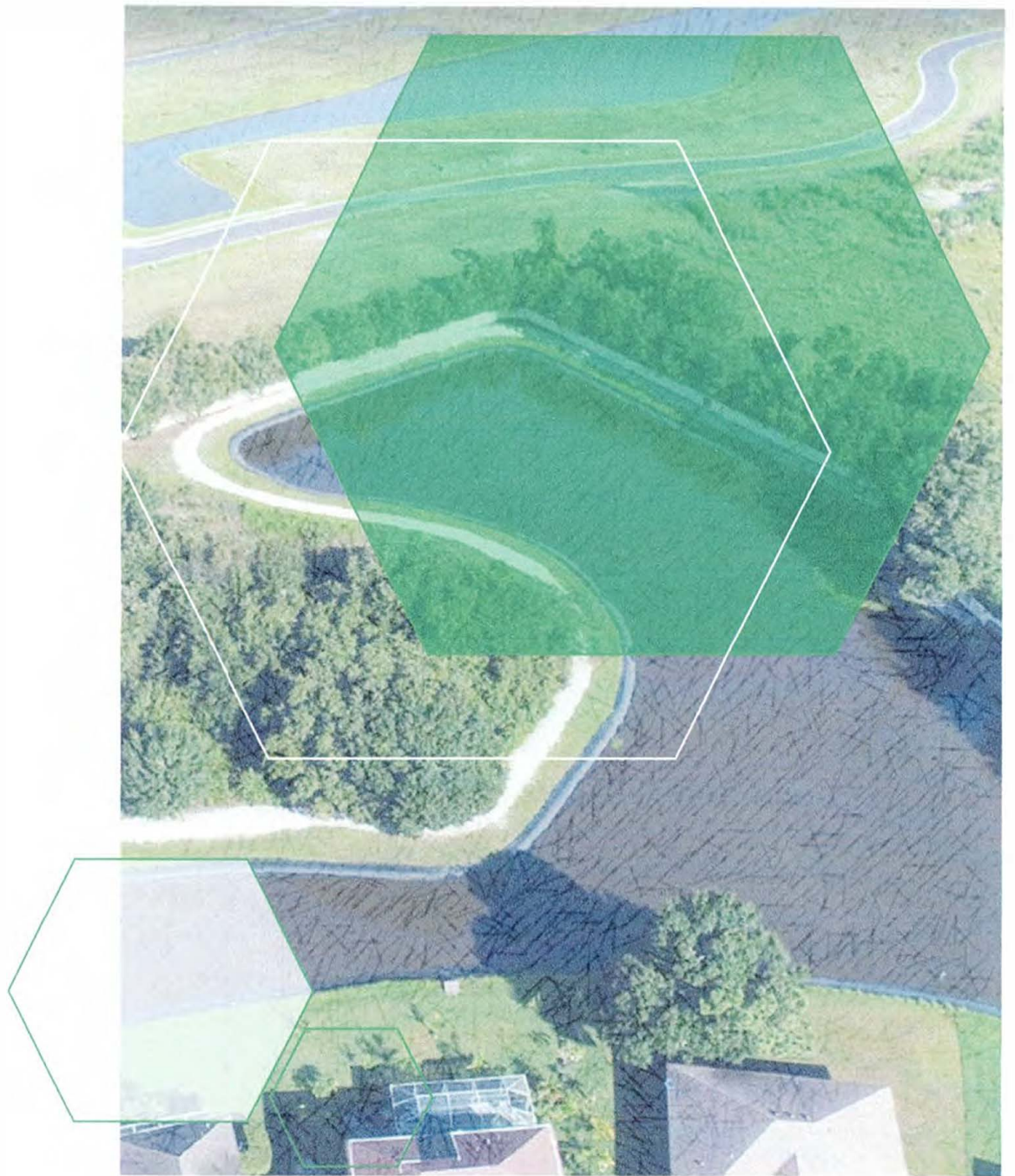


Potential



EXHIBIT 24





SOLTERRA RESORT CDD

DAVENPORT, FL

Proposal for Aquatic Weed Control Services



ENVIRONMENTAL

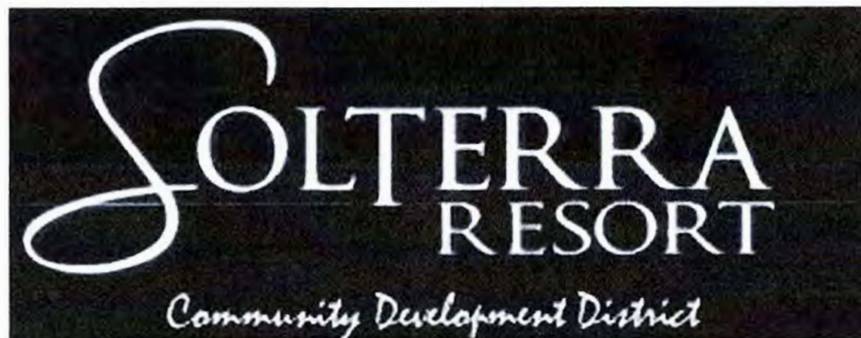




Crosscreek Environmental, Inc
111 Palmview Road
Palmetto, FL 34221
P: 941 479 7811
F: 941 479 7812
www.crosscreekenvironmental.com

Solterra Resort CDD

Davenport, Florida



Aquatic Weed Control Services:

Contractor Qualifications.....	Page 2
Company Profile.....	Page 2
Safety and Training.....	Page 3
QA/QC.....	Page 4
Personnel Qualifications/ Professional License.....	Page 5
Relevant Experience.....	Page 6
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Vegetation Management Proposal.....	Page 8

Contractor Qualifications

Crosscreek Environmental, Inc. is a leader in quality lake and wetland management services. We strive to develop environmentally conscious methods of providing aquatic waterway management. Our staff of highly trained and licensed technicians and service managers is ready to provide quality service and complete customer satisfaction. Our offices are conveniently located near Solterra Resort CDD and will be staffed with adequate equipment and personnel to complete this project. This proposal provides the professional credentials of our designated project manager, as well as examples of relevant experience demonstrating our ability to handle a project of this nature.

Company Profile

Crosscreek Environmental, Inc. is a full-scale restoration company located in Southwest Florida. With over 200 years of combined experience, Crosscreek Environmental provides comprehensive, environmentally friendly, expert solutions for maintaining the beauty and health of Florida's ponds, lakes, wetlands, and shorelines. Our licensed, certified, and highly qualified team provides a full roster of services for stabilization, restoration, management, and maintenance of these valuable waterways. We serve developers, government municipalities, CDDs, homeowners associations, and management companies, successfully implementing the entire project lifecycle. From engineering and design to permitting, installation, management, and maintenance, we're helping our clients restore, protect, and manage Florida's most valuable resource: water.

Our extensive repeat business testifies to our reliability and expertise, and we're determined to earn new business through rapid response, quick turnaround, generous communications, consistent follow-up, and successful results. Our commitment to excellent customer service is backed by solid scientific knowledge, experience, and one-stop services including:

- Lake bank restoration
- Lake maintenance
- Erosion control
- Wetland mitigation
- Wetland creation
- Wetland management
- Wetland maintenance
- Littoral shelf planting
- Florida native nursery
- Florida native plants
- Shoreline restoration
- Shoreline erosion control



Crosscreek Environmental, Inc.
111 Palmview Road
Palmetto, FL 34221
P 941 479 7811
F 941 479 7812
www.crosscreekenvironmental.com

Equipment & Tools

Crosscreek Environmental has one of the most extensive and diversified groups of equipment that has been custom designed for Stormwater Management, Shoreline Restoration and Wetland Management. This includes:

- 6 Portable Dredges
- 2 Full size Dredge
- 40 4-wheel drive Pickup Trucks
- 3 Dump Trailers- 10 yd capacity each
- 2 Skid Steers
- 25 Custom Built Spray Mules
- 2 12inch Woodchippers
- 1 Menzi Muck Machine
- 12 Custom Built Spray-Rigged Airboats & John Boats
- Chainsaws, machetes, and other applicable tools

Safety and Training

Some divisions of Crosscreek Environmental, Inc work in potentially very hazardous conditions. There is no job so important, no service so urgent, that we cannot take time to perform our jobs safely. Safety will always be a critical and paramount part of our company's culture.

Rigorous safety and training programs are fundamental to our business philosophy. We are an active participant in numerous national and industry-specific safety organizations and have an active Safety Committee. Safety is one of the key measures on our staff's annual performance ratings. We at Crosscreek Environmental, Inc. also strongly enforce a drug-free workplace with a zero-tolerance policy.

A core training program is completed by all staff before project start-up wherein safety is a major component. This training is reinforced throughout the year with formal monthly safety meetings, as well as weekly field training and daily briefings. The training includes classroom and practical sessions to ensure 'book' learning is converted into knowledge that is used in the field.

QA/QC and Customer Service

Our Quality Assurance and Quality Control Programs are second-to-none. Crosscreek Environmental, Inc. is dedicated to continuous improvement in all facets of our operations, evaluating even those that are performing well, to ensure there are no further improvements that can be made. We continually strive to identify better processes, materials, and procedures for accomplishing our work. One of our core business philosophies is to continually look to the future and anticipate problems that may arise and be ready with the appropriate solution.

When our crews are on-site, they will make any additional notes that they feel are relative to ensuring the health of the waterways of Solterra Resort CDD. If there are any issues which need immediate attention the applicator will notify the general manager and he will assign the proper person to take a firsthand look at the issue or he will take a look for himself. When issues have been noted and observed by the project or general manager, issues will be immediately brought to the property manager's attention.

Personnel Qualifications/Professional Licenses

All Crosscreek Environmental managers and spray technicians are required to be licensed to apply pesticides within the state they are working and are trained annually in identification and application techniques for aquatic vegetation management. Some personnel credentials available for this project are:

Licenses

- Aquatic, Right-of-Way, Demonstration and Research, and Natural Areas
- Florida Public Health Pest Control • Florida DEP Stormwater Management Inspector

Educational Degrees

- Bachelors in Fisheries Biology and General Biology
- Bachelors in Limnology (Water Chemistry)
- Bachelors in Environmental Horticulture



Crosscreek Environmental, Inc.
111 Palmview Road
Palmetto, FL 34221
P 941 479 7811
F 941 479 7812
www.crosscreekenvironmental.com

Project Management

Carlton Campbell/ President/CEO

Mr. Campbell has over Thirty (30) years in the environmental field. He was the co-founder of Aquatic Plants of Florida in 1996 and later founded Crosscreek Environmental. He attended South Florida University where he received a degree in Environmental Science. Carlton is a hands-on President and wants to always make sure his customers are happy, and his employees are taken care of.

Derek Wagner/ General Manager

Mr. Wagner has twenty (20) years' experience with erosion control and aquatic/wetland vegetation and management and is the General Manager of Crosscreek Environmental. He oversees all operations of the company including scheduling, staffing, and budgeting of projects and is certified as a Stormwater Management Inspector. His experience and training allow him to act as resident biologist for this project.

George Bowling/ Sales Manager

Mr. Bowling has been in the industry serving the stormwater community for over twenty-five (25) years. He is fully trained in identifying customers' needs and helping them develop the appropriate plan to manage their needs. He is also fully licensed and trained in aquatic & natural areas herbicide applications. His experience provides a unique opportunity for all customers and their daily stormwater needs.

Matt Jones/ Operations Manager

Mr. Jones has detailed and unique experience and education in all aspects of the environmental services we offer. Mr. Jones is responsible for safety compliance for the entire company and training coordination of personnel. He handles the field coordination of schedules and ensuring that customers concerns are addressed in a timely manner.

Crosscreek Environmental is experienced at managing multiple aquatic accounts/erosion control projects/wetland restorations at a time for customers across Florida. Our managers will simply incorporate this project into the scheduling with other current projects to allow for completion in a timely fashion. Personnel and equipment can be drawn from other locations to ensure the proper staffing for this project. Crosscreek Environmental is dedicated to providing the resources necessary to complete this project in the required timeframe.

Relevant Projects/Experiences

Following are relevant specific references which show the ability of Crosscreek Environmental, Inc. to be able to handle this project.

JOB TITLE: **VISTA LAKES CDD**
SCOPE OF WORK: MONTHLY MAINTENANCE OF ALL PONDS ONSITE. REMOVAL OF INVASIVE VEGETATION FROM PONDS AND PLANTING OF NATIVE VEGETATION.
WORK COMPLETED ON: ON GOING
PROJECT TOTAL: \$35,000+ ANNUALLY
CONTACT: JENNIFER GOLDYN
EMAIL: JENNIFER.GOLYDYN@INFRMARK.COM
PHONE: 813 652 2454

JOB TITLE: **GATEWAY CDD**
SCOPE OF WORK: MONTHLY MAINTENANCE OF APPROXIMATELY 425 ACRES OF LAKES AND 300 ACRES OF WETLANDS THROUGHOUT THE COMMUNITY. REGULAR UPKEEP OF OVER 50 FOUNTAINS AND AERATION SYSTEMS ONSITE AS WELL.
WORK COMPLETED ON: ON GOING
PROJECT TOTAL: \$302,000 ANNUALLY
CONTACT: ELLE HARRIS
EMAIL: ELLE.HARRIS@GATEWAYDISTRICT.ORG
PHONE: 239 898 6312

JOB TITLE: **RIDGEWOOD LAKES**
SCOPE OF WORK: MONTHLY MAINTENANCE OF APPROXIMATELY 150 ACRES OF LAKES THROUGHOUT THE COMMUNITY. REGULAR UPKEEP OF FOUNTAINS AND AERATION SYSTEMS ONSITE AS WELL.
WORK COMPLETED ON: ONGOING
PROJECT TOTAL: \$256,000 ANNUALLY
CONTACT: STACEY RAMDASS
EMAIL: SRAMDASS@VESTAPROPERTYSERVICES.COM
PHONE: 407 872 7608

JOB TITLE: **THE VILLAGES CDD**
SCOPE OF WORK: MONTHLY MAINTENANCE OF ALL PONDS ONSITE (1,700 ACRES) INCLUDING WETLANDS (75 ACRES) AND PRESERVE AREAS. REPAIR AND RESTORATION OF SHORELINE USING 7' GEOTOBE. REMOVAL OF INVASIVE VEGETATION FROM PONDS AND PLANTING OF NATIVE VEGETATION.
WORK COMPLETED ON: ON GOING
PROJECT TOTAL: \$1,000,000 +
CONTACT: BART GRAHAM
EMAIL: BART.GRAHAM@DISTRICTGOV.ORG
PHONE: 352 455 0624



Crosscreek Environmental, Inc
111 Palmview Road
Palmetto FL 34221
P 941 479 7811
F 941 479 7812
www.crosscreekenvironmental.com

JOB TITLE:	CELEBRATION CDD
SCOPE OF WORK:	MONTHLY MAINTENANCE OF ALL PONDS ONSITE (250 ACRES) INCLUDING WETLANDS (30 ACRES) AND PRESERVE AREAS. REPAIR AND RESTORATION OF SHORELINE USING 7' GEOTUBE. PLANTING OF NATIVE VEGETATION ALONG SHORELINES TO PREVENT EROSION.
WORK COMPLETED ON:	ONGOING
PROJECT TOTAL:	\$150,000+
CONTACT:	ANGEL MONTAGNA
EMAIL:	ANGEL.MONTAGNA@INFRAMARK.COM

Pond Maintenance Work Statement

Crosscreek Environmental has a pond maintenance approach of being pro-active and detailed oriented all while keeping the environment in mind and only applying herbicides when necessary. Crosscreek Environmental is a full-service stormwater maintenance company that doesn't just spray ponds, we service the entire system from start to finish. Our primary direction of treatment is from land-based machines with the use of backpacks by primary technicians where needed. If that approach isn't what's best for the pond, then a boat or manual removal crew is used to properly attack the target species within that stormwater system.

We always try to recommend pro-active approaches to pond management such as nutrient load management. Such things include aerations, aquatic plants, biochar, supplemental bacteria/enzymes, and removals where feasible over just spraying. All littoral shelf maintenance is conducted with backpacks for spot spraying and crews that can manually remove vegetation. This hands-on detailed approach is necessary to reduce the collateral damage caused to adjacent native vegetation. For Solterra Resort CDD there will be one (1) dedicated technician for every pond onsite, one (1) dedicated wetland crew when needed, as well as one (1) dedicated aeration/fountain technician when needed.



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
12/4/2024	12520

Name / Address

Solterra Resort CDD
5200 Solterra Blvd
Davenport, FL 33837
Jayme Biggs

* Estimate is good for 30 days.

Description

Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the thirty two (32) ponds onsite. Treatments to occur twice a month for a total of twelve (24) visits per year.

Maintenance services to include the following:

- * Algae control
- * Floating vegetation control
- * Shoreline vegetation control
- * Submersed vegetation control
- * Aquatics consulting
- * Inspection of all stormwater flow structures
- * Trash Removal
- * Management reporting - Monthly electronic reports with pictures
- * Pond Dye if needed
- * Littoral shelf maintenance
- * Installation of 1,500 free beneficial aquatic plants per year (or equal credit issued to account)
- * Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor.

Total maintenance cost = \$3,750 Monthly (\$45,000 Annually)

If the customer is not satisfied with the aquatic service provided, and the state of the aquatic management area declines due to Crosscreek Environmental Inc. negligence, the customer has full right to cancel the service with no less than 45 days written notice to Crosscreek Environmental Inc.

Please sign and return if accepted

** All warranties exclude acts of God.

** A 3.5% processing fee will be added to all payments made by credit card.

Phone # (941) 479-7811 Fax # (941) 479-

www.crosscreekenvironmental.com

ESTIMATE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
+1 (813) 671-2851
www.remsonaquatics.com



Bill to
Manager Jayme Biggs
Solterra Resort
5200 Solterra Blvd
Davenport, Fl 33837

Ship to
Manager Jayme Biggs
Solterra Resort
5200 Solterra Blvd
Davenport, Fl 33837

Estimate details
Estimate no.: 2129
Estimate date: 11/12/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Proposal to maintain 32 ponds Monthly herbicide treatment of aquatic invasive and exotic vegetation Inspections of inflow and outflow structures Removal of normal size trash and debris items (50 pounds) Pond dye applications if needed Monthly reporting using photography drone 2 events per month (24 a year) Will attend monthly meetings in person or via phone	1	\$4,353.00	\$4,353.00
Total						\$4,353.00

Accepted date

Accepted by



Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & Solterra Resort CDD hereafter called "customer"

Customer: Solterra Resort CDD
C/O: Vesta Property Services
Contact: Mrs. Jayme Biggs
Address: 5200 Solterra Blvd Davenport, FL 33837
Email: Jbiggs@vestapropertyservices.com
Phone:

Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:

29 waterways (38 acres) @ the Solterra Resort located in Davenport, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. Shoreline Grass and Brush Control	Included
2. Underwater, Floating and Algae Treatment	Included
3. Algae callback service	Included
4. Pond Dye as needed	Included
5. All Services Performed by State Licensed Applicator	Included
6. Drone Treatment Report Issued Monthly	Included
7. Use of EPA Regulated Materials Only	Included
8. Storm Structure Vegetation treatments	Included
9. Non-Construction trash removal (see terms)	Included

Service shall consist of Twenty-Four (24) site visits with treatments as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 01/01/25 thru 12/31/25 Agreement will automatically renew as per Term and Conditions:

Total Monthly Service Amount: \$3,890.00
Total Annual Maintenance Cost: \$46,680.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By

Date

President, Sitex Aquatics Ilc.

Date



11/11/2024



Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

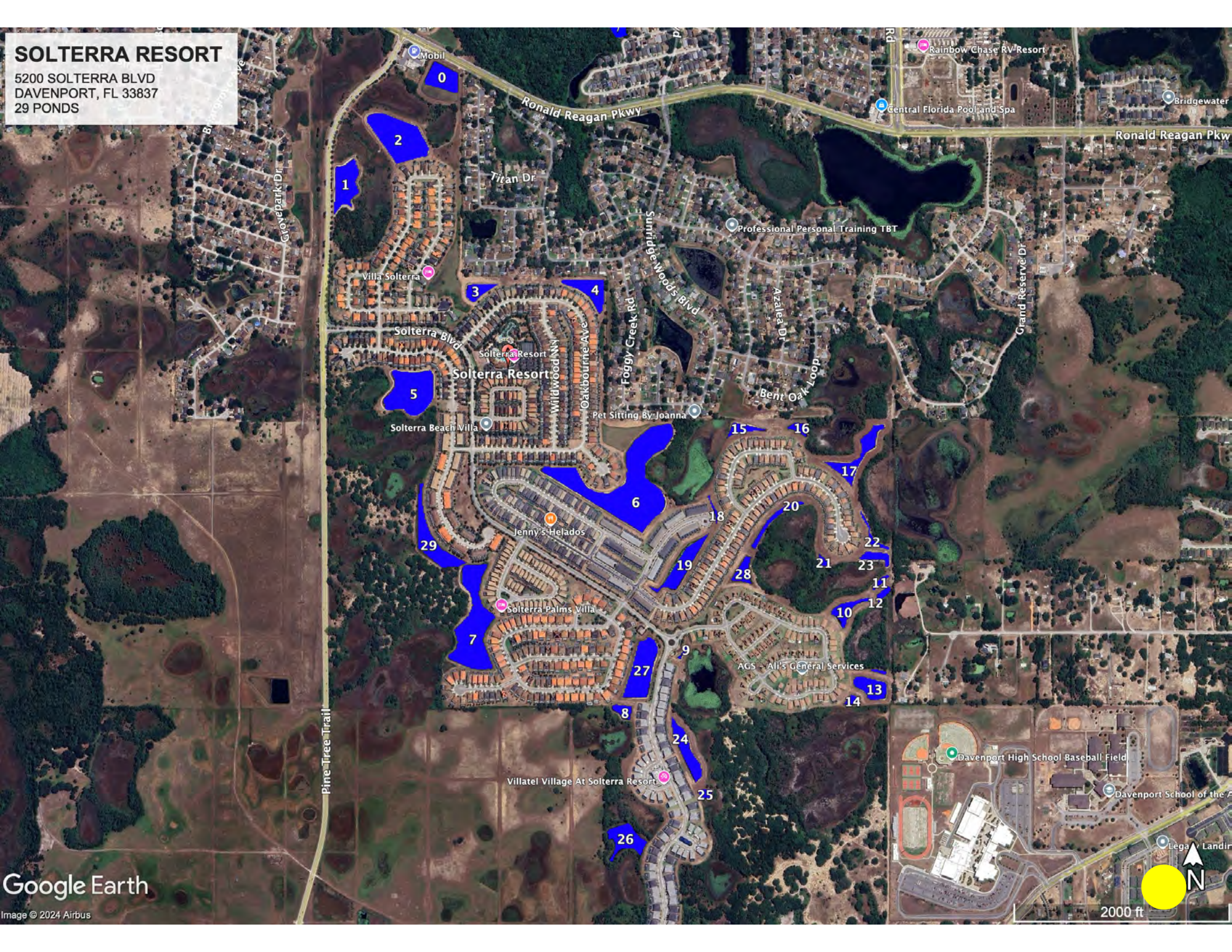
A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

"NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I.E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY"



SOLTERRA RESORT

5200 SOLTERRA BLVD
DAVENPORT, FL 33837
29 PONDS



2025

STEADFAST

ENVIRONMENTAL



Vesta Property Services
Proposal for Pond Maintenance:
Solterra Resort CDD
Solterra Blvd, Davenport, FL 33837





Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

November 15th, 2024

Vesta Property Services

250 International Parkway, Suite 280, Lake Mary, Florida 32746

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Solterra Resort CDD.

Program to consist of areas # 0-29 as indicated on attached map. Area to be serviced measures 36,380 LF & 50.64 AC.

Occurrence: 2 events / month

Annual Cost: \$28,718.00

(\$2,393.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Boards request. These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Joseph Hamilton

Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator



Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*³

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

*These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.



Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

Service Area



SOLTERRA RESORT CDD

Solterra Blvd, Davenport

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.



Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2024.

Kevin Riemensperger
Steadfast Representative

Aquatics Director
Title

Signature of Owner or Agent

Title

EXHIBIT 25



**FIRST AMENDMENT TO AGREEMENT BETWEEN
SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT AND
VESTA PROPERTY SERVICES, INC. FOR AMENITIES MANAGEMENT SERVICES**

[SOCIAL MEDIA MANAGEMENT SERVICES]

THIS AMENDMENT (“**Amendment**”) is made and entered into as of this 6th day of December 2024, by and between:

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Polk County, Florida, and whose mailing address is c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (“**District**”); and

VESTA PROPERTY SERVICES, INC., a Florida corporation, with a mailing address of 245 Riverside Avenue, #300, Jacksonville, Florida 32202 (the “**Amenity Manager**”, and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District and Amenity Manager previously entered into that certain *Agreement between Solterra Resort Community Development District and Vesta Property Services, Inc. for Amenities Management Services*, effective as of July 3, 2023 (the “**Agreement**”), incorporated herein by this reference; and

WHEREAS, pursuant to Section 11 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Amenity Manager now desire to further amend the Agreement to amend the scope of Services, as defined in the Agreement, to include the Services described at **Exhibit A** hereto, and to provide for compensation related to the additional Services; and

WHEREAS, the District and Amenity Manager each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.

2. AFFIRMATION OF THE AGREEMENT. The District and Amenity Manager agree that nothing contained herein shall alter or amend the Parties’ rights and obligations under the



Agreement, except to the extent set forth in this Amendment. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties.

3. AMENDMENTS. Pursuant to Sections 11 of the Agreement, the District and Amenity Manager agree to amend the Agreement as follows:

- A.** In addition to all Services authorized under the Agreement, the Amenity Manager shall perform the additional services set forth at **Exhibit A** attached hereto (“**Additional Services**”).
- B.** The Amenity Manager affirms and agrees that Amenity Manager offered to provide the Additional Services described at **Exhibit A** to the District for no additional compensation. The Amenity Manager understands and agrees that the District shall not remit additional compensation to Amenity Manager for the Additional Services described in this Amendment.
- C.** All Additional Services and compensation shall be subject to the terms of the Agreement.

4. EFFECTIVE DATE. This Amendment shall have an effective date as of the day and year first written above.

IN WITNESS WHEREOF, the Parties execute this Amendment the day and year first written above.

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

VESTA PROPERTY SERVICES, INC., a
Florida corporation

By: _____
Print: _____
Its: _____

Exhibit A: Additional Services



Exhibit A Additional Services

The requirements related to provision of the additional services apply to Amenity Manager, its employees, contractors, and other personnel acting in an official capacity on behalf of the Solterra Resort Community Development District (“**District**”) when using the District’s social media accounts for business purposes.

1. Amenity Manager shall create one (1) Instagram profile on behalf of the District; however, if an Instagram profile already exists in the name of the District that Amenity Manager can access and exclusively manage, Amenity Manager may utilize the existing Instagram profile in lieu of creating a new Instagram profile. Amenity Manager shall not create or maintain more than one Instagram profile for the District and shall not create or maintain social media profiles for the District on any social media platform other than Instagram.
2. Amenity Manager shall assign a minimum of two (2) staff members to access and manage the District’s Instagram profile, and whose responsibilities shall include creating, scheduling, and posting a minimum of three (3) posts to the District’s Instagram profile each week. The content of the post shall be limited to District-sponsored events, photographs of the District’s amenities, and may include community updates or other news related to District business. Amenity Manager may, in its sole discretion, determine what content to post; however, if the District deems a post to be inappropriate, the District may request that the Amenity Manager remove the post from the District’s public Instagram profile and Amenity Manager agrees to promptly remove the post from the District’s public Instagram profile upon request by the District.
3. Amenity Manager shall not publish content on the District’s Instagram profile on behalf of or at the request of any organization or individual person other than the Solterra Resort Community Development District, including but not limited to, homeowners’ association(s), rental organization(s), realtor(s) and/or real estate agent(s), or any other entity or person(s). Notwithstanding the foregoing, if, at a public meeting of the District’s Board of Supervisors (“**Board**”), the Board authorizes an individual Supervisor to coordinate with Amenity Manager on a specific District-related post and/or specific District-related content, Amenity Manager shall use its best efforts to work with the individual Supervisor to create and publish post(s) as authorized by the Board. However, at no time shall Amenity Manager be required to create and publish content at the direction of an individual Supervisor who has not been duly authorized by the Board for such purpose. Amenity Manager shall decline all requests to create and publish posts on behalf of organization(s) or person(s) other than the Solterra Resort Community Development District.
4. Amenity Manager shall ensure that posts and content do not feature District residents or their guests in such a way that their identities may be ascertained from said posting or content.
5. The Amenity Manager understands and agrees that all posts, content, and documents of any kind provided to the District in connection with the provision of the social media management services may be public records, and, accordingly, the Amenity Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, the Amenity Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not

disclosed except as authorized by law for the duration of the contract term and following the contract term if the Amenity Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, as amended, transfer to the District, at no cost, all public records in the Amenity Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Amenity Manager, the Amenity Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

6. Amenity Manager shall ensure that postings do not disclose any information or trade secrets that are proprietary or confidential or otherwise are not subject to public disclosure in accordance with Chapter 119, Florida Statutes, or other applicable law, ordinance, regulation, or rule. Amenity Manager shall ensure that any copyrighted materials or information are explicitly identified and shall obtain permission to post when necessary and give credit to original authors. All copyright, privacy, and other laws that apply offline apply online. Amenity Manager agrees to promptly inform the District of any use or disclosure of confidential or copyrighted materials or information that was not authorized or approved prior to posting.
7. The District and Amenity Manager shall not tolerate, under any circumstances, without exception, any online behavior that is explicitly or implicitly discriminatory based on race, color, religion, sex, pregnancy, national origin, age, handicap, or marital status, and any other status protected under Florida law. Amenity Manager shall ensure that the Instagram profile is configured in such a way that no direct messages to the Instagram profile are permitted and shall ensure that comments are turned off (i.e., not permitted) on any posts to the District's Instagram profile.

EXHIBIT 26



Solterra Resort CDD
Bowen Road - Conservation Fencing
Updated 10/30/24



Contractor	Contact	Proposal Amount	Notes
Clear Cut Forestry Mulching	Tim Hileman	\$3,300	Clearing 14' wide path for placement of fencing
Boundary Survey and Property Staking	Kyle Stivender	\$4,900	Survey field staking and electronic/pdf deliverable
Triple D Fencing	Alexa Vigneau	\$14,499	5 Strand Barbed Wire Fencing w/ Wooden Posts
		TOTAL:	\$22,699



Solterra Resort - Field Fencing w/ Gate Limits

Write a description for your map.

Legend









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Starlec
Starlec Consulting Services
380 Park Plaza Blvd., Suite 300
Beverly Hills, CA 90210
Phone: (310) 408-1000
Fax: (310) 408-1001
www.starlec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Starlec without delay. The Copyright to all designs and drawings are the property of Starlec. Reproduction or use for any purpose other than that authorized by Starlec is forbidden.

DATE: 10/28/2024
FILE: 215612150
SCALE: 1"=50'

SOLTERA CDD
BOWEN ROAD FIELD FENCING EXHIBIT
DAVENPORT, FLORIDA

INDEX NO: 3 of 3

Clear Cut Forestry Mulching

2105 North Jamaica Street
Tampa, Florida 33607
8136832988
clearcutmulching@gmail.com | www.heavybrushmulching.com



RECIPIENT:

Soltera Resort CDD
250 International Parkway
Suite 208
Lake Mary, Florida 32746

Phone: +17276087766

SERVICE ADDRESS:

Bowen Road
Polk County, Florida 33837

Estimate #890	
Sent on	10/28/2024
Total	\$3,300.00

Product/Service	Description	Qty.	Unit Price	Total
Forestry Mulching	- Use CAT 299D3 Skid Steer w/FECON Forestry Mulcher attachment to mulch all overgrowth vegetation. Clearing Area - 15' wide pass along Bowen rd. (30 feet from the edge of asphalt). See attached redline image. - Approximately 2,200 linear feet	2200	\$1.50	\$3,300.00

Total	\$3,300.00
-------	------------

Thank you for your consideration and we look forward to completing this project beyond your expectations! Please note, this quote is valid for the next 30 days.

Signature: _____ Date: _____



SGIS, Inc.
4479 US Highway 27 S
Sebring, FL 33870-2102 US
kds06c@gmail.com

Estimate 5519



ADDRESS Solterra Resort CDD 250 International Parkway Suite 208 Lake Mary, FL 32746 US	DATE 10/18/2024	TOTAL	

ACTIVITY	QTY	RATE	AMOUNT
Boundary Staking Solterra Resort CDD	1	4,900.00	4,900.00

TOTAL

THANK YOU.

Accepted By

Accepted Date





TRIPLE D FENCING

Family Owned & Operated
1615 6th St SE Ruskin, FL 33570
Office: 352-257-3086
Sales@dddffencing.com



Find Us On Facebook!

Estimate Date 10-29-24

Valid for: 7 Days

Prepared by Alexa V.

☒ Residential ☐ Commercial ☒ AG

CONTRACT No. **1336**

PROPOSAL / CONTRACT

Customer Name Solterra Resort CDD Home Ph. _____
Address 250 International Parkway Cell Ph. 727-608-7766
City, St, Zip Suite 208 Lake Mary, FL 32746 Fax/Other _____
Subdivision 113-1st Bowen Rd Davenport Email Frank.nolte@Stantec.com

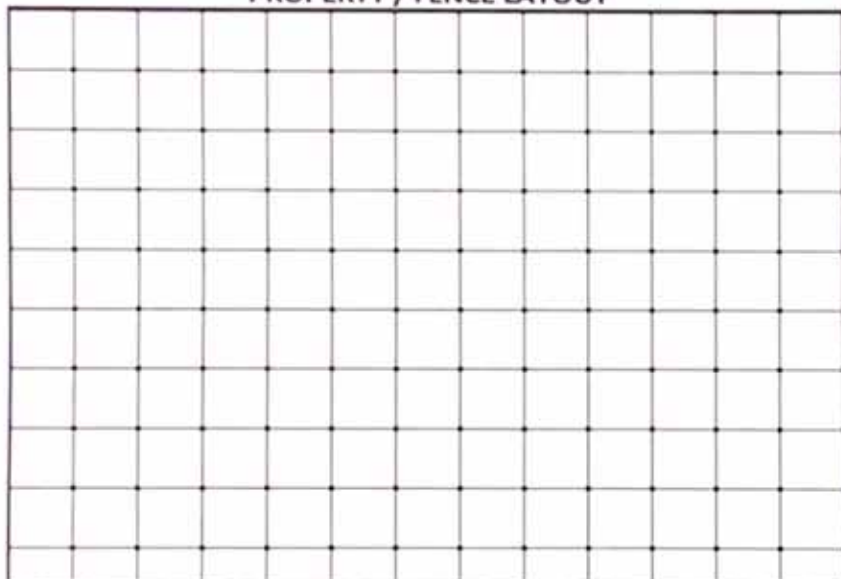
☐ Vinyl Feet: 1,860'
☐ Chain Link Height _____
☒ Wood Color: _____
☐ Aluminum Style: Ag w/ barb
☒ Other: w/ barbed Caps: _____
twice 5-strand

Fence to follow contour of ground ☐ YES ☐ NO
Fence to top level ☒ YES ☐ NO
Compacted shell ground ☐ YES ☐ NO
Removal and Disposal of existing fence _____ Ft. ☐ YES ☐ NO
Clearing of fence-line needed ☐ YES ☐ NO
Clearing to be done by: ☐ Customer ☐ Company
Core-Drill required ☐ YES ☐ NO
HOA approval required ☐ YES ☐ NO
County Polk Permit required ☐ YES ☐ NO

GATES: _____
Qty 1 Style Double Gate Size (2-10'w) 20'w
Qty _____ Style _____ Size _____
Other _____ Pool Code: Yes No

NOTES:

PROPERTY / FENCE LAYOUT



TOTAL SUMMARY

Discount	
Cash Price Amount	
Total Contract Amount	<u>\$14,499.00</u>
Deposit	<u>\$7,249.50</u>
Due Upon Completion	<u>\$7,249.50</u>

PAYMENT

☐ CASH ☐ CHECK ☐ SQUARE (3.5% FEE) ☐ OTHER

FINANCE YOUR FENCE!



Triple D Fencing will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Triple D Fencing assume any responsibility concerning property lines or in any way guarantee their accuracy. If Triple D Fencing has to make a second trip due to the customer not clearing the fence line, the customer will be charged accordingly. If property pins cannot be located, it is recommended that the customer has the property surveyed. Triple D is also not responsible for locating underground cables and utilities and the customer is responsible for calling Sunshine 811 to have property inspected and/or marked, unless otherwise discussed. Triple D is not responsible for any sprinklers or other unmarked buried lines or objects. Homeowners must clean up dog/pet waste before the installation date to avoid additional fees. Triple D has a two-year labor warranty excluding natural disasters. Most material products have a limited lifetime warranty except wood products. Triple D Fencing's warranty is voided if the fence sign is removed. Lead times may be affected depending on material production. Deposits on any specially ordered materials are not refundable. The customer assumes full responsibility for submitting the required documents for their HOA to get approval. Triple D representatives will help in providing those documents. The customer is also responsible for obtaining a permit if required by the county. If this signed contract is canceled without proper 72-hour notice, the customer will be charged 25% of the total contract price. Final payment is due upon completion of work; a finance charge of 1.5% per month shall be applied to all accounts not paid in full within 4 days of completion unless previously discussed with the owner otherwise. If the homeowner/customer requests changes to the original scope of work, such as adding additional footage, altering gate style or size, or making any modifications not included in the initial agreement, any associated additional materials and labor will be subject to extra charges, which will be reflected in the final payment. Payment is to be given at the job site to be brought to Triple D Fencing personnel (not office, but in person if paying with cash). Mailed checks, Venmo, Cash App, Apple Pay, or Square are accepted as payment. If you choose to pay using Square, there will be a 3.5% Square fee added. We also offer financing! Any bounced checks will result in the homeowner/customer covering any fee that may result for either party. All materials will remain the property of Triple D Fencing until payment is received in full. The right of access and removal is granted to Triple D Fencing in the event of non-payment per the terms of this contract. The customer agrees to pay all interest and any cost incurred in the collection of this debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, the buyer agrees to pay the seller liquidated damages of a sum equal to 33.33% of the entire contract price, plus costs of materials and labor already furnished or in progress. Upon signing this contract and estimate, the customer acknowledges and accepts the terms and conditions above, as well as the outlined scope of work.

APPROVED & ACCEPTED

Customer Signature

Date

DDF Fencing Representative

Date

[Signature]

10-29-24

EXHIBIT 27



1 **MINUTES OF MEETING**

2 **SOLTERRA RESORT**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Solterra Resort Community Development
5 District was held on Friday, October 4, 2024 at 10:00 a.m., at the Solterra Resort Amenity Center, 5200
6 Solterra Blvd., Davenport, FL 33837.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Jeskewich called the meeting to order 10:02 a.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Karen Wienker	Board Supervisor, Chairman
11 Ariane Casanova	Board Supervisor, Vice Chairman

12 Also, present were:

13 Barry Jeskewich	District Manager, Vesta District Services
14 Jayme Biggs	Amenity Manager, Vesta Property Services
15 Lea Stokes (<i>via phone</i>)	Senior Vice President, Vesta Property Services
16 Meredith Hammock	District Counsel, Kilinski Van Wyk
17 Greg Woodcock (<i>via phone</i>)	District Engineer, Stantec
18 Irma Crespo	Café Manager, RealManage
19 Vicky Alvarez	Yellowstone Landscape
20 Zuleika Fernandez	Security Management, Florida Training & Investigations LLC
21 Sanda Andrade	Resident
22 Yvonne Peacock	Resident
23 Vincent Vita (<i>via phone</i>)	Resident

24 *The following is a summary of the actions taken at the August 2, 2024 Solterra Resort CDD Board of*
25 *Supervisors Regular Meeting.*

26 **The meeting moved to Item B. under the Third Order of Business – Supervisor Appointment, at this**
27 **time.**

28 **SECOND ORDER OF BUSINESS – Audience Comments – (*limited to 3 minutes per individual for***
29 ***agenda items*)**

30 Sanda Andrade noted that parking was an issue at her home and was requesting permission to add
31 a second spot. Discussion ensued with Ms. Hammock acknowledging receipt of the request and
32 noting that neither she nor other District Staff could move forward without the Board's permission.

33 Yvonne Peacock asked why the QR codes given out to guests were not being utilized. Discussion
34 ensued.

35 Vincent Vita noted that his question was the same as Yvonne Peacock's.

36 **THIRD ORDER OF BUSINESS – Supervisor Appointment**

37 A. Exhibit 1: Acceptance of Seat 3 Supervisor Resignation

38 On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board 39 accepted the Seat 3 Supervisor Resignation, for the Solterra Resort Community Development District.

40 **The meeting began with the Consideration of Candidate Resumes.**

B. Consideration of Candidate Resumes

Ms. Hammock provided a brief explanation as to why they were handling the candidate resumes before the meeting commenced, which was due to the lack of an official quorum. And provided some background on filling seat 3 and noted that the Board could consider filling additional vacant seats at this time. Discussion ensued.

The Board members present interviewed the two candidates, Debbie Highman and Brian Meert. Discussion ensued.

Supervisor Wienker made a motion to nominate Debbie Highman to fill vacant seat #3, but it failed due to the lack of a second.

Supervisor Casanova made a motion to nominate Brian Meert to fill vacant seat #3, but it failed initially due to the lack of a second.

Supervisor Wienker seconded Supervisor Casanova's motion to nominate Brian Meert to fill vacant seat #3.

The meeting recessed at 10:44 a.m. for the purpose of administering the Oath of Office to Brian Meert and resumed at 11:03 a.m..

C. Exhibit 2: Administration of Oath of Office

Mr. Jeskewich administered the Oath of Office to Brian Meert during the meeting's recess.

D. Review of Sunshine and Public Records Laws

Ms. Hammock provided a brief overview of the code of ethics, Form 1 requirements, the Sunshine Law as it pertained to prohibited District business, and public records requirements.

The meeting moved back to the Second Order of Business – Audience Comments, at this time.

E. Exhibit 3: Consideration and Adoption of **Resolution 2025-01, Designating Officers**

Ms. Hammock provided a brief explanation for the purpose of the resolution.

On a MOTION by Ms. Wienker, SECONDED by Mr. Meert, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-01, Designating Officers**, in substantial form, for the Solterra Resort Community Development District.

FOURTH ORDER OF BUSINESS – Business Items

A. Vendor Reports

1. Exhibit 4: Aquatic Maintenance

Supervisor Wienker expressed her disappointment with recent conversations with Steadfast Environmental. Discussion ensued.

On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board approved staff to obtain proposals for Aquatic Maintenance services, for the Solterra Resort Community Development District.

2. Café Management

Ms. Crespo provided a brief update regarding the café and asked about Fridays and Saturdays having more seating as well as a TV on the porch. Discussion ensued.

On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board approved staff to purchase a new TV and TV mount for the porch, at a not-to-exceed of \$2,500.00, for the Solterra Resort Community Development District.

Ms. Crespo made a request of the Board to allow her to host a meeting for her staff in the amenity center on November 6th at 10 *a.m.* for about an hour. The Board gave their approval.

3. Landscape Maintenance

Ms. Alvarez provided her report for the month. Discussion ensued.

a. Consideration of Proposals

i. Exhibit 5: Ground Prep for 5' Extension of Sand Volleyball Court #458539 - \$2,273.97

ii. Exhibit 6: 8 Yds White Sand to Extend Volleyball Court #458533 - \$560.00

Ms. Alvarez provided brief explanations for each proposal.

iii. Exhibit 7: Tree Trimming for TPG Light Installation #458186 - \$1,506.89

On a MOTION by Ms. Wienker, SECONDED by Mr. Meert, WITH ALL IN FAVOR, the Board approved the Yellowstone Landscape Tree Trimming for TPG Light Installation #458186, in the amount of \$1,506.89, for the Solterra Resort Community Development District.

iv. Exhibit 8: Palm Trimming at Clubhouse and Solterra Blvd #458492 - \$19,322.44

On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board approved the Yellowstone Landscape Palm Trimming at Clubhouse and Solterra Blvd. #458492 starting in January, in the amount of \$19,322.44, for the Solterra Resort Community Development District.

Discussion ensued regarding both Exhibit 9 and Exhibit 10.

v. Exhibit 9: Sod Replacement at Solterra Springs Entrance Gate #451310 - \$1,520.00

On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board approved the Yellowstone Landscape Sod Replacement at Solterra Springs Entrance Gate #451310, in the amount of \$1,520.00, for the Solterra Resort Community Development District.

vi. Exhibit 10: Sod Replacement at Broad Oak/Oak Green Park #451327 - \$3,040.00

On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR the Board approved the Yellowstone Landscape Sod Replacement at Broad Oak/Oak Green Park for bahia, at a not-to-exceed of \$2,640.00, for the Solterra Resort Community Development District.

vii. Exhibit 11: Irrigation Repairs August 2024 #459754 - \$1,234.50

On a MOTION by Ms. Wienker, SECONDED by Mr. Meert, WITH ALL IN FAVOR, the Board approved the Yellowstone Landscape Irrigation Repairs August #459754, in the amount of \$1,234.50, for the Solterra Resort Community Development District.

Discussion ensued regarding a plant replacement proposal not previously presented on the agenda.

4. Security Management

Ms. Fernandez provided the security report for the month, and noted that the transition was causing some pushback, but that it was being managed. Discussion ensued regarding ongoing issues and possible solutions.

The meeting recessed at 12:54PM and resumed at 1:10PM.

B. Consideration of HOA Management Requests

Mr. Jeskewich noted that per Mr. Bullins the HOA would not be present at CDD meetings going forward unless requested.

C. Exhibit 12: Establishment of FY 2025 Goals and Objectives with Performance Measures and Standards

Ms. Hammock provided a brief explanation.

On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board approved the FY 2025 Goals and Objectives with Performance Measures and Standards retroactive for October 1, 2024, for the Solterra Resort Community Development District.

Supervisor Wienker read into the record an email from a resident regarding budgeting for the District. Discussion ensued regarding how to respond and allowing staff time to provide answers before meetings.

D. Exhibit 13: Consideration and Adoption of **Resolution 2025-02, Declaring A Vacancy (Seat #1)**

Ms. Hammock provided a brief explanation. Supervisor Wienker requested that she be allowed to stay on the Board after the election. Discussion ensued.

On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-02, Declaring a Vacancy (Seat #1)**, for the Solterra Resort Community Development District.

E. Exhibit 14: Consideration and Adoption of **Resolution 2025-03, Designating Landowner's Meeting Date, Time, and Location, Providing for Publication, and Establishing Landowner Election Forms**

Ms. Hammock provided a brief explanation that this would be to fill vacant seat #2 on November 8th.

On a MOTION by Ms. Casanova, SECONDED by Ms. Wienker, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-03, Designating Landowner's Meeting Date, Time, and Location, Providing for Publication, and Establishing Landowner Election Forms**, for the Solterra Resort Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

1. Reminder of Ethics Training Workshop Scheduled for October 30, 2024, at 11 a.m.
Ms. Hammock provided a brief reminder.
2. Review of Instagram Account Management Amendment to Amenity Management Agreement
Ms. Hammock provided a brief update. Discussion ensued regarding what was allowed and not allowed.

B. District Engineer

Mr. Woodcock provided an update on the barbwire fence to deter the trespassing and offered to perform a site visit for a cost of \$1,000.00. Discussion ensued.

On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board approved a site visit by Stantec, in the amount of \$1,000.00, for the Solterra Resort Community Development District.

The meeting recessed at 2:04PM and resumed at approximately 2:07PM.

Mr. Woodcock provided an update regarding the recent SWFWMD report; he will present proposals at a future meeting. Discussion ensued.

C. District Manager

D. Exhibit 15: Amenity Manager

1. Consideration of Amenity Proposals

Ms. Biggs provided a brief explanation for each proposal.

a. Exhibit 16: Installation of Artificial Turf Around Sand Volleyball Court

i. Home Depot/P&F

A) Option 1 - 1,350 s.f. EnvyPet #173 - \$14,175.00

B) Option 2 – 1,350 s.f. Fescue Multipurpose #174 - \$14,310.00

C) Option 3 – 1,350 s.f. JASPER #172 - \$12,150.00

ii. Lowes/SynLawn – 856 s.f. # 36469371 - \$14,683.72

Discussion ensued. This item was tabled until further notice.

b. Exhibit 17: Installation by Westbook of Grounding System at IT Closet #11424 - \$1,935.84

This item was tabled. Supervisor Meert will review for the next agenda.

c. Exhibit 18: Warranty for TPG Lighting Permanent Tree Wraps on 6 Entry Oak Trees #1049 - \$520.00

On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH Mr. Meert opposed, the Board approved the Warranty for TPG Lighting Permanent Tree Wraps on 6 Entry Oak Trees #1049, in the amount of \$520.00, for the Solterra Resort Community Development District.

d. Exhibit 19: Replacement of 4 Park Benches

On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board approved the Amazon purchase of six (6) benches, in the amount of \$3,760.74, for the Solterra Resort Community Development District.

i. Ace - \$7,200.00

ii. Amazon - \$2,507.16

iii. Wausau Tile - \$6,700.24

e. AED123 Training (2-hr class for 10 People, 2-yr Certification) – \$550/year

On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board approved the AED123 Training with Ms. Hammock to draft an agreement, at \$550.00 per year, for the Solterra Resort Community Development District.

f. Exhibit 20: Installation by PGS Centrum of Two Drain Lines at Amenity Bathrooms #799 - \$6,400.00

On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board approved Installation by PGS Centrum of Two Drain Lines at Amenity Bathrooms #799, at a not-to-exceed of \$7,000.00, for the Solterra Resort Community Development District.

g. Exhibit 21: Purchase of Outdoor Table Tennis Table (Cornilleau) - \$2,199.99

This item was not considered due to time constraints.

SIXTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 22: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 2, 2024

B. Exhibit 23: Consideration and Acceptance of the August 2024 Unaudited Financial Report

C. Exhibit 24: Ratification of Yellowstone Proposal for Palm Injections #451558 - \$750.00

D. Exhibit 25: Ratification of Yellowstone Invoice to Remove 3 Queen Palms at the Pool Inv# OS 748183 - \$753.45

E. Exhibit 36: Ratification of Spies Recirculation Pump Repair - \$764.55

On a MOTION by Ms. Casanova, SECONDED by Mr. Meert, WITH ALL IN FAVOR, the Board approved the Consent Agenda – items A-E as presented, for the Solterra Resort Community Development District.

SEVENTH ORDER OF BUSINESS – Supervisors' Requests

This item was not considered due time constraints.

EIGHTH ORDER OF BUSINESS – Next Meeting Quorum Check: Friday, November 1, 2024 at 10:00 a.m.

All three Board members attending stated that they would be present for the Friday, November 1st Board meeting.

NINTH ORDER OF BUSINESS – Amenity Rules and Policies

A. Exhibit 27: Discussion on Amenity Rules and Policies

This item was not considered due to time constraints.

223 **TENTH ORDER OF BUSINESS – Action Items Summary**

224 **ELEVENTH ORDER OF BUSINESS – Adjournment**

225 Mr. Jeskewich asked for final questions, comments, or corrections before requesting a motion to
226 adjourn the meeting. There being none, Ms. Casanova made a motion to adjourn the meeting.

227 On a MOTION by Ms. Casanova, SECONDED by Mr. Meert, WITH ALL IN FAVOR, the Board
228 adjourned the meeting at 2:35 p.m. for the Solterra Resort Community Development District.

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

232 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
233 **meeting held on December 6, 2024.**

234 _____
235 ☐ Barry Jeskewich, Secretary ☐ _____, Chair
236 ☐ _____, Assistant Secretary ☐ _____, Vice Chair



EXHIBIT 28



C. Public Meetings (Sunshine Law) (1 hr)

The presentation of Sunshine Law for CDD Supervisors covered when “Open Government” applies, Section 286.011, Florida Statutes, how meetings must be open to the public, what constitutes reasonable notice, requirements for providing an agenda and minutes, the provision for public comments, Sunshine Law exceptions, the application of Sunshine Law to committees, conduits, fact-finding or inspection trips, and social media, penalties for violating Sunshine Law, and answers to frequently asked questions.

THIRD ORDER OF BUSINESS: Adjournment

The workshop was adjourned at 3:31 p.m.

**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.*

Workshop minutes were accepted at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on December 6, 2024.

☐ Barry Jeskewich, Secretary

☐ _____, Assistant Secretary

☐ _____, Chair

☐ _____, Vice Chair

EXHIBIT 29



1 **MINUTES OF LANDOWNERS' MEETING**
2 **SOLTERRA RESORT**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Landowners' Meeting of Solterra Resort Community Development District was held
5 on November 8, 2024 at 10:00 a.m. at Solterra Resort Amenity Center, 5200 Solterra Boulevard,
6 Davenport, Florida 33837. The actions taken are summarized as follows:

7 Present were:

8	Barry Jeskewich	District Manager, Vesta District Services
9	Shirley Conley	Vesta District Services
10	Meredith Hammock	District Counsel, Kylinski Van Wyk
11	Savannah Hancock	Kylinski Van Wyk
12	Jayne Biggs	Amenity Manager, Vesta

13 **FIRST ORDER OF BUSINESS:** **Call to Order**

14 Mr. Jeskewich called the meeting to order.

15 **SECOND ORDER OF BUSINESS:** **Proof of Publication**

16 A. Exhibit 1: Business Observer (Polk) October 11, 2024 and October 18, 2024

17 **THIRD ORDER OF BUSINESS:** **Election of Chair**

18 Mr. Jeskewich nominated himself as Chair for the purposes of the Landowners' Meeting.
19 There were no objections and no additional nominations.

20 **FOURTH ORDER OF BUSINESS:** **Election of Secretary**

21 Mr. Jeskewich nominated Shirley Conley as Secretary for the purposes of the Landowners'
22 Meeting. There were no objections and no additional nominations.

23 **FIFTH ORDER OF BUSINESS:** **Determination of Number of Voting Units**
24 **Present**

25 It was determined that 64 voting units were present.

26 **SIXTH ORDER OF BUSINESS:** **Nomination of Candidates**

27 Deborah Higham and Albert Steed were nominated and their qualifications confirmed.
28 With no additional nominations, the next item followed.

29 **SEVENTH ORDER OF BUSINESS:** **Casting of Ballots**

30 A. Exhibit 2: Election Instructions, Proxy, and Ballot

31 **EIGHTH ORDER OF BUSINESS:** **Ballot Tabulations**

32 Mr. Jeskewich read out the ballots for tabulation.

33 Albert Steed received 7 votes.

34 Deborah Higham received 57 votes.



NINTH ORDER OF BUSINESS: Announcement of Results

Mr. Jeskewich announced Deborah Higham as Supervisor Elect for Seat 2, for a 4 year term, subject to receipt of original proxies by 5 p.m. on November 18, 2024 at Vesta District Services, 250 International Pkwy #208, Lake Mary, FL 32746, and certification of the results on November 19, 2024.

TENTH ORDER OF BUSINESS: Landowner Comments

Landowners commented on whether receipt of original proxies would affect the results.

ELEVENTH ORDER OF BUSINESS: Adjournment

The Landowners' Meeting for Solterra Resort Community Development District was adjourned at 11:59 a.m.

**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.*

Landowners' meeting minutes were accepted at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on December 6, 2024.

☐ Barry Jeskewich, Secretary

☐ _____, Assistant Secretary

☐ _____, Chair

☐ _____, Vice Chair

EXHIBIT 30



Solterra Resort Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2024



Solterra Resort CDD
Balance Sheet
October 31, 2024

	General Fund	Debt Service Series 2014	Debt Service Series 2018	Debt Service Series 2023	Capital Projects	Total
1 Assets:						
2 Cash - Operating Account - BankUnited	132,043	-	-	-	7	132,050
3 Cash - Operating Account - South State	121,012	-	-	-	-	121,012
4 Cash - Money Market - BankUnited	1,086,551	-	-	-	-	1,086,551
5 Cash - Merchant Account - BankUnited	48,417	-	-	-	-	48,417
6 Investments:						
7 Revenue Fund	-	183,077	325,276	140,683	-	649,036
8 Reserve Fund	-	129,372	309,100	-	-	438,472
9 Interest Fund	-	0	-	3	-	3
10 Prepayment Fund	-	-	0	-	-	0
11 Sinking Fund	-	0	-	-	-	0
12 Cost of Issuance	-	-	-	-	-	-
13 2014 Acquisition & Construction	-	-	-	-	11,948	11,948
14 2018 Acquisition & Construction	-	-	-	-	-	-
15 Phase 2B Acquisition & Construction	-	-	-	-	73,726	73,726
16 2023 Acquisition & Construction	-	-	-	-	-	-
17 Accounts Receivable	204	-	-	-	-	204
18 Assessments Receivable On-Roll	2,931,026	258,744	618,463	375,776	-	4,184,009
19 Allowance for Doubtful Accounts	-	-	-	-	-	-
20 Deposits - Utilities	46,005	-	-	-	-	46,005
21 Prepaid Items	16,166	-	-	-	-	16,166
22 Due from Other Funds	-	32,597	68,957	47,342	-	148,896
23 Total Assets	4,381,424	603,790	1,321,796	563,804	85,681	6,956,496
24 Liabilities:						
25 Accounts Payable	153,453	-	-	-	-	153,453
26 Due to Other Funds	148,896	-	-	-	-	148,896
27 Due to General Fund	-	-	-	-	-	-
28 Matured Bonds Payable	-	-	-	-	-	-
29 Deferred Revenue - On-Roll	2,931,026	258,744	618,463	375,776	-	4,184,009
30 Fund Balance:						
31 Nonspendable:						
32 Prepaid & Deposits	62,171	-	-	-	-	62,171
33 Restricted for:						
34 Debt Service	-	345,046	703,333	188,028	-	1,236,407
35 Capital Projects	-	-	-	-	85,681	85,681
36 Assigned	-	-	-	-	-	-
37 Unassigned	1,085,878	-	-	-	-	1,085,878
38 Total Liabilities & Fund Balance	4,381,424	603,790	1,321,796	563,804	85,681	6,956,496



Solterra Resort CDD
General Fund
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period from October 1, 2024 to October 31, 2024

	FY 2025				% of
	Adopted Budget	Current Month	Year -to-Date	Variance	Budget
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 2,931,026	-	-	\$ (2,931,026)	0.00%
3 Special Assessments Off-Roll (Net)	-	-	-	-	0.00%
Resort Usage Fees, Café Lease Rev, Cabana Rev,					
4 Programming Rev	977,980	18,729	18,729	(959,251)	1.92%
5 Interest	-	4,359	4,359	4,359	0.00%
6 Fund Balance Forward	45,472			(45,472)	
7 Total Revenue	3,954,478	23,088	23,088	(3,931,390)	0.58%
8 Expenditures:					
9 General Administrative:					
10 Supervisor Fees & Related Payroll Exp	12,000	-	-	(12,000)	0.00%
11 District Management	46,000	3,833	3,833	(42,167)	8.33%
12 Mass Mailing & Printing	1,700	-	-	(1,700)	0.00%
13 Legal Advertising	1,600	179	179	(1,421)	11.21%
14 Bank Fees	900	201	201	(699)	22.34%
15 Regulatory & Permit Fees	250	175	175	(75)	70.00%
16 Auditing Services	3,000	-	-	(3,000)	0.00%
17 District Engineer	25,000	1,235	1,235	(23,765)	4.94%
18 Legal Services - General Counsel	36,000	2,850	2,850	(33,150)	7.92%
19 County Assessment Collection Charges	36,000	44,998	44,998	8,998	124.99%
20 Website Setup & Administration	2,015	1,545	1,545	(470)	76.67%
21 Miscellaneous Expenses	20,000	224	224	(19,776)	1.12%
22 Total General & Administrative	184,465	55,241	55,241	(129,224)	29.95%
23 Insurance:					
24 Insurance (General Liab, Public Offc & Prop)	55,000	44,519	44,519	(10,481)	80.94%
25 Total Insurance	55,000	44,519	44,519	(10,481)	80.94%
26 Debt Service Administration:					
27 Arbitrage Reporting	750	-	-	(750)	0.00%
28 Dissemination	4,800	-	-	(4,800)	0.00%
29 Trustee Fees	17,000	4,965	4,965	(12,035)	29.21%
30 Total Debt Service Administration	22,550	4,965	4,965	(17,585)	22.02%
31 Utilities:					
32 Gas	78,750	1,816	1,816	(76,934)	2.31%
33 Electricity	291,803	22,951	22,951	(268,852)	7.87%
34 Water	138,600	15,698	15,698	(122,902)	11.33%
35 Total Utilities	509,153	40,465	40,465	(468,688)	7.95%
36 Security:					
37 Security Monitoring - Main Entrance & Pool	45,000	-	-	(45,000)	0.00%
38 Security System - Main Entrance	40,000	775	775	(39,225)	1.94%
39 Security - Access Cards	5,500	-	-	(5,500)	0.00%
40 Security - Penalty False Alarm	8,500	-	-	(8,500)	0.00%
41 Security - Guardhouse - Staffing	500,000	39,000	39,000	(461,000)	7.80%
42 Security - Patrol	50,000	2,600	2,600	(47,400)	5.20%
43 Gate Maintenance & Repair	10,000	508	508	(9,492)	5.08%
44 Phone & Internet (Guardhouse)	5,100	431	431	(4,669)	8.45%
45 Total Security	664,100	43,313	43,313	(620,787)	6.52%
46 ClubHouse/Amenity Administration:					
47 Staffing - Amenity Management	281,213	10,305	10,305	(270,908)	3.66%



48	Staffing - Lifestyle & Pool Monitoring	804,075	65,242	65,242	(738,833)	8.11%
49	Clubhouse Facility Maintenance - Cleaning	87,600	2,020	2,020	(85,580)	2.31%
50	Clubhouse Maintenance & Repairs	257,491	21,693	21,693	(235,798)	8.42%
51	Clubhouse & Lifestyle Supplies	60,000	5,088	5,088	(54,912)	8.48%
52	Pest Control & Termite Bond	20,780	250	250	(20,530)	1.20%
53	Water & Vending Services	7,000	-	-	(7,000)	0.00%
54	Social Activity & Movie Licensing	1,000	-	-	(1,000)	0.00%
55	Phone & Internet (Clubhouse)	12,514	1,286	1,286	(11,228)	10.28%
56	Total Clubhouse/Amenity Administration	1,531,673	105,885	105,885	(1,425,788)	6.91%
57	Landscape/Property Maintenance:					
58	Pond & Wetland Maintenance	53,800	2,393	2,393	(51,407)	4.45%
59	Landscape Maintenance - Contract	250,000	16,166	16,166	(233,834)	6.47%
60	Landscape Replenishment	116,667	4,651	4,651	(112,016)	3.99%
61	Irrigation Repairs & Maintenance	20,000	1,235	1,235	(18,766)	6.17%
62	Asphalt Pavement Repair & Monitoring	25,000	-	-	(25,000)	0.00%
63	Landscape/Property Contingency	64,400	-	-	(64,400)	0.00%
64	Comprehensive Field Services	12,000	1,000	1,000	(11,000)	8.33%
65	Total Landscape/Property Maintenance	541,867	25,444	25,444	(516,423)	4.70%
66	Facility Maintenance:					
67	Pool Service - Contract	51,000	3,100	3,100	(47,900)	6.08%
68	Repairs & Maintenance - Pool & Lazy River	48,281	27,247	27,247	(21,034)	56.43%
69	Pool Permit	850	-	-	(850)	0.00%
70	Slide Maintenance & Repair	2,500	-	-	(2,500)	0.00%
71	Signage	2,000	-	-	(2,000)	0.00%
72	Atheletic Facil Maint & Fitness Equipment Repair	10,000	475	475	(9,525)	4.75%
73	Refuse Dumpster Service	70,000	1,662	1,662	(68,338)	2.37%
74	Pressure Washing	15,000	-	-	(15,000)	0.00%
75	Contingency	46,000	11,818	11,818	(34,182)	25.69%
76	Total Facility Maintenance	245,631	44,302	44,302	(201,329)	18.04%
77	Capital Improvement & Reserves:					
78	Capital Improvement	196,039	3,184	3,184	(192,855)	1.62%
79	Reserve Study	4,000	-	-	(4,000)	0.00%
80	Total Capital Improvement & Reserves	200,039	3,184	3,184	(196,855)	1.59%
81	Total Expenditures	3,954,478	367,318	367,318	(3,587,160)	9.29%
82	Excess of Revenue Over (Under) Expenditures	-	(344,230)	(344,230)		
83	Other Financing Sources (Uses):					
84	Interfund Transfers - In			-		
85	Interfund Transfers - Out			-		
86	Total Other Financing Sources (Uses)			-		
87	Net Change in Fund Balance			(344,230)		
88	Fund Balance - Beginning			1,492,279		
89	Fund Balance - Ending			1,148,049		



Solterra Resort CDD
Debt Service - Series 2014
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period from October 1, 2024 to October 31, 2024

	<u>FY 2025</u> <u>Adopted Budget</u>	<u>Current Month</u>	<u>Year -to-Date</u>	<u>Variance</u>	<u>% of</u> <u>Budget</u>
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 258,744			\$ (258,744)	0.00%
3 Interest	-	1,215	1,215	1,215	0.00%
4 Total Revenue	258,744	1,215	1,215	(257,529)	0.47%
5 Expenditures:					
6 Interest					
7 May 1, 2025	82,447	-	-	(82,447)	0.00%
8 November 1, 2024	82,447	-	-	(82,447)	0.00%
9 Principal					
## May 1, 2025	90,000	-	-	(90,000)	0.00%
## Total Expenditures	254,894	-	-	(254,894)	0.00%
## Excess of Revenue Over (Under) Expenditures	3,850	1,215	1,215		
## Other Financing Sources (Uses):					
## Interfund Transfers - In		-	-		
## Interfund Transfers - Out		(540)	(504)		
## Total Other Financing Sources (Uses)		(540)	(504)		
## Net Change in Fund Balance		674	710		
## Fund Balance - Beginning			344,336		
## Fund Balance - Ending			\$ 345,046		



Solterra Resort CDD
Debt Service - Series 2018
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period from October 1, 2024 to October 31, 2024

	<u>FY 2025</u> <u>Adopted Budget</u>	<u>Current Month</u>	<u>Year -to-Date</u>	<u>Variance</u>	<u>% of</u> <u>Budget</u>
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 618,463			\$ (618,463)	0.00%
3 Interest	-	2,467	2,467	2,467	0.00%
4 Total Revenue	618,463	2,467	2,467	(615,996)	0.40%
5 Expenditures:					
6 Interest					
7 May 1, 2025	222,334	-	-	(222,334)	0.00%
8 November 1, 2024	218,178	-	-	(218,178)	0.00%
9 Principal					
## May 1, 2025	175,000	-	-	(175,000)	0.00%
## Total Expenditures	615,512	-	-	(615,512)	0.00%
## Excess of Revenue Over (Under) Expenditures	2,951	2,467	2,467		
## Other Financing Sources (Uses):					
## Interfund Transfers - In					
## Interfund Transfers - Out		(1,205)	(1,205)		
## Total Other Financing Sources (Uses)		(1,205)	(1,205)		
## Net Change in Fund Balance		1,262	1,262		
## Fund Balance - Beginning			702,071		
## Fund Balance - Ending			\$ 703,333		



Solterra Resort CDD
Debt Service - Series 2023
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period from October 1, 2024 to October 31, 2024

	FY 2025				% of
	Adopted Budget	Current Month	Year -to-Date	Variance	Budget
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 375,776	\$ -	\$ -	\$ (375,776)	0.00%
3 Interest	-	546	546	546	0.00%
4 Total Revenue	375,776	546	546	(375,230)	0.15%
5 Expenditures:					
6 Interest					
7 May 1, 2025	121,605	-	-	\$ (121,605)	0.00%
8 November 1, 2024	117,927	-	-	(117,927)	0.00%
9 Principal					
10 May 1, 2025	133,000	-	-	(133,000)	0.00%
11 Total Expenditures	372,532	-	-	(372,532)	0.00%
12 Excess of Revenue Over (Under) Expenditures	3,244	546	546		
13 Other Financing Sources (Uses):					
14 Interfund Transfers - In		-	-		
15 Interfund Transfers - Out		-	-		
16 Total Other Financing Sources (Uses)		-	-		
17 Net Change in Fund Balance		546	546		
18 Fund Balance - Beginning			187,482		
19 Fund Balance - Ending			\$ 188,028		



Solterra Resort CDD
Construction Fund - 2014
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period from October 1, 2024 to October 31, 2024

	<u>Year -to-Date</u>
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	44
4 Total Revenue	<u><u>44</u></u>
5 Expenditures:	
6 Construction-in-Progress	
7 Total Expenditures	<u><u>-</u></u>
8 Excess of Revenue Over (Under) Expenditures	44
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	504
11 Interfund Transfers - Out	-
12 Total Other Financing Sources (Uses)	<u><u>504</u></u>
13 Net Change in Fund Balance	548
14 Fund Balance - Beginning	11,399
15 Fund Balance - Ending	<u><u>\$ 11,948</u></u>



Solterra Resort CDD
Construction Fund - 2018
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period from October 1, 2024 to October 31, 2024

	<u>Year -to-Date</u>
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	-
4 Total Revenue	<u>-</u>
5 Expenditures:	
6 Construction-in-Progress	
7 Total Expenditures	<u>-</u>
8 Excess of Revenue Over (Under) Expenditures	-
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	-
11 Interfund Transfers - Out	-
12 Total Other Financing Sources (Uses)	<u>-</u>
13 Net Change in Fund Balance	-
14 Fund Balance - Beginning	-
15 Fund Balance - Ending	<u><u>\$ -</u></u>



Solterra Resort CDD
Construction Fund - 2018 Phase 2B
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period from October 1, 2024 to October 31, 2024

	<u>Year -to-Date</u>
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	281
4 Total Revenue	<u>281</u>
5 Expenditures:	
6 Construction-in-Progress	
7 Total Expenditures	<u>-</u>
8 Excess of Revenue Over (Under) Expenditures	281
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	1,205
11 Interfund Transfers - Out	
12 Total Other Financing Sources (Uses)	<u>1,205</u>
13 Net Change in Fund Balance	1,486
14 Fund Balance - Beginning	72,240
15 Fund Balance - Ending	<u><u>\$ 73,726</u></u>



Solterra Resort CDD

Check Register - South State

FY 25

Date	Number	Vendor	Memo	Debit	Credit	Balance
9/30/2024			Balance Forward			267,513.51
10/01/2024	01ACH100124	DUKE ENERGY	7102 Oakmoss Loop Irrigation 08.07.24-09.06.24		30.80	267,482.71
10/01/2024	02ACH100124	DUKE ENERGY	4000 OAKMONT BLVD 08.07.24-09.06.24		59.72	267,422.99
10/01/2024	03ACH100124	DUKE ENERGY	6022 Board Oak Dr Pump 08.07.24-09.06.24		30.80	267,392.19
10/01/2024	04ACH100124	DUKE ENERGY	0 Solterra Blvd Lite 07.09.24-08.07.24		1,339.93	266,052.26
10/01/2024	05ACH100124	DUKE ENERGY	5456 Misty Oak Cir Pump 08.07.24-09.06.24		30.80	266,021.46
10/01/2024	06ACH100124	DUKE ENERGY	7310 Oakmoss Loop Irrigation 08.07.24-09.06.24		30.80	265,990.66
10/01/2024	07ACH100124	DUKE ENERGY	7524 Oak Spring Lane 08.07.24-09.06.24		30.80	265,959.86
10/01/2024	08ACH100124	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 08.07.24-09.06.24		232.18	265,727.68
10/01/2024	ACH100124	AMAZON			13.29	265,714.39
10/01/2024	100429	Cintas	Invoice: 4206488424 (Reference: Mats, Scraper, Hand Sanitizer.)		141.95	265,572.44
10/01/2024	100430	SPIES POOL, LLC	Invoice: 310703 (Reference: Pool Chemicals.) Invoice: 310422 (Reference: Install New Motor.)		3,261.10	262,311.34
10/02/2024	ACH100224	AMAZON			19.25	262,292.09
10/02/2024	100431	METFITNESS LLC	Invoice: INV-4894 (Reference: Monthly Fitness Claas - 9.24.)		240.00	262,052.09
10/02/2024	100432	Insyte Security, LLC	Invoice: 19871 (Reference: Monthly Support - 9.24.)		710.00	261,342.09
10/02/2024	100433	Amenity Services LLC	Invoice: 2230 (Reference: Monthly Clubhouse Cleaning - 10.24.) Invoice: 2231 (Reference: Mont...		6,000.00	255,342.09
10/02/2024	100434	Proptia	Invoice: 4875 (Reference: Software Services Monthly 10.24.)		775.00	254,567.09
10/02/2024	100435	EXERCISE SYSTEMS, INC.	Invoice: 26243 (Reference: Quarterly Preventative Maintenance.)		295.00	254,272.09
10/02/2024	100436	Steadfast Environmental LLC	Invoice: SE-25085 (Reference: Routine Aquatic Maintenance 10.24.)		2,393.00	251,879.09
10/02/2024	100437	Kalina Brochowicz Fondo	Invoice: 19 SEP 2024 (Reference: DJ Services & Poolside Games - Sep 2024.)		1,200.00	250,679.09
10/02/2024	100438	YELLOWSTONE LANDSCAPE	Invoice: 774300 (Reference: Monthly Landscape - 10.24.)		16,166.00	234,513.09
10/02/2024	100439	Janitorial Superstore	Invoice: 28587 (Reference: Janitorial Cleaning Supplies.)		804.45	233,708.64
10/03/2024	ACH100324	DUKE ENERGY	0 Oakmont Blvd Lite @ Pine Tree Tr 08.08.24-09.09.24		4,537.98	229,170.66
10/03/2024	01ACH100324	AMAZON			134.32	229,036.34
10/03/2024	02ACH100324	AMAZON			103.82	228,932.52
10/03/2024	03ACH100324	AMAZON			34.66	228,897.86
10/04/2024	ACH100424	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 08.13.24-09.12.24		1,080.55	227,817.31
10/04/2024	01ACH100424	AMAZON			24.43	227,792.88
10/04/2024	02ACH100424	AMAZON			71.49	227,721.39
10/07/2024	ACH100724	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - Sep 2024		776.59	226,944.80
10/08/2024	ACH100824	DUKE ENERGY	000 Solterra BLvd Lite 08.16.24-09.16.24		792.48	226,152.32
10/08/2024	ACH100824	AMAZON			32.18	226,120.14
10/09/2024	ACH100924	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 08.17.24-09.17.24		1,327.76	224,792.38
10/09/2024	01ACH100924	POLK COUNTY UTILITIES	Various Accounts		90.82	224,701.56
10/09/2024	02ACH100924	POLK COUNTY UTILITIES	Various Accounts		125.36	224,576.20
10/09/2024	03ACH100924	POLK COUNTY UTILITIES	Various Accounts		266.08	224,310.12
10/09/2024	04ACH100924	POLK COUNTY UTILITIES	Various Accounts		908.25	223,401.87
10/09/2024	05ACH100924	POLK COUNTY UTILITIES	Various Accounts		21.15	223,380.72
10/09/2024	ACH100924	Spectrum Business	0 Oaktree Drive CBHS Wifi 09/22/24 - 10/21/24		109.98	223,270.74
10/09/2024			Service Charge		188.05	223,082.69

10/10/2024	01ACH101024	POLK COUNTY UTILITIES	Various Accounts		4,199.25	218,883.44
10/10/2024	02ACH101024	POLK COUNTY UTILITIES	Various Accounts		17,708.72	201,174.72
10/10/2024	03ACH101024	POLK COUNTY UTILITIES	Various Accounts		1,934.65	199,240.07
10/12/2024	01ACH101224	Spectrum Business	Phone and Internet. 09/25/24 - 10/24/24 5200 Solterra Blvd		1,047.14	198,192.93
10/15/2024	ACH101524	FLORIDA PUBLIC UTILITIES	Service 08.21.24-09.20.24		863.38	197,329.55
10/15/2024			Funds Transfer	200,000.00		397,329.55
10/15/2024	100440	Cintas	Invoice: 4207199881 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)		141.95	397,187.60
10/15/2024	100441	SPIES POOL, LLC	Invoice: 310934 (Reference: Bleach, Degreaser * DE Powder.)		1,784.55	395,403.05
10/15/2024	100442	Sunrise Solutions Pool Service, LLC	Invoice: 3218 (Reference: Monthly Pool Service 10.24.)		2,800.00	392,603.05
10/15/2024			Deposit	1,500.00		394,103.05
10/16/2024	ACH101624	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 08.27.24-09.24.24		474.13	393,628.92
10/16/2024	ACH101624	BANK UNITED VISA CC			5,619.84	388,009.08
10/16/2024	100443	Cintas	Invoice: 4207830729 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)		141.95	387,867.13
10/16/2024	100444	Vesta Property Services, Inc.	Invoice: 422367 (Reference: Management - Sep 24.)	102,858.50		285,008.63
10/16/2024	01ACH101624	AMAZON	Drywall Repair Kit, LED Bulbs, Nylon Hex Nut		41.56	284,967.07
10/16/2024	02ACH101624	AMAZON	Surge Protector, Caster Wheels		55.87	284,911.20
10/16/2024	03ACH101624	AMAZON			79.97	284,831.23
10/16/2024	04ACH101624	AMAZON	Thread Checker, Fastners, Pool Safety Line		91.87	284,739.36
10/16/2024	05ACH101624	AMAZON			200.51	284,538.85
10/16/2024	06ACH101624	AMAZON	Christmas Craft Kit, Resin Craft Kit, Balloons, Birthday Banners and Centerpieces, Bubbles Kid T...		232.11	284,306.74
10/17/2024	01ACH101724	DUKE ENERGY	5290 Solterra Blvd Irrigation 8/27/24 - 9/24/24		30.80	284,275.94
10/17/2024	02ACH101724	DUKE ENERGY	5200 OAKMONT BLVD 8/27/24 - 9/24/24		9,449.01	274,826.93
10/17/2024	03ACH101724	DUKE ENERGY	5300 Solterra Blvd Lift 8/27/24 - 9/24/24		172.94	274,653.99
10/17/2024	04ACH101724	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 8/28/24 - 9/25/24		885.85	273,768.14
10/17/2024	100445	The Sherwin Williams Co.	Invoice: 2738-7 (Reference: Medium Brown & Lightweight Beige Paint.)		469.62	273,298.52
10/17/2024	100446	KILINSKI VAN WYK, PLLC	Invoice: 10537 (Reference: Legal Service 9.24.)		2,850.00	270,448.52
10/17/2024	100447	VESTA DISTRICT SERVICES	Invoice: 422549 (Reference: Monthly DM Fees - Oct 2024.)		4,833.33	265,615.19
10/17/2024	100448	SPIES POOL, LLC	Invoice: 311111 (Reference: Bleach and Sulfuric Acid.)		1,794.95	263,820.24
10/17/2024	100449	Zeno Office Solutions, Inc.	Invoice: IN3036489 (Reference: Monthly Lease pymt 09.15.24 - 10.14.24.)		466.74	263,353.50
10/17/2024	100450	SchoolNow	Invoice: INV-SN-305 (Reference: Website Hosting.)		1,515.00	261,838.50
10/18/2024	01ACH101824	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 8/28/24 - 9/25/24		36.32	261,802.18
10/18/2024	01ACH101824	AMAZON	Pressure Washer Cleaner Concentrate		48.99	261,753.19
10/18/2024	02ACH101824	AMAZON	Punch & Chisel Set, Halloween Toys		70.97	261,682.22
10/20/2024	ACH102024	Spectrum Business	5200 Solterra Blvd AHMS 10/03/24-11/02/24		279.97	261,402.25
10/21/2024	EFT102124	FLORIDA DEPT OF REVENUE	Sep 2024 Sales Tax Filing		10,368.78	251,033.47
10/21/2024	100451	BUSINESS OBSERVER	Invoice: 24-01448K (Reference: Legal Advertising.) Invoice: 24-01477K (Reference: Legal Adver...		179.38	250,854.09
10/21/2024	100452	SPIES POOL, LLC	Invoice: 21410 (Reference: 3 Chemical Controllers.)		450.00	250,404.09
10/22/2024	102224ACH1	AMAZON	Hose Reel Cart		88.64	250,315.45
10/22/2024	102224ACH2	AMAZON	Rocks for Painting, Heat Shrink Tubing Kit, Heat Shrink Butt Connecters, NPT Straight Adapter, P...		149.24	250,166.21
10/22/2024	102224ACH3	AMAZON	Outlet Tester, Wire Cutter		42.94	250,123.27
10/22/2024	6083	Egis Insurance & Risk Advisors	FY Insurance Policy # 100124585 10/01/24-10/01/25		44,519.00	205,604.27
10/22/2024	100453	STANTEC CONSULTING SERVICES, INC.	Invoice: 2297349 (Reference: Project Mgr - p/e 10.04.24.)		1,235.00	204,369.27
10/22/2024	100454	TPG Lighting	Invoice: 419 (Reference: 50% Deposit for 2024 Christmas Lights.)		3,304.80	201,064.47
10/22/2024	100455	Cintas	Invoice: 4208696303 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)		141.95	200,922.52
10/22/2024	100456	Cheney Brothers	Invoice: 05-0927274356 (Reference: Blue Air Ice Machine - Balance Due.)		3,101.04	197,821.48
10/22/2024	100457	Insyte Security, LLC	Invoice: 20201 (Reference: Rain Hoods, Power Strip and Fire Rated Wall Board.) Invoice: 20171...		947.72	196,873.76

10/22/2024	01ACH102224	AMAZON	Christmas Craft Kit, Resin Craft Kit, Balloons, Birthday Banners and Centerpieces, Bubbles Kid T...	11.98	196,861.78
10/22/2024	02ACH102224	AMAZON	Halloween Party Favors, Thanksgiving Decor, Hot Glue Sticks, Faucet, Adapter Set, Door Levers, s...	67.99	196,793.79
10/22/2024	03ACH102224	AMAZON	Halloween Party Favors, Thanksgiving Decor, Hot Glue Sticks, Faucet, Adapter Set, Door Levers, s...	284.04	196,509.75
10/23/2024	ACH102324	DUKE ENERGY	00 Solterra Blvd LITE 09.04.24-10.01.24	1,035.80	195,473.95
10/23/2024	102324ACH1	AMAZON	Thermal Type Light Sensor	23.45	195,450.50
10/23/2024	102324ACH2	AMAZON	Pickleball Grip Tape, Paper Plates	34.98	195,415.52
10/24/2024	102424ACH1	AMAZON	Acrylic Paint Pens, Rubbing Alcohol, Magic Eraser, Pocket Folder, 3 Ring Binder	67.61	195,347.91
10/24/2024	100458	Dale Cooper LLC - Safe Slide Restoration	Invoice: 4064 (Reference: Slide Restoration - Balance Due.)	17,065.50	178,282.41
10/24/2024	100459	Florida Wrap Pros, LLC	Invoice: 2131 (Reference: Metal Signs for Pool, Gym, Street & Digital Print.)	1,465.00	176,817.41
10/24/2024	100460	SPIES POOL, LLC	Invoice: 311471 (Reference: Bleach & Sulfuric Acid.)	1,354.95	175,462.46
10/24/2024	100461	Xerox Company	Invoice: 6347464 (Reference: Monthly Fee - Oct2024.)	338.92	175,123.54
10/24/2024	100462	FTI / Florida Training & Investigations	Invoice: 23204085 (Reference: Guard House 9.15.24 - 10.14.24.)	41,400.00	133,723.54
10/28/2024	6084	US BANK	Trustee Fees - Series 2023 (09/01/24-8/31/25)	4,256.13	129,467.41
10/29/2024	01ACH102924	DUKE ENERGY	7102 Oakmoss Loop Irrigation 09.07.24 - 10.04.24	30.80	129,436.61
10/29/2024	02ACH102924	DUKE ENERGY	4000 OAKMONT BLVD 09.07.24 - 10.04.24	57.95	129,378.66
10/29/2024	03ACH102924	DUKE ENERGY	0 Solterra Blvd Lite 09.07.24 - 10.04.24	1,339.93	128,038.73
10/29/2024	04ACH102924	DUKE ENERGY	5456 Misty Oak Cir Pump 09.07.24 - 10.04.24	30.80	128,007.93
10/29/2024	05ACH102924	DUKE ENERGY	7310 Oakmoss Loop Irrigation 09.07.24 - 10.04.24	30.80	127,977.13
10/29/2024	06ACH102924	DUKE ENERGY	7524 Oak Spring Lane 09.07.24 - 10.04.24	30.80	127,946.33
10/29/2024	07ACH102924	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 09.07.24 - 10.04.24	201.96	127,744.37
10/29/2024	08ACH102924	DUKE ENERGY	6022 Board Oak Dr Pump 09.07.24 - 10.04.24	30.80	127,713.57
10/29/2024	13ACH102924	AMAZON	Twine, Wire Grounding Plugs	22.99	127,690.58
10/29/2024	12ACH102924	AMAZON	220 Mini Resin Charms	9.99	127,680.59
10/29/2024	100463	Cintas	Invoice: 4209336973 (Reference: 4x6 Brown Mats & 3x5 Brown Mats.)	141.95	127,538.64
10/29/2024	100464	ACE HOME & SUPPLY CENTER	Invoice: 111286/1 (Reference: 3/8 Union PVC.)	35.96	127,502.68
10/29/2024	100465	Sunrise Solutions Pool Service, LLC	Invoice: 3222 (Reference: Hurricane Helene Clean Up.)	300.00	127,202.68
10/29/2024	100466	METFITNESS LLC	Invoice: INV-4931 (Reference: Weekly Zumba OCT 12,19,26.)	180.00	127,022.68
10/29/2024	100467	Truly Nolen Of America, Inc	Invoice: 711190048 (Reference: Monthly Pest Control - 10.24.) Invoice: 711190047 (Reference: ...	250.00	126,772.68
10/29/2024	100468	Insyte Security, LLC	Invoice: 19841 (Reference: Gates, Motors & maintenance Assessment.)	415.00	126,357.68
10/29/2024	100469	YELLOWSTONE LANDSCAPE	Invoice: 789149 (Reference: Lift & Trim Live Oaks Behind Entrance Signs.) Invoice: 788638 (Re...	5,885.37	120,472.31
10/29/2024	09ACH102924	AMAZON	Gel Pens, PVC Cards	128.56	120,343.75
10/29/2024	10ACH102924	AMAZON	Packing Tape, HDMI Cables, Receipt Paper, Sticky Notes, Pens, Clip Dispenser, Extension Cable	32.72	120,311.03
10/29/2024	11ACH102924	AMAZON	Packing Tape, HDMI Cables, Receipt Paper, Sticky Notes, Pens, Clip Dispenser, Extension Cable	44.60	120,266.43
10/29/2024	14ACH102924	AMAZON	Sharpies	9.99	120,256.44
10/30/2024	103024ACH1	AMAZON	Christmas Stockings, Time Switch, Magazine Holder	122.19	120,134.25
10/30/2024	103024ACH2	AMAZON	15 Minute Spring Loaded Wall Timer	67.73	120,066.52
10/30/2024			Deposit	1,500.00	121,566.52
10/31/2024	01ACH103124	AMAZON	Wood Screws, Drywall Sander, Drywall Texture Sponge, Pipe Fittings, Bathroom Sink Faucet	519.28	121,047.24
10/31/2024	02ACH103124	AMAZON	Screw Cover Caps, Bubbler Round Top	34.99	121,012.25
10/31/2024				203,000.00	349,501.26
					121,012.25



EXHIBIT 31



November 7, 2024

Mr. Logan Muether
Solterra Resort Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

**Solterra Resort Community Development District
(Polk County, Florida)
\$9,420,000 Special Assessment Bonds, Series 2018 (“Bonds”)**

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended October 3, 2024 (“Computation Period”). This report indicates that there is no cumulative rebate requirement liability as of October 3, 2024.

The next annual arbitrage rebate calculation date is October 3, 2025. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Mr. James Audette, US Bank



Solterra Resort Community Development District

*Solterra Resort Community Development District (Polk
County, Florida) \$9,420,000 Special Assessment Bonds,
Series 2018*

For the period ended October 3, 2024



November 7, 2024

Solterra Resort Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Re: Solterra Resort Community Development District (Polk County, Florida) \$9,420,000 Special Assessment Bonds, Series 2018 (“Bonds”)

Solterra Resort Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended October 3, 2024 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(537,689.99) at October 3, 2024. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 5.2840%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.



NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is October 4, 2018.
2. The end of the first Bond Year for the Bonds is October 3, 2019.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.



NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Series 2018 Bonds were issued to provide funds to (i) pay a portion of the costs of the Series 2018 Project, including, community infrastructure located in Phases 2A, 2B, 2C, 2D and 2E and certain costs already incurred in Phases 2A-1 and 2A-2, certain water supply and sewer and waste water management costs related to Phase 1 and 2A, and acquisition of additional public improvements to the clubhouse, pool and fitness center; (ii) pay the capitalized interest on the Series 2018 Bonds, (iii) make a deposit to the Series 2018 Debt Service Reserve Account, and (iv) pay the costs of issuance of the Series 2018 Bonds.



DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.



SOURCE INFORMATION

Bonds

Closing Date

Bond Yield

Source

Form 8038G

Form 8038G

Investments

Principal and Interest Receipt Amounts
and Dates

Investment Dates and Purchase Prices

Source

Trust Statements

Trust Statements



DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
\$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

10 / 4 / 2018 ISSUE DATE
10 / 4 / 2023 BEGINNING OF COMPUTATION PERIOD
10 / 3 / 2024 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
10 / 4 / 2023	BEGINNING BALANCE		0.00	12,551.22	13,221.27	670.05
11 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		52.47	0.00	0.00	0.00
11 / 2 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,301.41	1,365.34	63.93
12 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		56.65	0.00	0.00	0.00
12 / 4 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,263.87	1,319.82	55.95
1 / 2 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		63.73	0.00	0.00	0.00
1 / 3 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,305.39	1,357.46	52.07
2 / 1 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		69.39	0.00	0.00	0.00
2 / 2 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,299.99	1,346.18	46.19
3 / 1 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		70.01	0.00	0.00	0.00
3 / 4 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,208.31	1,245.46	37.15
4 / 1 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		79.87	0.00	0.00	0.00
4 / 2 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,291.82	1,326.14	34.32
5 / 1 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		83.05	0.00	0.00	0.00
5 / 2 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,248.54	1,276.15	27.61
6 / 3 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		91.48	0.00	0.00	0.00
6 / 4 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,291.57	1,314.03	22.46
6 / 7 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	(23,347.10)	(23,742.77)	(395.67)
6 / 7 / 2024	ACQUISITION AND CONSTRUCTION ACCOUNT		18.33	0.00	0.00	0.00
		<u>0.00</u>	<u>584.98</u>	<u>(584.98)</u>	<u>29.08</u>	<u>614.06</u>
10 / 4 / 2023	BEGINNING BALANCE		0.00	42,676.20	44,954.49	2,278.29
11 / 1 / 2023	PHASE 2B ACCOUNT		179.56	0.00	0.00	0.00
12 / 1 / 2023	PHASE 2B ACCOUNT		175.14	0.00	0.00	0.00
1 / 2 / 2024	PHASE 2B ACCOUNT		181.58	0.00	0.00	0.00
2 / 1 / 2024	PHASE 2B ACCOUNT		181.62	0.00	0.00	0.00
3 / 1 / 2024	PHASE 2B ACCOUNT		169.54	0.00	0.00	0.00
4 / 1 / 2024	PHASE 2B ACCOUNT		181.92	0.00	0.00	0.00
5 / 1 / 2024	PHASE 2B ACCOUNT		176.61	0.00	0.00	0.00
6 / 3 / 2024	PHASE 2B ACCOUNT		183.43	0.00	0.00	0.00
6 / 7 / 2024	PHASE 2B ACCOUNT		0.00	23,347.10	23,742.77	395.67
6 / 17 / 2024	PHASE 2B ACCOUNT		0.00	121.88	123.77	1.89
7 / 1 / 2024	PHASE 2B ACCOUNT		254.05	0.00	0.00	0.00
7 / 2 / 2024	PHASE 2B ACCOUNT		0.00	1,250.34	1,266.93	16.59



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
\$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

10 / 4 / 2018 ISSUE DATE
10 / 4 / 2023 BEGINNING OF COMPUTATION PERIOD
10 / 3 / 2024 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
8 / 1 / 2024	PHASE 2B ACCOUNT		288.30	0.00	0.00	0.00
8 / 2 / 2024	PHASE 2B ACCOUNT		0.00	1,290.93	1,302.39	11.46
9 / 3 / 2024	PHASE 2B ACCOUNT		294.21	0.00	0.00	0.00
9 / 4 / 2024	PHASE 2B ACCOUNT		0.00	1,287.98	1,293.40	5.42
10 / 1 / 2024	PHASE 2B ACCOUNT		280.91	0.00	0.00	0.00
10 / 2 / 2024	PHASE 2B ACCOUNT		0.00	1,204.66	1,204.83	0.17
		<u>73,725.96</u>	<u>2,546.87</u>	<u>71,179.09</u>	<u>73,888.58</u>	<u>2,709.49</u>
10 / 4 / 2023	BEGINNING BALANCE		0.00	309,348.24	325,862.92	16,514.68
10 / 4 / 2023	INTEREST ACCRUAL REVERSAL		(126.36)	0.00	0.00	0.00
11 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT		1,301.41	0.00	0.00	0.00
11 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,301.41)	(1,365.34)	(63.93)
12 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT		1,263.87	0.00	0.00	0.00
12 / 4 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,263.87)	(1,319.82)	(55.95)
1 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		1,305.39	0.00	0.00	0.00
1 / 3 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,305.39)	(1,357.46)	(52.07)
2 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		1,299.99	0.00	0.00	0.00
2 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,299.99)	(1,346.18)	(46.19)
3 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		1,208.31	0.00	0.00	0.00
3 / 4 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,208.31)	(1,245.46)	(37.15)
4 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		1,291.82	0.00	0.00	0.00
4 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,291.82)	(1,326.14)	(34.32)
5 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		1,248.54	0.00	0.00	0.00
5 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,248.54)	(1,276.15)	(27.61)
6 / 3 / 2024	DEBT SERVICE RESERVE ACCOUNT		1,291.57	0.00	0.00	0.00
6 / 4 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,291.57)	(1,314.03)	(22.46)
6 / 17 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(121.88)	(123.77)	(1.89)
7 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		1,250.34	0.00	0.00	0.00
7 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,250.34)	(1,266.93)	(16.59)
8 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		1,290.93	0.00	0.00	0.00
8 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,290.93)	(1,302.39)	(11.46)
9 / 3 / 2024	DEBT SERVICE RESERVE ACCOUNT		1,287.98	0.00	0.00	0.00
9 / 4 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,287.98)	(1,293.40)	(5.42)
10 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		1,204.66	0.00	0.00	0.00

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
\$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

10 / 4 / 2018 ISSUE DATE
10 / 4 / 2023 BEGINNING OF COMPUTATION PERIOD
10 / 3 / 2024 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
10 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,204.66)	(1,204.83)	(0.17)
10 / 3 / 2024	INTEREST ACCRUAL		113.24	0.00	0.00	0.00
		309,213.24	15,231.69	293,981.55	310,121.02	16,139.47
		382,939.20	18,363.54	364,575.66	384,038.68	19,463.02
	ACTUAL EARNINGS		18,363.54			
	ALLOWABLE EARNINGS		19,463.02			
	REBATE REQUIREMENT		(1,099.48)			
	FUTURE VALUE OF 10/3/2023 CUMULATIVE REBATE REQUIREMENT		(534,520.51)			
	COMPUTATION DATE CREDIT		(2,070.00)			
	CUMULATIVE REBATE REQUIREMENT		(537,689.99)			



EXHIBIT 32





INVOICE

INVOICE #	INVOICE DATE
788641	10/23/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Solterra CDD
c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Solterra CDD**Address:** 5200 Solterra Blvd
Davenport, FL 33837**Invoice Due Date:** November 22, 2024**Invoice Amount:** \$380.00

Description	Current Amount
-------------	----------------

Flush cut 2 dead trees in Lazy River Island

Labor

\$380.00

Invoice Total **\$380.00**

EXCELLENCE
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286





INVOICE

INVOICE #	INVOICE DATE
788643	10/23/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Solterra CDD
c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Solterra CDD

Address: 5200 Solterra Blvd
Davenport, FL 33837

Invoice Due Date: November 22, 2024

Invoice Amount: \$150.00

Description	Current Amount
-------------	----------------

Remove debris from trimmed tree along Blvd.

Labor \$150.00

Invoice Total \$150.00

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.





INVOICE

INVOICE #	INVOICE DATE
788642	10/23/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Solterra CDD
c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Solterra CDD

Address: 5200 Solterra Blvd
Davenport, FL 33837

Invoice Due Date: November 22, 2024

Invoice Amount: \$1,619.98

Description	Current Amount
-------------	----------------

Flush cut fallen/snapped trees from Hurricane Milton

Labor	\$1,619.98
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Invoice Total **\$1,619.98**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286





INVOICE

INVOICE #	INVOICE DATE
788640	10/23/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Solterra CDD
c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Solterra CDD

Address: 5200 Solterra Blvd
Davenport, FL 33837

Invoice Due Date: November 22, 2024

Invoice Amount: \$310.00

Description	Current Amount
-------------	----------------

Remove 4 leaning cypress trees along blvd.

Labor	\$310.00
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Invoice Total **\$310.00**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



EXHIBIT 33





Proposal #: 483409

Date: 11/4/2024

From: Jaime Millan Ortiz

**Landscape Enhancement Proposal for
Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Tree removal

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	14	\$65.00	\$910.00
Dump Fee	1	\$500.00	\$500.00

Proposal tree removal Behind 8043 /8039 oak shadow Ct.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$1,410.00
Sales Tax	\$0.00
Proposal Total	\$1,410.00

THIS IS NOT AN INVOICE