



Rizzetta & Company

Solterra Resort Community Development District

**Board of Supervisors
Meeting
September 5, 2025**

**District Office:
8529 South Park Circle
Suite 330
Orlando, FL 32819**

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.villasolcdd.org

Board of Supervisors	Brian Meert Deborah Higham Karan Wienker Robert Voisard Sam Neelam	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Meredith Hammock	Kilinski Van Wyk
District Engineer	Greg Woodcock	Stantec

All cellular phones and pagers must be turned off during the meeting.

The audience comments portion of the agenda is when individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.solterraresortcdd.org

Board of Supervisors
Solterra Resort Community
Development District

August 29, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Solterra Resort Community Development District will be held on **September 5, 2025, at 10:00 a.m.** at the **Solterra Resort Amenity Center**, located at **5200 Solterra Boulevard, Davenport, Florida 33837**. The following is the **final** agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **COMMUNITY UPDATES**
 - A. Landscape Maintenance Updates
 1. Pine Straw Project UpdatesTab 1
 2. Oakbourne Ave Project UpdatesTab 2
 3. Terrasonesta dr/ Solterra blvd Project Updates.....Tab 3
 4. Misty Oak Cir Project Updates.....Tab 4
 5. Clubhouse Landscape Enhancement ProjectTab 5
 - B. General Manager Updates
 1. General Managers Monthly Report..... Tab 6
 - C. Aquatic Maintenance Updates
4. **STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 1. Discussion of Amenity Rules and Procedures
 - C. District Manager
 1. Website AuditTab 7
 2. Updates on Spectrum Account
 3. Updates on Liquor License
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors’ Minutes Held on August 1, 2025.....Tab 8
6. **BUSINESS ITEMS**
 - A. Ratification of District ItemsTab 9
 1. Onsight Industries LLC Pedestrian Sign
 2. Resolution 2025-21, Adopting FY 25-26 Meeting Schedule
 3. Peaknet LLC Ground Lease Agreement
 4. Peaknet LLC Memorandum of Option Agreement
 5. Peaknet LLC Option to Lease
 - B. Discussion of Solterra Resorts Reoccurring Open House Event for Homeowners
 - C. Consideration of J&J Gym Floor, Gym Floor ReplacementTab 10
 - D. Consideration of Replacement of Pond 17 Outfall Repair.....Tab 11
 - E. Consideration of Solar Lighting Proposals Tab 12
 1. ST Electric Services LLC Solar Light Fixture Installation

- 2. Commercial Lighting & Electrical Inc. Commercial Solar Lighting to Monument Sign
- 3. TPG Lighting, LLC Solar Marquee Sign Solar lighting
- F. Consideration of Pool Service Proposal (Under Separate Cover)
- G. Consideration of Painting Proposal (Under Separate Cover)
- H. Consideration of Parking Service Proposal.....Tab 13
- 7. **SUPERVISOR REQUESTS & COMMENTS**
- 8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,
Brian Mendes
Brian Mendes

Tab 1



Proposal #: 599919

Date: 8/28/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Pine straw install Common areas and boulevard

DESCRIPTION	QTY	AMOUNT
Pine Straw SUB	1	\$35,853.19

Proposal to install 4,200 bales of pine straw for all Solterra CDD common areas and boulevard.

Installed at 2" depth.

Labor and delivery included.

Pine straw will be installed on top of existing mulch.

Terms and Conditions: Signature below authorizes Yellowstone 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'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	\$35,490.00
Sales Tax	\$0.00
Proposal Total	\$35,490.00

THIS IS NOT AN INVOICE



Proposal #: 599930

Date: 8/28/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Pine straw install Clubhouse/Pool/Parking lot areas

DESCRIPTION	QTY	AMOUNT
Pine Straw SUB	1	\$9,295.00

Proposal to install 1,100 bales of pine straw for all Solterra CDD common areas and boulevard.

Installed at 2" depth.

Labor and delivery included.

Pine straw will be installed on top of existing mulch but it its highly recommended to remove mulch at pool and lazy river before installing pine straw.

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$9,295.00
Sales Tax	\$0.00
Proposal Total	\$9,295.00

THIS IS NOT AN INVOICE



Proposal #: 571309

Date: 6/20/2025

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

Excess mulch removal pool and lazy river area.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$5,200.00
Dump Fee	1	\$250.00	\$250.00

Proposal to provide labor to remove excess mulch on all landscape beds in pool and lazy river areas.

It is highly suggested to do this prior to mulch installation.

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	\$5,450.00
Sales Tax	\$0.00
Proposal Total	\$5,450.00

THIS IS NOT AN INVOICE

Tab 2



Proposal #: 593365

Date: 8/14/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmenes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Hydraseed test in perimeter area (behind Oakbourne Ave)

DESCRIPTION

QTY

Bahia Hydraseeding

Bahia Hydraseeding

1

Proposal to test hydraseed with bahia.

Perimeter area behind Oakbourne Ave- Test in area of 5,000 to 6,0000 sqft.

Fire hydrant access is needed- HOA to confirm if hydrant is already meter or would need to contact Polk county for access.

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$1,369.90
Sales Tax	\$0.00
Proposal Total	\$1,369.90

THIS IS NOT AN INVOICE



Proposal #: 590807

Date: 8/8/2025

From: Virginia Alvarez Cortes

**Tree Care Proposal for
Solterra CDD**

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Beautify Oak Trees area behind 5158 oakbourne

DESCRIPTION	AMOUNT
General Labor	\$455.00
Dump Fee	\$130.00

1 time service-Area located in perimeter area of property.

Cut lower hanging branches and lift Oak trees.

String trim all around and in-between Oak trees.

Haul debris from property.





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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$585.00
Sales Tax	\$0.00
Proposal Total	\$585.00

THIS IS NOT AN INVOICE



Proposal #: 590815

Date: 8/8/2025

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

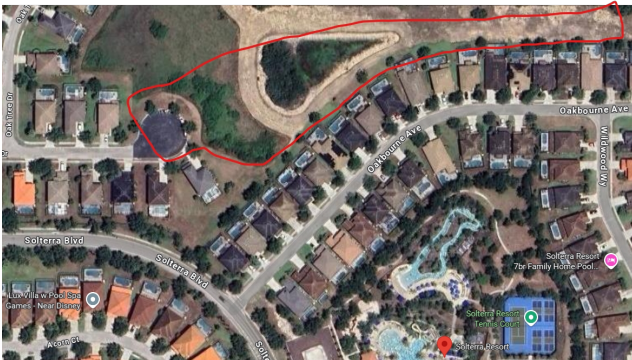
LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Irrigation labor to locate mainline for bamboo install

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	12	\$65.00	\$780.00

Provide labor to locate nearest mainline location to install irrigation valve for bamboo install.



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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$780.00
Sales Tax	\$0.00
Proposal Total	\$780.00

THIS IS NOT AN INVOICE



Proposal #: 593709

Date: 8/18/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmenes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

**3 Gallon -Graceful Bamboo install Oakbourne
perimeter**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$2,600.00
Bamboo delivery fee	1	\$350.00	\$350.00
3 Gal-graceful bamboo	140	\$155.00	\$21,700.00

Proposal to install Graceful Bamboo directly in front of chain link fence in a 460 linear feet area.

Running bamboo is strongly discouraged due to their invasive nature.

3 gallon bamboo is 6 to 9 feet tall and will fill in within 1 year of installation. Mature height - 20 to 25 feet tall.

Bamboo will be installed at 3 foot spacing (faster privacy and denser hedge.)

No mulch or pine fines are included on this proposal.

It is highly recommended to install a drip system for consistent daily watering and for about 1 year for bamboo to establish. A separate proposal to install drip system will be proposed.

Terms and Conditions: Signature below authorizes Yellowstone 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 _____

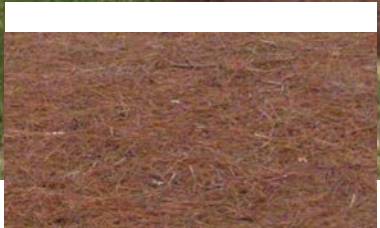
Print Name/Title

Date _____

Solterra CDD

Subtotal	\$24,650.00
Sales Tax	\$0.00
Proposal Total	\$24,650.00

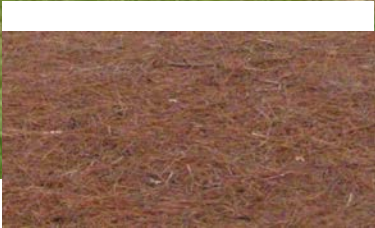
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Pine Straw



Bamboo 'Graceful'



Pine Straw



Bamboo 'Graceful'



Proposal #: 593646

Date: 8/18/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmenes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

**15 Gallon -Graceful Bamboo install Oakbourne
perimeter**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$3,900.00
Bamboo delivery fee	1	\$350.00	\$350.00
15 Gal-graceful bamboo	140	\$360.00	\$50,400.00

Proposal to install Graceful Bamboo directly in front of chain link fence in a 460 linear feet area.

Running bamboo is strongly discouraged due to their invasive nature.

15 gallon bamboo is 10-12 feet tall and will fill in within 6-8 months of installation. Mature height - 20 to 25 feet tall.

Bamboo will be installed at 3 foot spacing (faster privacy and denser hedge.)

No mulch or pine fines are included on this proposal.

It is highly recommended to install a drip system for consistent daily watering and for about 1 year for bamboo to establish. A separate proposal to install drip system will be proposed.

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AUTHORIZATION TO PERFORM WORK:

By _____

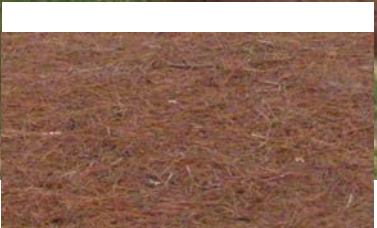
Print Name/Title

Date _____

Solterra CDD

Subtotal	\$54,650.00
Sales Tax	\$0.00
Proposal Total	\$54,650.00

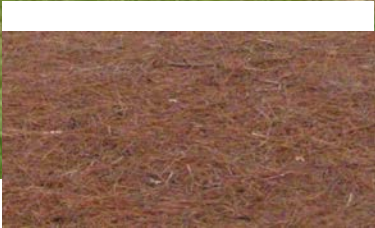
THIS IS NOT AN INVOICE



Pine Straw



Bamboo 'Graceful'



Pine Straw



Bamboo 'Graceful'

Tab 3



Proposal #: 600022

Date: 8/28/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Solterra Entrance landscape beds

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$2,520.00
Graceful Bamboo, 3 GAL	30	\$155.00	\$4,650.00
Dwarf Firebush - 3 GAL	29	\$18.00	\$522.00
Dwarf Allamanda - 3 GAL	18	\$25.00	\$450.00
Variegated Shell Ginger - 3 GAL	20	\$25.00	\$500.00
Bougainvillea - 5 GAL	4	\$55.00	\$220.00
Asiatic Jasmine-1 GAL	239	\$7.00	\$1,673.00
Viburnum Odo- 7 GAL	8	\$40.00	\$320.00

Proposal to install plant material from landscape renderings for 2 landscape beds.

1st landscape bed- Bamboo, firebush, Allamanda, Variegated ginger, bougainvillea and Asiatic jasmine.

2nd landscape bed- Viburnum, Firebush and Asiatic jasmine.

Labor for Demo and prep included.

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$10,855.00
Sales Tax	\$0.00
Proposal Total	\$10,855.00

THIS IS NOT AN INVOICE



Bamboo 'Graceful'



Variegated Shell Ginger



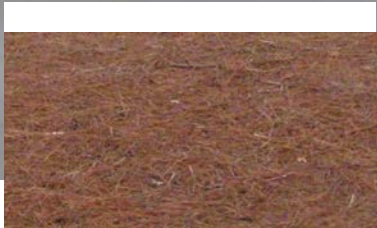
Bougainvillea



Dwarf Allamanda



Asiatic Jasmine



Pine Straw



Dwarf Firebush



Asiatic Jasmine



Pine Straw



Dwarf Firebush



Proposal #: 600234

Date: 8/28/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Boulevard in front of volleyball court landscape bed.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$2,240.00
Podocarpus- 3 GAL	58	\$18.00	\$1,044.00
Dwarf Allamanda - 3 GAL	54	\$25.00	\$1,350.00
Crape Myrtle Multi trunk- 30 Gal	9	\$350.00	\$3,150.00
Bougainvillea-5 GAL	8	\$55.00	\$440.00

Proposal to install plant material from landscape renderings for Clubhouse Boulevard in front of volleyball court landscape bed.

landscape bed- Bougainvillea, Allamanda, Crape Myrtle, Podocarpus.

Labor for Demo and prep included.

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$8,224.00
Sales Tax	\$0.00
Proposal Total	\$8,224.00

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SOLTERRA CDD
DAVENPORT, F.L.

CLUBHOUSE
AUGUST 2025



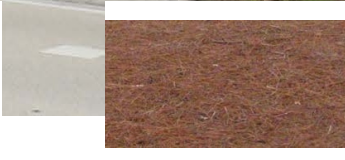
Bougainvillea



Allamanda



Crape Myrtle



Pine Straw



Podocarpus

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.





Proposal #: 600233

Date: 8/28/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Clubhouse entrance Left side landscape bed

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$1,400.00
Arboricola Trinette - 3 GAL	104	\$18.00	\$1,872.00
Azalea - 3 GAL	45	\$20.00	\$900.00
Oyster Plant -1 GAL	25	\$7.50	\$187.50
Macho Fern -1 GAL	35	\$15.00	\$525.00

Proposal to install plant material from landscape renderings for Clubhouse Entrance right side.

landscape bed- Trinette, Oyster Plant, Azalea and Macho Fern.

Labor for Demo and prep included.

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$4,884.50
Sales Tax	\$0.00
Proposal Total	\$4,884.50

THIS IS NOT AN INVOICE

SOLTERRA CDD
DAVENPORT, F.L.

CLUBHOUSE
AUGUST 2025



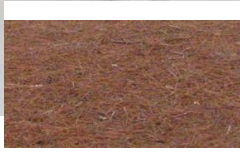
Arboricola 'Trinette'



Oyster Plant



Azalea



Pine Straw



Macho Fern

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.





Proposal #: 600150

Date: 8/28/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmenes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Clubhouse Entrance right side landscape bed

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$1,400.00
Arboricola Trinette - 3 GAL	104	\$18.00	\$1,872.00
Azalea - 3 GAL	45	\$20.00	\$900.00
Oyster Plant -1 GAL	25	\$7.50	\$187.50
Macho Fern -1 GAL	35	\$15.00	\$525.00

Proposal to install plant material from landscape renderings for Clubhouse Entrance right side.

landscape bed- Trinette, Oyster Plant, Azalea and Macho Fern.

Labor for Demo and prep included.

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$4,884.50
Sales Tax	\$0.00
Proposal Total	\$4,884.50

THIS IS NOT AN INVOICE

SOLTERRA CDD
DAVENPORT, F.L.

CLUBHOUSE
AUGUST 2025



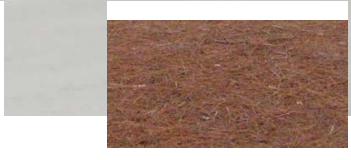
Arboricola 'Trinette'



Oyster Plant



Azalea



Pine Straw



Macho Fern

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.
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Proposal #: 590764

Date: 8/8/2025

From: Jaime Millan Ortiz

**Tree Care Proposal for
Solterra CDD**

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Flush cut decaying palms.

DESCRIPTION	AMOUNT
General Labor	\$260.00
Dump Fee	\$100.00

Proposal to flush cut decaying palms.

2 palms affected by lightning

Labor and debris disposal.



Terms and Conditions: Signature below authorizes Yellowstone 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'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	\$360.00
Sales Tax	\$0.00
Proposal Total	\$360.00

THIS IS NOT AN INVOICE

Tab 4



Proposal #: 600250

Date: 8/28/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmenes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Misty Oak circle park landscape bed redo.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$2,660.00
Dwarf Firebush - 3 GAL	65	\$18.00	\$1,170.00
Dwarf Allamanda - 3 GAL	40	\$25.00	\$1,000.00
Coonties - 3 GAL	70	\$18.00	\$1,260.00
Asiatic Jasmine-1 GAL	120	\$7.00	\$840.00
Oleander- 7 GAL	18	\$60.00	\$1,080.00
Japanese Blueberry- 30 Gal	1	\$350.00	\$350.00

Proposal to install plant material from landscape renderings for Misty Oak circle park landscape bed redo.

Landscape bed- Dwarf firebush, Allamanda, Oleander, Coontie and Asiatic jasmine and Japanese Blueberry.

Labor for Demo and prep included.

Terms and Conditions: Signature below authorizes Yellowstone 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'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	\$8,360.00
Sales Tax	\$0.00
Proposal Total	\$8,360.00

THIS IS NOT AN INVOICE



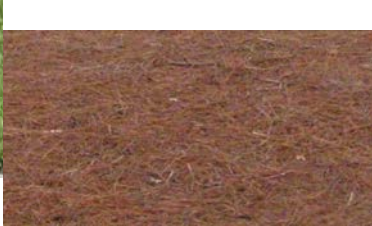
Dwarf Firebush



Japanese Blueberry



Coontie



Pine Straw



Asiatic Jasmine



Allamanda



Oleander



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



Proposal #: 600090

Date: 8/28/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Misty Oak Corner common area

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$1,890.00
Dwarf Firebush - 3 GAL	28	\$18.00	\$504.00
Dwarf Allamanda - 3 GAL	38	\$25.00	\$950.00
Coonties - 3 GAL	32	\$18.00	\$576.00
Asiatic Jasmine-1 GAL	180	\$7.00	\$1,260.00
Oleander- 7 GAL	16	\$60.00	\$960.00

Proposal to install plant material from landscape renderings for Misty Oak Corner common area.

Landscape bed- Dwarf firebush, Allamanda, Oleander, Coontie and Asiatic jasmine.

Labor for Demo and prep included.

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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'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 _____

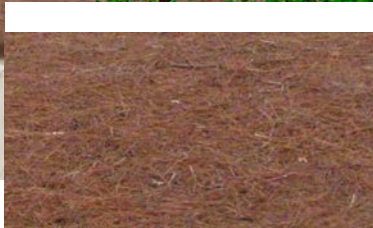
Solterra CDD

Subtotal	\$6,140.00
Sales Tax	\$0.00
Proposal Total	\$6,140.00

THIS IS NOT AN INVOICE



Coontie



Pine Straw



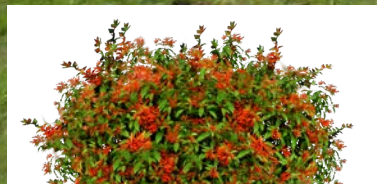
Asiatic Jasmine



Allamanda



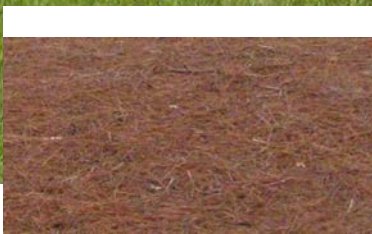
Oleander



Dwarf Firebush



Coontie



Pine Straw



Asiatic Jasmine



Allamanda



Oleander

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

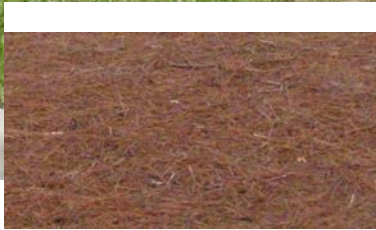
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.



Dwarf Firebush



Coontie



Pine Straw



Asiatic Jasmine



Allamanda



Oleander

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.

SOLTERRA CDD
DAVENPORT, F.L.

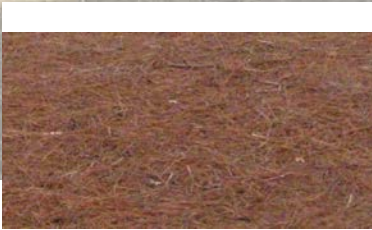
ROUND-A-BOUT
AUGUST 2025



Clusia



Dwarf Firebush



Pine Straw



Liriope

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.





Proposal #: 600082

Date: 8/28/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmenes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Oak Spring Lane Round about

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$1,260.00
Clusia-3 GAL	18	\$18.00	\$324.00
Dwarf Firebush - 3 GAL	45	\$18.00	\$810.00
Asiatic Jasmine-1 GAL	145	\$6.50	\$942.50

Proposal to install plant material from landscape renderings for Oak Spring Lane Round about.

Clusia, Dwarf Firebush and Liriope.

Labor for Demo and prep included.

Terms and Conditions: Signature below authorizes Yellowstone 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'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	\$3,336.50
Sales Tax	\$0.00
Proposal Total	\$3,336.50

THIS IS NOT AN INVOICE



Proposal #: 600010

Date: 8/28/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmenes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

**Complete Viburnum Hedge on 7632 Oakspring Ln
Park**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$349.99
Viburnum- 3 GAL	35	\$18.00	\$630.00

Proposal to Install 35- 3 Gal Viburnums to complete hedge.

7632 Oakspring Ln Park was without power/irrigation for several months (starting April 2025, as of July 2025 irrigation is functioning)



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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$979.99
Sales Tax	\$0.00
Proposal Total	\$979.99

THIS IS NOT AN INVOICE

Tab 5



Proposal #: 600242

Date: 8/28/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Rightside of clubhouse- Landscape bed redo

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$1,120.00
Clusia-3 GAL	13	\$18.00	\$234.00
Dwarf Firebush - 3 GAL	40	\$18.00	\$720.00
Liriope-1 GAL	134	\$6.50	\$871.00

Proposal to install plant material from landscape renderings for Rightside of clubhouse.

Liriope, Clusia and Dwarf firebush.

Labor for Demo and prep included.

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$2,945.00
Sales Tax	\$0.00
Proposal Total	\$2,945.00

THIS IS NOT AN INVOICE

SOLTERRA CDD
DAVENPORT, F.L.

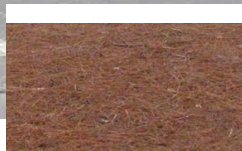
CLUBHOUSE
AUGUST 2025



Liriope



Clusia



Pine Straw



Dwarf Firebush

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.





Proposal #: 593833

Date: 8/14/2025

From: Virginia Alvarez Cortes

Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmenes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Podocarpus install in front of gym building.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$260.00
Podocarpus- 3 GAL	14	\$17.00	\$238.00

Proposal to remove excysting material and install 14 -3 Gallon Podocarpus in front of gym building.

Proposal does not include mulch or pine straw due to board discussing possibility to switch from mulch to pine straw.

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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'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 _____

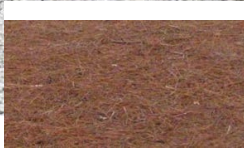
Solterra CDD

Subtotal	\$498.00
Sales Tax	\$0.00
Proposal Total	\$498.00

THIS IS NOT AN INVOICE

SOLTERRA CDD
DAVENPORT, F.L.

CLUBHOUSE
AUGUST 2025



Pine Straw



Podocarpus

Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.





Proposal #: 576174

Date: 7/2/2025

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

Pool and Lazy River Sabal Palm trimming.

DESCRIPTION	AMOUNT
Tree Care	\$10,685.22

Proposal to trim fronds and remove seed pods for sabal palms located in Pool and Lazy River area.

Total of 156 Sabal Palms.

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	\$10,685.22
Sales Tax	\$0.00
Proposal Total	\$10,685.22

THIS IS NOT AN INVOICE



Proposal #: 577686

Date: 8/28/2025

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Pool Area Rendering #5

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	4	\$65.00	\$260.00
Ti Plant "Red Sister" - 3 GAL	2	\$18.00	\$36.00
Liriope- 1 GAL	13	\$7.25	\$94.25
Irrigation Labor	2	\$65.00	\$130.00
Irrigation Parts	1	\$32.00	\$32.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

Terms and Conditions: Signature below authorizes Yellowstone 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'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	\$552.25
Sales Tax	\$0.00
Proposal Total	\$552.25

THIS IS NOT AN INVOICE



Proposal #: 577691

Date: 8/28/2025

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Pool Area Rendering #6

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	5	\$65.00	\$325.00
Ti Plant "Red Sister" - 3 GAL	4	\$18.00	\$72.00
Ixora - 3 GAL	9	\$16.00	\$144.00
Liriope- 1 GAL	10	\$7.25	\$72.50
Irrigation Labor	2	\$65.00	\$130.00
Irrigation Parts	1	\$32.00	\$32.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

Terms and Conditions: Signature below authorizes Yellowstone 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'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	\$775.50
Sales Tax	\$0.00
Proposal Total	\$775.50

THIS IS NOT AN INVOICE



Proposal #: 577723

Date: 8/28/2025

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Pool Area Rendering #7 & 8.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	5	\$65.00	\$325.00
Ti Plant "Red Sister" - 3 GAL	7	\$18.00	\$126.00
Ixora - 3 GAL	8	\$16.00	\$128.00
Liriope- 1 GAL	12	\$7.25	\$87.00
Irrigation Labor	2	\$65.00	\$130.00
Irrigation Parts	1	\$32.00	\$32.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

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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'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	\$828.00
Sales Tax	\$0.00
Proposal Total	\$828.00

THIS IS NOT AN INVOICE



Proposal #: 577726

Date: 8/28/2025

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Pool Area Rendering #9 &10

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	7	\$65.00	\$455.00
Ti Plant "Red Sister" - 3 GAL	9	\$18.00	\$162.00
Podocarpus - 3 GAL	3	\$18.00	\$54.00
Dwarf Firebush - 3 GAL	10	\$16.00	\$160.00
Liriope- 1 GAL	24	\$7.25	\$174.00
Irrigation Labor	2	\$65.00	\$130.00
Irrigation Parts	1	\$32.00	\$32.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

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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'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	\$1,167.00
Sales Tax	\$0.00
Proposal Total	\$1,167.00

THIS IS NOT AN INVOICE

Solterra CDD

Davenport, FL.

Rendering #5

July 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Ti Plant 'Red Sister' (T.P.)
- Liriope (L.P.)

T.P.
L.P.



Potential

Solterra CDD

Davenport, FL.

Rendering #6

July 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Ti Plant 'Red Sister' (T.P.)
Liriope (L.P.)
Ixora (I.X.)

I.X.
L.P.
T.P.



Potential

Solterra CDD

Davenport, FL.

Rendering #7

July 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Ti Plant 'Red Sister' (T.P.)

Liriope (L.P.)

Ixora (I.X.)

L.P.

T.P.

I.X.



Potential

Solterra CDD

Davenport, FL.

Rendering #8

July 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Ti Plant 'Red Sister' (T.P.)
- Ixora (I.X.)

T.P.
I.X.



Potential

Solterra CDD

Davenport, FL.

Rendering #9

July 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Ti Plant 'Red Sister' (T.P.)
Dwarf Firebush (D.F.)
Liriope (L.P.)



Potential

Solterra CDD

Davenport, FL.

Rendering #10

July 2025

Conceptual Rendering-Plants are depicted at mature stage



Existing

P.D.
L.P.



Potential

Landscape Design Suggestions

- Podocarpus (P.D.)
- Liriope (L.P.)



2701 NW 107th Ave / 506 commerce way
Miami, FL, 33172 / Jupiter FL, 33458

Proposal #19358

Created: 08/13/2025

From: John Swoboda

Proposal For

Vicki Alvarez

5200 Solterra Blvd
Davenport, FL 33837

mobile: 321 250 5783
valvarez@yellowstonelandscape.com

Location

5200 Solterra Blvd
Davenport, FL 33837

This job requires a deposit of \$37142.74

Financing available via SimpleDirect.

[Apply for Financing](#)

Solterra Resort Volleyball Area

Terms

Due on receipt

ITEM DESCRIPTION	QTY	RATE	TOTAL
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1) Coastal Project Orlando

Artificial Turf Installation - Sq Ft: 11,385

Product: Sunset Pro

1 \$ 74,285.48 \$ 74,285.48

Site Preparation:

1. Remove up to 3" of existing grass/dirt. Remaining soil to be leveled and stabilized with compaction machine to ensure proper foundation for turf aggregate.
2. Extend rain gutters to back of property underneath the turf if needed.

Base Installation:

1. Install 3-4" of crushed concrete aggregate.
2. Compact to 95% compaction rate.

Turf Installation:

1. Turf is placed, cut, & seamed according to product manufacturer specified installation instructions.
2. All seams will be joined using commercial grade seam tape and turf adhesive.
3. Secure artificial turf in all necessary areas and along perimeter edges using 6" turf stakes and pt nailer board where needed.
4. Install 2-3 lbs per sq ft of turf silica sand infill. Brush infill into turf using a commercial power brushing tool. Lightly groom top bristles to ensure turf stands up straight.

Two year workmanship warranty and full manufacturer product warranty included.

All turf is 100% pet/human/environmentally friendly. We will meet or beat any competitor quoted price.



1. TOP TURF and Coastal ST warrants the installation for 2yrs, defects pertaining to installation are to be covered by Top Turf LLC and Coastal ST. Turf products chosen for installation have a 15yr diminishing warranty from manufacture.

Top Turf and Coastal ST will only be required to repair defects pertaining to installation by performed by Top Turf and or Coastal ST, which repair shall be at no charge to Customer. Top Turf LLC and Coastal Synthetic Turf are not responsible and or required to repair or replace anything that has been damaged as the result of, any negligence or intentional wrong doing by Customer or any third party, including an accident, vandalism, misuse, intentional or unintentional abuse neglect of cleaning products or chemicals, animals, adhesives, the use of plastic items/pools, or other plastic items on or near the turf, burns or reflection from window burns, metal or vinyl fencing burns, regular wear and or tear, or natural disasters ("Uncovered Repairs"). Top Turf and Coastal ST may perform Uncovered Repairs at the Customer's request with additional payment as required by Top Turf and Coastal ST.

2. Permits; Approval. The Purchaser shall at its own expense, obtain necessary permits necessary for the work to be performed if required. If applicable, Purchaser must obtain permission and/or approval from their homeowner's association so that TOP TURF LLC / Coastal ST and or contractors are provided access to the property and is able to complete the work.

3. 50% Deposit required before project initiation and the remaining 50% balance to be paid upon completion. DEPOSITS ARE NON REFUNDABLE

4. Condition of Premise

TOP TURF LLC and Coastal ST makes no representations or warranties with respect to the existence or absence of rocks, boulders, tree stumps, irrigation, fencing, landscaping or other similar conditions that may interfere with the preparation of the site and the installation of the Turf on the Purchaser's property. Organic material such as sod grass will be removed and included as part of the installation cost.

5. Completion of Work; Force Majeure.

TOP TURF LLC and Coastal ST agree to promptly finish the work within the agreed upon time frame, subject to the terms and conditions in this Contract. TOP TURF / Coastal ST shall not be liable for any delay or agreed upon start date due to circumstances beyond its control including but not limited to labor strikes, casualty, weather and/or any act of God or nature.

6. Top Turf LLC and Coastal ST are not responsible for damage to real property caused by a natural disaster, including Hurricanes, Tornadoes, flooding and fires

7. Top Turf LLC and Coastal ST reserve the right to send Notice to owner and submit a Lien on the property in case of non payment within one week of project completion, if Top Turf LLC and Coastal Synthetic turf file a lawsuit to collect for non payment, the prevailing party will be entitled to reasonable attorneys fees and costs including on appeal

8. No Cancellations: Because of custom assembly process of work. The sale under this agreement is final. Customer may not cancel or revoke. This Agreement after acceptance of the down payment by customer, if customer terminates the order prior to installation, company shall be entitled to retain damages up to the amount of the down payment. ALL SALES ARE FINAL

A. ENTIRE AGREEMENT: This Contract embodies the entire agreement between the parties and cannot be waived or amended except by written instrument executed

TOTAL \$ 74,285.48

DEPOSIT AMOUNT (50.0%) \$ 37,142.74



2701 NW 107th Ave / 506 commerce way
Miami, FL, 33172 / Jupiter FL, 33458

Proposal #19358

Created: 08/13/2025

From: John Swoboda

*by both parties. This agreement is construed under laws of the state Florida
Customers sole responsibility to review all materials before installation. Customer
must review Product once arrived to make sure it matches chosen sample before
installation.*

****Warranty is limited to fabrication and installation of product, it does not and will
not cover any damage created by humans, pets, PVC and Metal Fences, plastic toys,
glass from windows and doors, burnt marks and landscapers*

***2yrs workmanship warranty on all Top Turf/ Coastal installations, inspection
required by Sales person and or operations*

*** Moles, nuisance animals and or weeds are not covered under any of our
installation guarantees or warranties. Responsibility for the mitigation is of the
homeowners.***

*** ALL DEPOSITS ARE NON REFUNDABLE ONCE PROJECT HAS BEEN ACCPETED
AND SIGNED*

Signature

x

Date:

Please sign here to accept the terms and conditions

Sales Reps

John Swoboda

Mobile: 9412582001

john@topturfartificialgrass.com



topturf
ARTIFICIAL GRASS



Dedicated to the sale & installation of artificial turf both residential and commercial

Creating pleasant environments,
resistant and low maintenance,
excellence is part of the
commitment to our customers.

With four retail stores in the state of Florida, we cover sales and installation from Orlando to Miami.

Miami

2701 NW 107TH AVE, DORAL, FL, 33172
844 - 398 - 7110

Orlando

1271 La Quinta Drive Suite 11 Orlando FL 32809
844 - 887- 3463

West Palm Beach

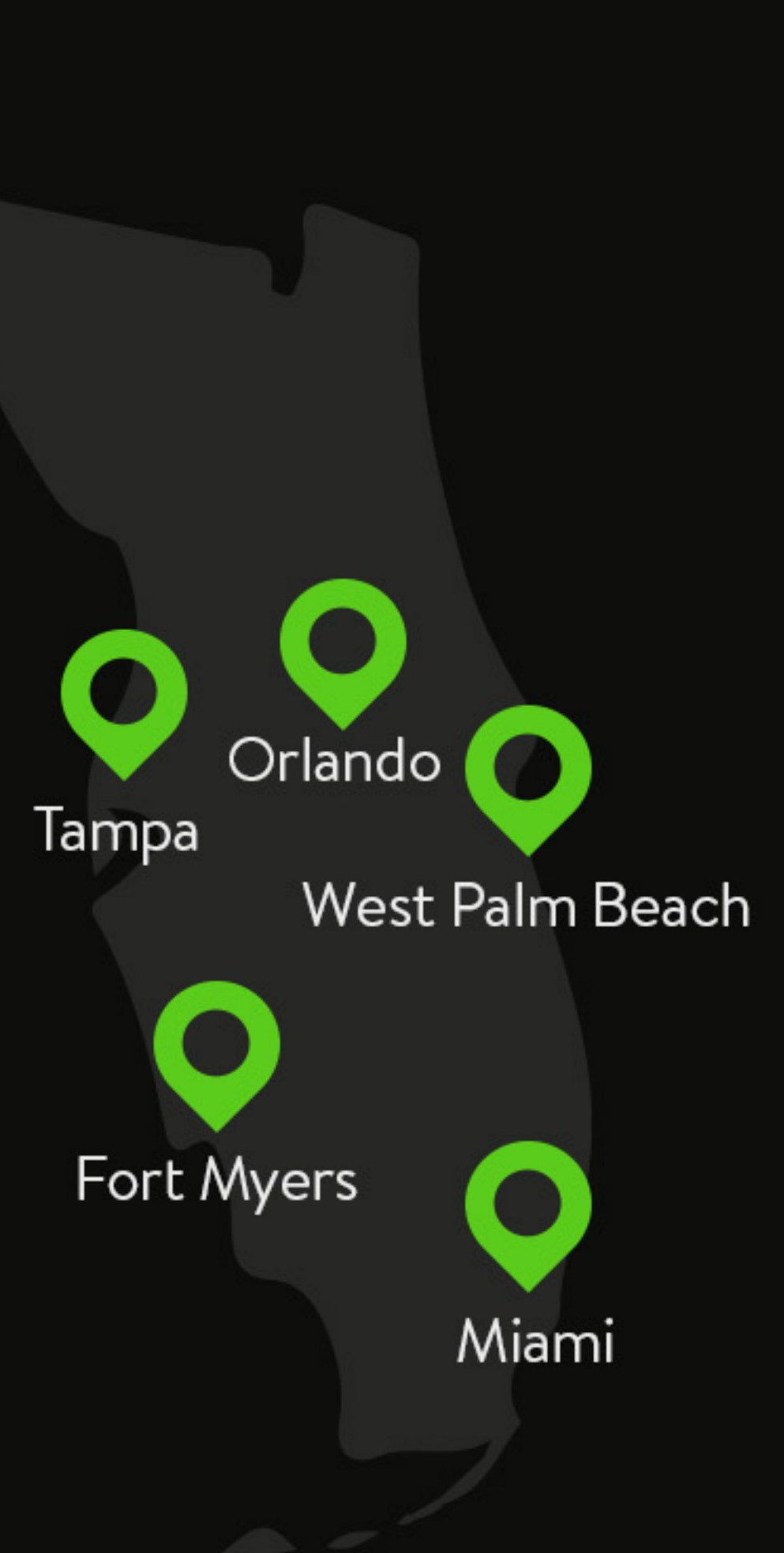
506 Commerce Way Jupiter, FL 33458
855 427-2003

Tampa

941-840-1945

Fort Myers

239-387-1362





Ruben Echeverria

786 -419-8886 / ruben@topturfartificialgrass.com

Residential Sales Director / Partner

Languages: Spanish / English

Specialties: Experienced sales representative and co-owner of Top Turf. With a strong track record in sales, Rubén goes beyond being a mere sales representative by becoming a strategic partner for his clients. His focus is not only on making sales, but on thoroughly understanding his clients' needs to provide comprehensive solutions and become a true ally in their success. His commitment, communication skills, and strategic vision, supported by his role as co-owner, have allowed him to forge lasting and successful business relationships.





Julio Urbina

786 -395 - 4346 / julio@topturfartificialgrass.com

Residential Sales Consulting

Languages: Spanish / English

Specialties: Experienced sales representative with over 3 years of sales experience and more than 5 years specialized in the artificial grass industry.

Julio stands out for his customer-centric approach and ability to establish strong relationships, which has allowed him to achieve outstanding results in his career as a sales representative in the artificial grass sector.



2701 NW 107th Ave

Doral, FL 33172

info@topturfartificialgrass.com

Office: 844-398-7110

Date: _____

Name as it appears on payment acct: _____

Company Name (if applicable): _____

Billing address of account holder: Street: _____

City: _____ State: _____ Zip: _____

Proposal #: _____

Customer Signature _____ Date _____

PAYMENT TERMS

Installations: A **50%** payment of proposal total is due at the time of signing the agreement, with the balance of **50%** due immediately upon completion of the installation.

No Installation: A **100%** payment of proposal total is due at the time of signing the agreement.

CREDIT CARD PAYMENT

Credit/Debit Card (circle one): Master Card Visa AmEx Discover

Credit Card Number: _____ Exp. Date: _____

3-4 digit security code: _____

Amt to be charged on credit/debit card: _____

E CHECK PAYMENT

Bank Routing Number: _____

Bank Account Number: _____

Amt to be charged on E Check: _____

Checks and cash are also accepted

Please scan and email back with signed agreement to
accounting@topturfwholesale.com or to 844-398-7110



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Tab 6

MONTHLY MANAGERS REPORT



Prepared By: Joe Bullins, LCAM, CMCA, AMS, General Manager

Date: August 26th, 2025

FINANCIAL SUMMARY

Square Sales Summary Breakdown (June 28th – August 26th, 2025)

Line Items	Amount (USD)
Gross sales	164,680.00
Returns	-2,120.00 (-44% decrease)
Discounts & comps	-25.00
Taxes	11,377.45
Square fees	0.00
Net revenue after tax & fees	151,157.55

Square Sales Summary Breakdown (June 28th-August 26th, 2025)

Line Items	Amount (USD)
Gross sales	141,135.00
Returns	-2,495.00
Discounts & comps	0.00
Taxes	9,554.30
Square fees	0.00
Net revenue after tax & fees	129,085.70

Board Synopsis and Year-Over-Year Analysis

The resort’s financial performance for the July reporting period (June 29–August 26) improved significantly from 2024 to 2025. Overall sales volume grew modestly, but revenue increased at a much faster pace, signaling that growth is being driven primarily by higher per-transaction spending rather than a surge in transaction count.

In 2024, there were 3,276 recorded sales, compared with 3,376 in 2025, representing a modest 3 percent increase. However, the average gross sale climbed from \$43.08 to \$48.78, a gain of more than 13 percent. This shift resulted in gross sales increasing from \$141,135 to \$164,680, an improvement of nearly 17 percent year over year. Total collected followed a similar trajectory, rising from \$148,194 to \$173,912.

Returns decreased meaningfully, falling from \$2,495 in 2024 to \$2,120 in 2025, a decline of 15 percent. This reduction in returns reflects stronger operational control and possibly higher guest satisfaction with services provided. Discounts and comps remained negligible, suggesting limited use of incentives to drive sales. Net sales rose from \$138,640 to \$162,535, a 17 percent increase in line with gross revenue growth.

Taxes collected increased from \$9,554 to \$11,377, up by 19 percent, consistent with the higher overall sales levels. Fees, however, represent growing cost pressure. They rose from \$3,818 in 2024 to \$4,736 in 2025, an increase of 24 percent, which outpaced revenue growth. This indicates higher costs associated with payment processing or the adoption of new payment methods.

The resort's net total improved from \$144,377 to \$169,177, reflecting a 17 percent increase year over year. This shows that despite higher fees, overall profitability strengthened due to increased revenue per transaction and reduced returns.

From a strategic standpoint, the resort is benefiting from stronger guest spending patterns rather than a dramatic increase in guest numbers. This demonstrates the effectiveness of pricing strategies, amenity offerings, and upselling efforts. The challenge moving forward will be to monitor whether rising transaction values remain sustainable and whether fee escalation can be mitigated through vendor negotiations or adjustments in accepted payment methods.

In summary, the resort enters the new fiscal year in a stronger financial position, with robust revenue growth, improved return control, and higher net totals. The primary area requiring Board attention is the disproportionate growth in fees, which, if left unchecked, could erode future profitability.

Board Synopsis – Cabanas

Cabana rentals experienced a **slight decline** year over year in both volume and revenue. In 2024, a total of 314 cabanas were rented, generating \$27,600 in gross sales. In 2025, the total dipped to 300 rentals, with gross sales of \$26,300. This reflects a **4.5% decrease** in both rentals and revenue.

Net sales followed the same trajectory, decreasing from \$26,375 in 2024 to \$25,200 in 2025. Refund activity also improved slightly, with refunded amounts declining from \$1,225 to \$1,075, a reduction of about 12 percent.

Overall, while cabana sales remain a stable revenue stream, the data suggests slightly softer demand in 2025 compared to the prior year. The reduction is modest and could be attributable to weather patterns, competition from other amenity options, or pricing sensitivity. Importantly, refunds were lower, indicating operational consistency in fulfilling rentals.

Strategic Considerations

- The dip in cabana demand warrants monitoring: a 4–5 percent decline is not alarming, but it signals potential shifts in guest preferences.
- Lower refunds are a positive sign, suggesting improved accuracy in booking and fulfillment.
- The Board may wish to evaluate whether marketing efforts, pricing, or packaging (e.g., pairing cabanas with food/drink credits) could reinvigorate this revenue stream.

Cabanas: Next Steps for Improving Performance

- Cabana rentals slipped about 4–5% year over year. That's not a dramatic drop, but it's enough to ask whether we should adjust strategy. The core question is whether to invest in making them a better value-for-dollar experience, or to reduce price to drive more bookings.

Option 1: Add Value, Keep the Rate Stable

Cabanas aren't just about shade; they're about exclusivity. Guests rent them to feel like they're getting something extra. Small, relatively low-cost improvements could make the rental feel premium again—things like including drink credits, offering a welcome tray, adding small touches like phone chargers or a mini-fridge with water, or simply improving service around the cabanas. Another approach is to tier them: keep a standard cabana at the current price, then offer an upgraded version with extras. This preserves the perception of exclusivity while giving an upsell path.

Option 2: Cut the Price to Push Volume

Dropping the price makes cabanas more accessible. That could fill more of them, especially mid-week or during slower periods. Discounts could also be tied to half-day rentals or bundled into admission packages. The risk is that once people get used to discounts, it's difficult to return to full price. Cabanas could start being viewed as a commodity rather than a premium amenity.

- **Middle Ground**

We don't have a pricing crisis here—the decline is small. That points to a middle-ground strategy: keep the base price where it is to maintain value but add small perks or packages that make guests feel they're getting more. Promotions can be used strategically in slower windows without undermining the cabana brand.

- **Bottom Line**

Right now, the numbers suggest an opportunity to improve the guest experience rather than cutting price. If we hold steady on rates and add modest enhancements, we can protect the perception of cabanas as a premium option while addressing the slight softening in demand.

Current Performance Under Vendor

In July 2025, the café generated **\$120,005 in net sales**, with gross sales at \$121,725. Guest volume was **5,236**, averaging **\$22.92 per guest**. Alcohol and non-alcohol beverages each represented a healthy share of revenue: food (\$53,445), liquor (\$26,652), non-alcohol beverages (\$26,339), and beer (\$12,540 combined bottled and draft).

By mid-August (Aug 8–22), the café produced **\$31,285 in net sales**, serving **1,351 guests** with an average of **\$23.16 per guest**. Category mix remained consistent: food (\$13,038), liquor (\$6,833), non-alcohol beverages (\$7,016), and beer (\$3,604 combined). Discounts were modest (~\$1,222 for that period), and voids accounted for just 0.3% of sales.

These figures indicate **stable demand, consistent guest spending**, and a **balanced revenue mix** between food and beverages.

Financial Context for the CDD

Right now, the District earns **6% of quarterly profit** from the vendor. After October 1st, the model flips:

- The CDD assumes all operating costs and risks, but also retains **100% of profit**.
- The café's recent performance shows monthly net sales around **\$120K**, translating into ~\$1.4M annually if trends hold. Even with food/beverage margins typically running at **20–30% net after costs**, this could produce **\$280K–\$420K** in annual profit if managed efficiently.

The risk is clear: profitability hinges on labor control, cost of goods, and waste management. Those are currently vendor-borne risks. Once under CDD, cost overruns, staffing, and supply chain issues hit directly.

Opportunities for Growth

The transition opens new revenue channels not previously available under the vendor's conservative model:

- **Delivery & Online Platforms:** Uber Eats, DoorDash, and direct ordering extend sales beyond the resort gates. Even capturing 10–15% incremental volume could add **\$150K–200K** annually.

- **Menu Updates:** Seasonal specials simplified high-margin items (cocktails, appetizers), and bundled “family platters” improve per-ticket spend and operational efficiency.
 - **Events & Packages:** Pair cabana rentals, pool parties, or HOA events with pre-sold food/beverage packages. This locks in spend and reduces waste.
 - **Merchandise & Souvenirs:** Souvenir cups are already selling (53 units in July, \$979 gross). Expanded branding could add modest but high-margin revenue.
-

Risks & Considerations

1. **Labor Costs:** Payroll will be the biggest swing factor. Without vendor overhead, scheduling, turnover, and wage rates must be tightly managed.
 2. **Food & Beverage COGS:** Vendors often leverage bulk purchasing. The CDD will need supplier relationships to keep margins from slipping.
 3. **Operational Expertise:** A management partner (Artemis) is critical—running food service is different from HOA operations.
 4. **Brand Transition:** Guests must perceive a continuity or improvement in experience to avoid drop-off during the handover.
-

Summary for the Board

The café is already a high-volume amenity, averaging ~\$120K in monthly sales with steady per-guest spend. Under the current vendor, the District earns only a thin slice (6% of profit). By assuming full control, the CDD takes on new risks but also unlocks the full revenue stream, with realistic annual net profit potential in the high six figures.

The shift makes financial sense if paired with disciplined cost control and operational upgrades. The key will be to run the café as both an amenity and a business—expanding delivery and menu innovation while maintaining a tight grip on labor and purchasing.

Leadership Assessment – Café Transition

Artemis has appointed a seasoned food and beverage leader to partner with the CDD in managing the café. This individual brings 15+ years of progressive hospitality experience across resorts, high-volume restaurants, and national hospitality brands.

Relevant Experience

- **Resort-Specific Expertise:** Most recently led all food and beverage operations at a large Central Florida resort, including a full-service restaurant and bar, pool bar,

quick-service outlets, and convenience market. Oversaw daily sales peaking at **\$35K per day in season** and \$15K in off-season. Directly managed P&L, inventory, COGS, pricing, vendor relations, and scheduling.

- **High-Volume Operations:** Previous leadership roles included managing multi-million-dollar outlets at a Disney Springs location with annual revenues exceeding **\$13M**, and more than a decade with Marriott supporting property launches, renovations, and branded service standards.
- **Menu Development & Concept Launch:** Successfully opened and rebranded outlets, engineered menus, and introduced new service models such as drive-thru and walk-up dining, adding convenience and new revenue channels.
- **Team Leadership:** Managed teams of 20–25+ across kitchen, bar, and service functions. Known for staff retention, training, and consistently exceeding guest satisfaction benchmarks.
- **Financial Acumen:** Extensive record of P&L ownership, budget management, and operational cost control. Skilled in aligning guest experience improvements with profitability.
- **Innovation and Branding:** Hands-on experience with POS systems, promotional design, and sales strategy, enabling quick adaptation to online ordering, delivery platforms, and café rebranding initiatives.

Fit for Café Transition

This leadership profile matches precisely what the CDD café operation requires:

- **Operational control with direct resort relevance** (including poolside service, quick-service, and multi-outlet coordination).
- **Financial discipline** to manage costs now that the District assumes full responsibility for labor and goods.
- **Strategic growth experience** to expand into delivery platforms, menu updates, and packaged amenity offerings.
- **Proven ability to elevate guest experience** while driving measurable revenue growth.

Summary

With deep resort and hospitality credentials, this individual is exceptionally well-suited to lead the café transition. Their proven ability to run high-volume resort outlets, manage teams effectively, and innovate around menus and service models gives the CDD a strong platform for turning the café into both a valued resident amenity and a profitable district enterprise.

Maintenance & Projects

Solterra Resort Marquee Sign Lighting -

Quotes sent to DM to include for CDD Meeting on 09/05/2025.

Solterra Resort Cell Tower -

Ground Lease sent to DM for inclusion and review during CDD Meeting on 09/05/2025.

Michael Whitley, Business Development PeakNet will be on the call to answer any questions.

Volleyball Court Condition and Proposal Request

The volleyball court has begun to show notable issues. Sand is migrating outside the playing area, and the surrounding mulch is thinning in several sections. While the long-term plan is to remove the mulch and potentially replace it with turf, the court itself has already experienced significant wear in a short period of time.

Additionally, the current net posts were installed using PVC with only concrete reinforcement at the base. During both the initial tightening and subsequent re-tightening of the nets, the posts have bowed inward, causing the net to slacken.

To address these concerns, we have engaged vendors to provide proposals for a professional refresh and corrective action on the court. Each vendor will present a tiered proposal (bronze, silver, and gold), outlining options that vary in both quality and cost for the Board's review and consideration.

We have reached out to Sand Court Experts (held a meeting on Thursday 08/21/2025 and am awaiting quote. We have been in contact with Medley Sports Construction and Mor Sports Group. Awaiting site visits by each group but have provided them with photos and the general gist. Each of these companies also install sports courts and turf and so we will have them bid on those projects as well.

Gym Floor Refresh -

3 quotes have been sent to DM for inclusion in the September CDD Meeting. The refresh will replace the current aged and stained carpet with modern sports rubber tiles or roll to serve as both a performance and aesthetic refresh.

Sidewalk extension -

Quotes provided to the DM for inclusion in the September CDD Meeting. Note that most of the vendors provided 3 quotes for different tracks and we have provided maps of each of those tracks. For those that would require Duke power to relocate the two light poles—we have already reached out to Duke and are awaiting engineer contact to provide us with an eta on a those relocations IF the BoS were to approve this project.

Gym Lease -

GM is working to provide additional quotes for this one. At present—two quotes have been provided to the DM regarding lease. The one from Exercise Systems is a rent to own whereas as the quote from Gym Equipment Rental is strictly a lease of equipment. Awaiting contact from a few other vendors at present.

Artificial Turf -

We do have a general quote from BHD China on this one. That quote does not provide for labor i.e. removal of existing mulch, install of sand/bio sand, turf placement, and nail install. Awaiting quotes from three additional vendors.

Sports Court Addition

This is part of the Artificial Turf project but includes the possibility of fencing. At present we are working to get the quotes for the volume turf and installation and each of the companies approached have experience in sports courts.

Solterra Signs for Photo Op (Entrance and Falls)

We have quotes from BHD China on this. Awaiting additional quotes from several vendors.

Pool Deck Furniture Build Out -

There was an existing quote on this from Minoan. We had BHD China provide a quote for this as well the cost savings are substantial. **

Solterra Shuttles

BHD China has provided quotes for two U series 8-seater shuttles. Management is attempting to get two stateside quotes for similar products. **

Security/Guardhouse and Clubhouse Pass Project

Following the Board's approval of a \$4,000 budget, Bobby and I worked closely with District Management on implementation. While there was an initial pause to allow DM and Supervisor Voisard to review options with a vendor, Supervisor Voisard requested that the GM move forward with purchasing necessary equipment in parallel to avoid delays. The approved items were ordered at a cost of less than \$2,500.

Once equipment arrived, our community IT provider, Insyte, reviewed the list and identified installation requirements. They submitted both an installation proposal and an updated contract reflecting additional coverage for the new items. GM, DM, and Supervisor Voisard requested a meeting to clarify the proposed contract increase. It was determined that portions of the increase were tied to prior tasks and equipment and not directly related to this project. Some increases appear justified, while others can be removed.

During an onsite review, Insyte advised that several of the originally purchased items would not support our plan. Those items were returned, and the funds credited back to the

account. Insyte provided a corrected list, and we have since purchased the recommended access points and firewall for the guardhouse. Additional items already on hand include the clubhouse access point, laptop, printers, and rolling stand.

With these adjustments, we remain on track to fully implement the guest pass plan once installation is complete, with a target date of September 3rd or 4th depending upon vendor availability. We are coordinating closely with them.

****** Management is awaiting position of District Counsel on Artemis purchasing items from overseas to be reimbursed + % soon after by CDD. This would assist with procurement from vendors like BHD China. DC has been on previously notified vacation.

Reviews

StayFi Marketing & Wi-Fi Initiative

We have met with StayFi representatives and are currently awaiting their quoted monthly cost. StayFi's platform leverages a **captive Wi-Fi portal** to capture guest data at login, ensuring every user—not just the booking party—is added to our marketing database. Once connected, guests are directed to a branded landing page that can highlight property information, push direct booking options, and promote upselling. Automated email and SMS campaigns follow, keeping our brand front and center for future stays.

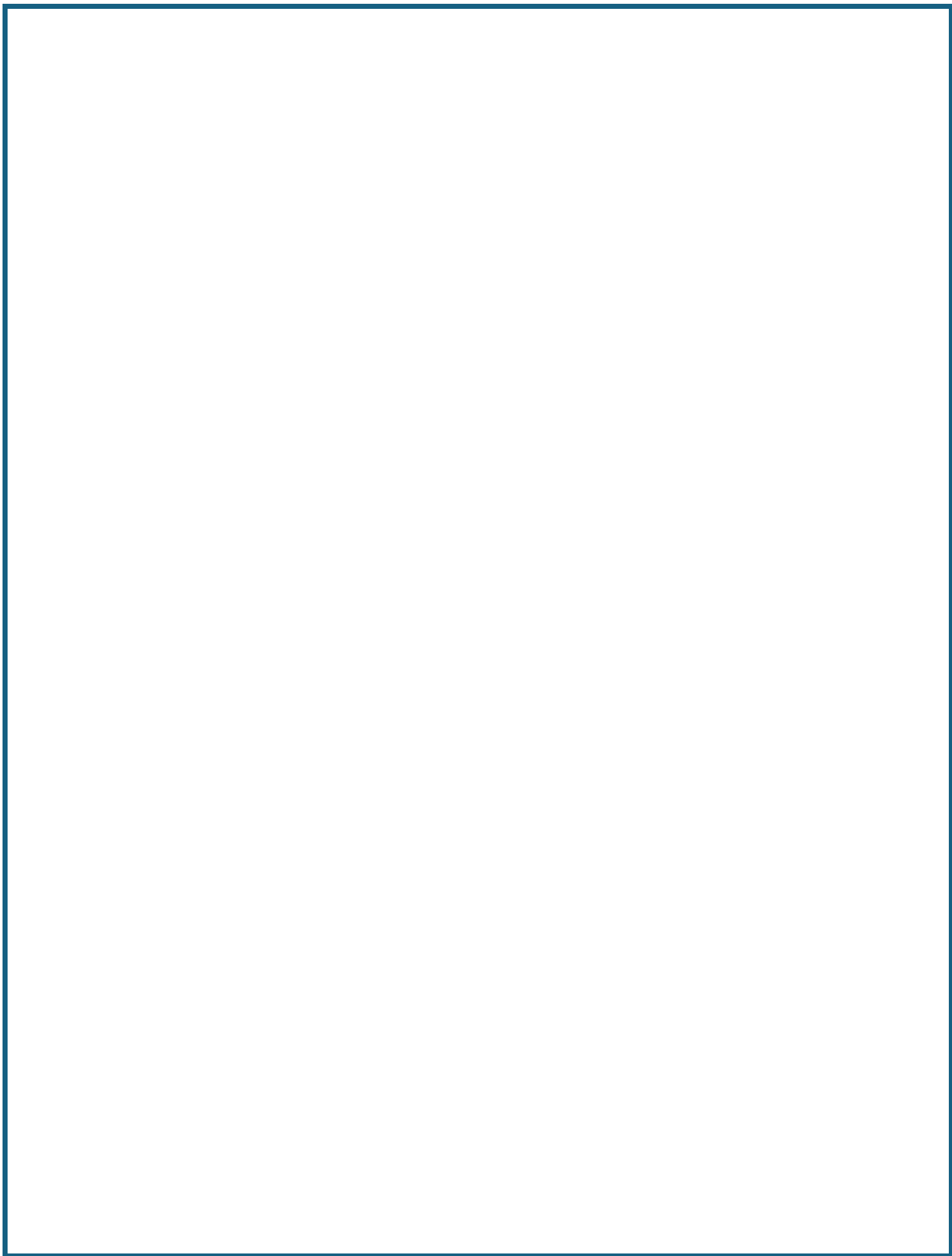
To support this, Insyte is assisting with the infrastructure buildout, designing a plan using **Ubiquiti access points** inside the clubhouse and around the deck to ensure reliable Wi-Fi coverage for all guests. Pending approval, we are anticipating an early September installation.

Online Reviews -

Google Reviews Snapshot (Past 30 Days)

- Total Reviews: **77**
- 5 Stars: **62**
- 4 Stars: **6**
- 3 Stars: **5**
- 2 Stars: **0**
- 1 Star: **4**

Overall Average Rating: 4.6 out of 5



Tab 7



Quarterly Compliance Audit Report

Solterra Resort

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 1 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

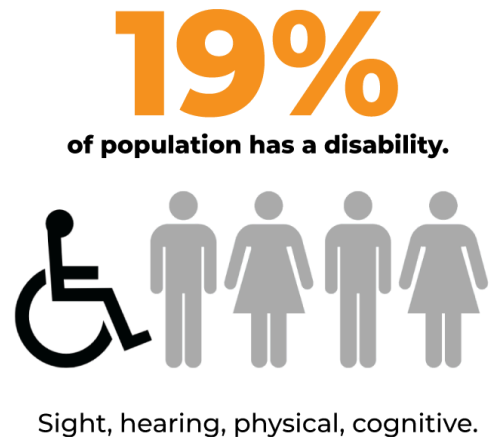
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 8

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

SOLTERRA RESORT
COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Solterra Resort Community Development District was held on **August 1, 2025, at 10:01 a.m.** at the **Solterra Resort Amenity Center** located at **5200 Solterra Boulevard, Davenport, Florida, 33837.**

Present and constituting a quorum:

Brian Meert	Board Supervisor, Chairman
Deborah Higham	Board Supervisor, Vice Chairman
Bobby Voisard	Board Supervisor, Assistant Secretary
Sumanth Neelam	Board Supervisor, Assistant Secretary
Karan Wienker	Board Supervisor, Assistant Secretary

Also present were:

Brian Mendes	District Manager, Rizzetta & Company, Inc.
Joe Bullins	General Manager, Artemis Lifestyles
Meredith Hammock	District Counsel, Kilinski Van Wyk
Greg Woodcock	District Engineer, Stantec
	<i>(Via Call)</i>
Peter Witman	Yellowstone Landscape
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Mendes called the meeting to order at 10:01 AM and read the roll call confirming a quorum for the meeting.

Mr. Neelam commented on communication with district staff regarding Sunshine Laws.

Mr. Neelam reviewed emails with Ms. Hammock.

Ms. Hammock commented on the new supervisor packet sent via email to Mr. Neelam.

Mr. Neelam inquired about the CDD website.

Ms. Hammock commented on workshop advertisements and gave a townhall overview.

Discussion in depth ensued amongst the board regarding these matters.

Mr. Neelam suggested a revision of the townhall operation.

The board requested for all members to be BCC on all emails moving forward.

The board discussed parking items and requested Mr. Mendes to approve as soon as possible; Mr. Mendes stated he will work with Mr. Voisard to approve requested items.

The board inquired about emails and issues that need to be resolved with them.

Board members requested the domain to be stored with Mr. Meert

SECOND ORDER OF BUSINESS

Public Comment

A member of the audience commented that the town homes are beneficial.

Ms. Wienker commented on the resident's engagement online.

Ms. Higham commented on Whatsapp group communication and stated the importance of continued townhall meetings.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Woodcock reviewed budget change order with the board.

The board inquired about expenses.

Ms. Wienker commented on the need for efficient meetings.

Mr. Woodcock reviewed in detail the proposed change order with the board.

The board discussed and reviewed the proposed change order. The Board requested Mr. Woodcock to revise the proposed change order.

Mr. Mendes stated he will include all invoices to the board in the final meeting agendas.

The board inquired about the actual budget expenses; Mr. Woodcock commented on this inquiry.

The Board inquired about Mr. Woodcock's current projects.

Discussion ensued amongst the board regarding options for change order.

On a motion by Mr. Voisard, seconded by Mr. Neelam, with all in favor, the Board approved \$3,000 not to exceed change order, for Solterra Resort Community Development District.

B. District Counsel

Ms. Hammock had no formal reports and reviewed townhall meetings with the Board of Supervisors.

Mr. Meert inquired about the four-hour ethics training; Ms. Hammock responded to this inquiry and stated she will follow up with an Email to the Board of Supervisors.

The board requested videos to be sent to all board members.

C. District Manager

Mr. Mendes commented on the transition.

Mr. Neelam inquired about agendas and discussion ensued amongst the board regarding tentative agendas for review.

FOURTH ORDER OF BUSINESS

General Manager Updates

1. Consideration of Café management services

1. Artemis Lifestyle
2. Real Manage
3. Family Cuisine Bar & Grill
4. Hospitality Capital Management & TIKI F&B LLC Samples

Mr. Bullins presented items for consideration and invited Real Manage to present

Real Manage presented services to the board.

Mr. Voisard inquired about RFP from Real Manage.

Real Manage stated a turn around time of 72 hours.

Mr. Bullins commented on RFP communication.

Ms. Higham inquired about revenue clarity and plans regarding this matter moving forward.

Ms. Weinker inquired about year-to-date profit share.

Ms. Hammock commented on Real Manage amendment and reviewed details for lease cost.

141 The board of supervisors requested revisions to amendment.

142
143 The board reviewed options for consideration and commented on the history of
144 services.

145
146 Mr. Voisard commented on business operations and the need for communication.

147
148 The board reviewed hours of operation; Mr. Meert reviewed ratings being excellent
149 for café services.

150
151 The board discussed communication with the café team members.

152
153 Artemis presented services to the board and reviewed partnership opportunities.

154
155 Discussion amongst the board ensued regarding partnership opportunities and
156 involvement in the operation.

157
158 Ms. Hammock reviewed expenses with the board members.

159
160 Discussion ensued amongst the board regarding operations to manage the café.

161
162 Board members reviewed liability and profit-loss consideration.

163
164 The board and staff discussed limitations on tax exempt bonds and revenue options.

165
166 The board reviewed the pros and cons of Artemis's model.

167
168 Family Cuisine presents themselves and reviewed service proposals to the board.

169
170 Ms. Higham commended Family Cuisine on services and reviewed options for board
171 consideration

172
173 Family Cuisine and the board reviewed liquor license and costs for liquor license.

174
175 Discussion ensued amongst the board regarding Family Cuisine's proposal and
176 reviewed options for consideration.

177
178 Mr. Mendes stated he will contact EGIS regarding liquor license.

179
180 HCM presented themselves to the board and provided food samples to the board for
181 consideration.

182
183 The board commended HCM on food samples and inquired about lifestyle services.

184
185 The board discussed projected numbers and the menu with HCM.

186
187 Discussion ensued amongst the board regarding kosher needs for the community.

188

HCM briefed the Board on dietary restriction options.

The board reviewed options for consideration.

On a motion by Mr. Voisard, seconded by Ms. Higham, with all in favor, the Board approved the termination of current café vendor and awarded Artemis services as café vendor, for Solterra Resort Community Development District.

The board invited vendors back into the meeting for the announcement of the awarded vendor services, granting Artemis the new F&B agreement.

The meeting took a brief recess at 1pm.

The meeting resumed at 1:15pm

2. Consideration of 2nd Amendment to Amenity Management Agreement.

Mr. Mendes opened the discussion and asked board members if there were any questions regarding this matter.

Ms. Hammock reviewed the amendment to the board members.

Mr. Mended stated he will work with Ms. Hammock to finalize this amendment.

On a motion by Mr. Voisard, seconded by Ms. Higham, with all in favor, the Board approved of 2nd Amendment to Amenity Management Agreement, for Solterra Resort Community Development District.

FIFTH ORDER OF BUSINESS

Aquatic Maintenance Updates

1. Water Way Inspection Report

Mr. Mendes opened the topic for discussion.

Ms. Wienker reviewed the pond report to the board.

Mr. Mendes stated he will work with Ms. Wienker in regard to the pond maintenance.

Mr. Mendes stated he will ensure that all vendor reports are at the beginning of meetings.

Ms. Wienker commented on needed trash clean up.

Ms. Wienker commented on the erosion of pond banks and provided options for resolution.

Ms. Wienker commented on neighboring community dumping onto CDD grounds.

Ms. Wienker requested for an HOA notice to be sent.

Ms. Wienker stated Yellow Stone will provide a bid for the bamboo project.

Mr. Meert requested Mr. Mendes to send notice to HOA regarding this project.

Ms. Wienker requested proposals for barrier project.

Mr. Mendes stated he will send an invitation to Yellow Stone for Tuesday at 1pm.

On a motion by Ms. Wienker, seconded by Mr. Voisard, with all in favor, the Board approved \$5,000 not to be exceeded, for pot purchase, for Solterra Resort Community Development District.

Mr. Witman briefed the board regarding onsite inspections and recommendations for property enhancements.

On a motion by Mr. Voisard, seconded by Ms. Wienker, with all in favor, the Board approved fertilization project, for Solterra Resort Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Meeting Minutes of the Board Supervisors Meeting Held on July 11, 2025

Mr. Mendes presented the meeting minutes to the Board and asked if any changes were requested.

Mr. Mendes noted revisions needing to be revised on line 23 & 24 name spelling error; Diane Braswell and Bob Marland correct spelling.

On a motion by Ms. Higham, seconded by Mr. Voisard, with all in favor, the Board approved Meeting Minutes of the Board Supervisors Meeting Held on July 11, 2025, in substantial form, for Solterra Resort Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of District Items

1. Resolution 2025-16, Appointing District Manager & Fixing Compensation
2. Resolution 2025-17, Appointing & Removing Officers
3. Resolution 2025-18, Designating Bank Signatories
4. Resolution 2025-19, Designating Primary Administrator Office & Headquarters
5. Resolution 2025-20, Designating a Registered Agent & Registered Office

Mr. Mendes presented resolutions to the board and asked if there were any questions or comments. There were none.

On a motion by Mr. Voisard, seconded by Ms. Wienker, with all in favor, the Board ratified Resolution 2025-16, Appointing District Manager & Fixing Compensation, Resolution 2025-17, Appointing & Removing Officers, Resolution 2025-18, Designating Bank Signatories, Resolution 2025-19, Designating Primary Administrator Office & Headquarters, Resolution 2025-20, Designating a Registered Agent & Registered Office, for Solterra Resort Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion of Gym Hours of Operation

Mr. Mendes opened the discussion on this matter.

Mr. Voisard reviewed the for discussion and proposed 24 hour gym access.

Mr. Meert commented on the board direction.

Ms. Hammock and general manager stated they will review permit requirements.

NINTH ORDER OF BUSINESS

**Consideration of Auditing Services
Engagement Letter**

Mr. Mendes presented the engagement letter to the board and asked if there were any questions. There were none.

On a motion by Mr. Voisard, seconded by Ms. Higham, with all in favor, the Board approved the Auditing Services Engagement Letter for Fiscal Year's 2025-2029, in substantial form, for Solterra Resort Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution of 2025-
21, Adopting FY 25/26 Meeting
Schedule**

Ms. Hammock stated that she will update contact information and will revise including townhall dates.

On a motion by Mr. Voisard, seconded by Mr. Meert, with all in favor, the Board adopted Resolution of 2025-21, Adopting FY 25/26 Meeting Schedule, in substantial form, for Solterra Resort Community Development District.

ELEVENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2025/2026 Final Budget**

1. Consideration of Resolution 2025-22, Adopting FY 25/26 Final Budget

On a motion by Mr. Voisard, seconded by Ms. Wienker, with all in favor, the Board opened the public hearing, for Solterra Resort Community Development District.

On a motion by Mr. Voisard, seconded by Mr. Neelam, with all in favor, the Board closed the public hearing, for Solterra Resort Community Development District.

The Board and District Staff members reviewed the budget in detail.

Artemis reviewed phone and internet services.

The board members reviewed the utility items in depth.

The board members reviewed management cost.

Discussion ensued amongst the board in depth regarding the budget.

The Board reviewed their final consideration for budget revisions. The Board requested revisions as stated, to allocate \$30,000 from District Council services, \$20,000 from janitorial services, and \$20,000 from the security services to create a new budget line item for F&B expenses.

On a motion by Mr. Voisard, seconded by Mr. Meert, with all in favor, the Board adopted Resolution of 2025-22, Adopting FY 25/26 Final Budget, in substantial form, for Solterra Resort Community Development District.

TWELFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2025/2026 Special Assessments

1. Consideration of Resolution 2025-23, Imposing Special Assessments

On a motion by Ms. Higham, seconded by Ms. Wienker, with all in favor, the Board opened the public hearing, for Solterra Resort Community Development District.

On a motion by Mr. Meert, seconded by Ms. Wienker, with all in favor, the Board closed the public hearing, for Solterra Resort Community Development District.

Mrs. Hammock reviewed the resolution with the Board of Supervisors and asked if there were any questions. There were none.

On a motion by Ms. Wienker, seconded by Ms. Higham, with all in favor, the Board adopted Resolution 2025-23, Imposing Special Assessments, for Solterra Resort Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests & Audience Comments

Mr. Neelam requested contact information from the District Staff.

Ms. Wienker commented on revenue earning potential.

Ms. Wienker commented on landscape enhancements; Ms. Higham stated her preferences on this matter.

Ms. Wienker commented on sales for pool furniture.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Meert, seconded by Ms. Higham, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 2.53 p.m. for Solterra Resort Community Development District

[SIGNATURES ON FOLLOWING PAGE]

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

August 1, 2025, Minutes of Meeting

Page 10

382
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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Tab 9

OnSight Industries, LLC
900 Central Park Dr
Sanford FL 32771

Written By: RONALD SILVEIRA

Date: 8/14/2025

Proposal: W000404282

Bill To:

SOLTERRA RESORT CDD
C/O DPGF MANAGEMENT &
CONSULTING
250 INTERNATIONAL PARKWAY SUITE
208
LAKE MARY FL 32746

Location:

SOLTERRA
SOLTERRA BLVD
DAVENPORT FL 33837

Project Name: PEDESTRIAN SIGN

Line	Item	U/M	Unit Price	Qty	Net Amount
1	ITEM-STREET SIGNAGE-M001819 PEDESTRIAN CROSSING W/ARROW PLAQUE COMBO	EA	1,063.75	1.000	1,063.75
2	ITEM-SIGNAGE / DISPLAY-M001088 SIGNAGE / DISPLAY ORACAL VINYL MEDIA ONLY STICKER 3MIL LAM 16" MAX 3IN X 3.25IN DOT WARNING DECALS	E2	0.00	2.000	0.00
3	LABOR/INSTALL ORLANDO LOCAL 45+ LABOR / INSTALLATION INSTALL ORLANDO LOCAL 45+ ESTIMATED INSTALL ACTUAL TBD	EA	350.00	1.000	350.00

Line	Item	U/M	Unit Price	Qty	Net Amount
Pre-Tax Total:					1,413.75
Sales Tax:					98.97
Total:					1,512.72

Terms and Conditions:

- All agreements are contingent upon delays and material cost increases beyond our control. Manufacturing cost increases incurred after quotation and prior to a work order being submitted to production will be passed through to the customer. In this scenario, the project will be requested for customer approval. - Pricing in this proposal is subject to acceptance within 14 days and is void thereafter. - Depending upon the agreed credit terms, a deposit may be required before work is to commence. - If a deposit is to be paid by credit card, you authorize OnSight Industries, LLC to charge 50% of the total project cost upfront and the balance of the project upon completion. - Any labor and installation pricing is approximate and subject to change based upon actual time incurred. - Delivery/installation postponement will result in the client being progress billed for completed product. At this time, title for the product will transfer to the client. Client agrees to pay progress bill invoice upon receipt. Product will be warehoused until the client is ready for installation, at which time installation labor will be invoiced upon completion. Product that is warehoused for over 6 months will be assessed a \$100/month/pallet storage fee beginning on the 7th month. - Sales tax is estimated and subject to change based upon the actual rate at time of invoicing. - Unless otherwise noted, client assumes all responsibility for permitting and utility locator services as necessary. - Customer is responsible for variations from customer supplied architectural drawings & hardscapes. - Signature on this proposal constitutes approval from the client on supplied artwork/graphics. - Any credit balance(s) resulting from overpayment that remains on a credit account over 30 days will be applied to the oldest invoice(s) or to upcoming active order(s) and reflected on the following month's statement. - Invoices are due upon receipt. Any unpaid invoices are subject to late fees equal to 1.5% of the balance due per month (18% per year), collection fees and/or court costs.

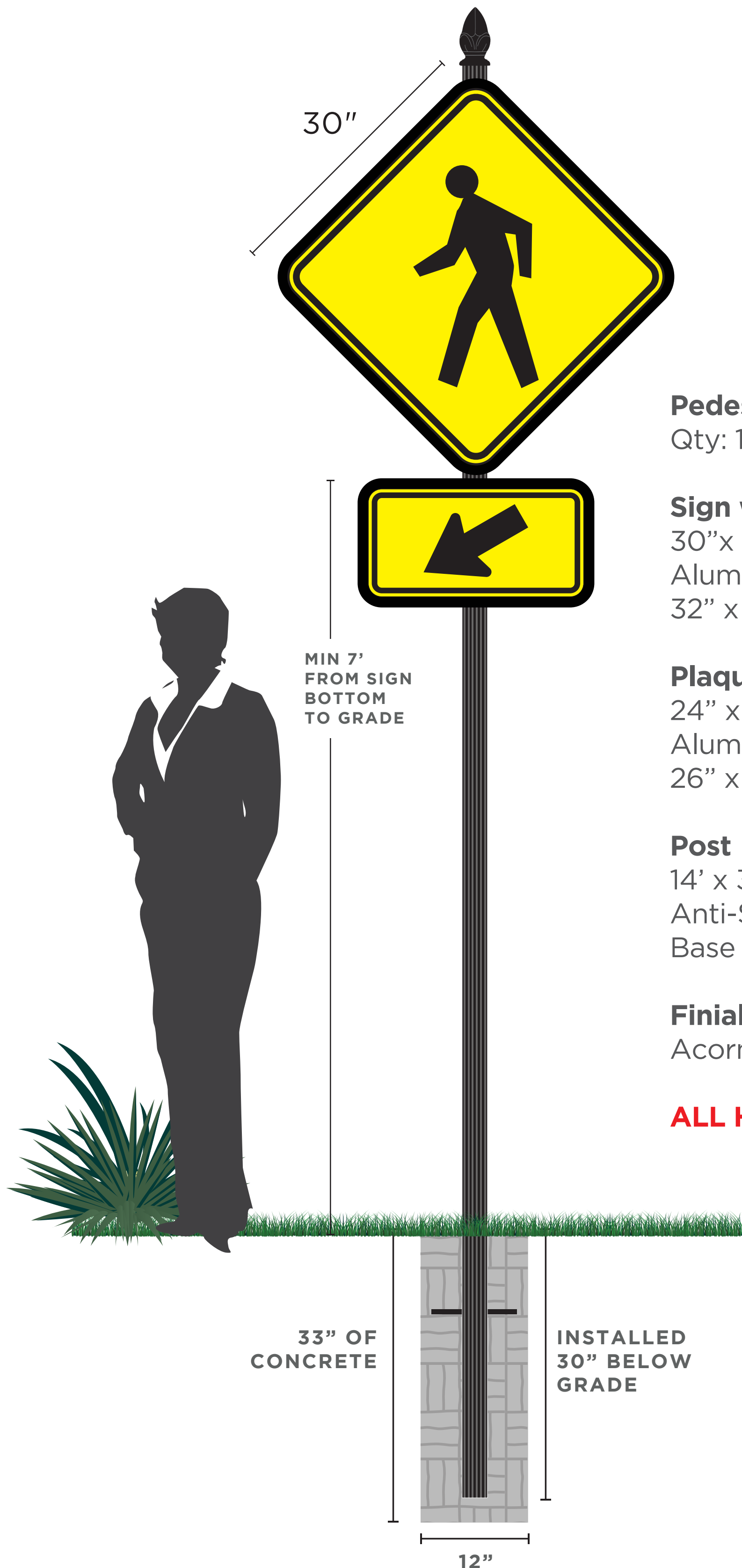
Proposal Acceptance:

The above prices, specifications and conditions are hereby accepted. OnSight Industries, LLC is authorized to proceed with the project as stated.
Payment will be made as outlined above.

Signature

Name

Date



Pedestrian Crossing w/ Arrow Plaque Combo

Qty: 1

Sign w/ Backer

30"x 30" (W11-2) Pedestrian Crossing Sign
Alum .080 - HI Reflective Vinyl
32" x 32" Backer: 080 Aluminum Painted

Plaque w/ Backer

24" x 12" (W16-7PL) Arrow Plaque
Alum .080 - HI Reflective Vinyl
26" x 14" Backer: 080 Aluminum Painted

Post

14' x 3" Fluted Post Painted
Anti-Spin Bar
Base Set in Concrete for Stability

Finial

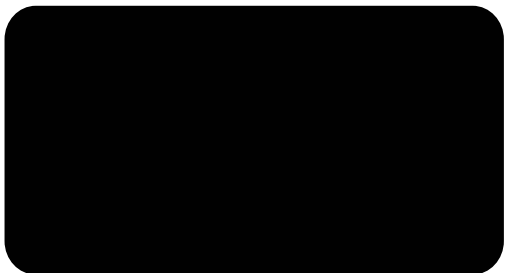
Acorn Finial Painted

ALL HARDWARE PAINTED



PAINT

**BLACK
GLOSS**



<h1 style="margin: 0;">WARNING</h1> <p style="margin: 0;">SIGN THEFT OR VANDALISM PUNISHABLE BY \$500 FINE 60 DAYS OR BOTH FLORIDA STATUTES CHAPTERS 316.0775 & 316.655</p>												
DATE OF FABRICATION												
MONTH	1	2	3	4	5	6	7	8	9	10	11	12
YEAR	18	19	20	21	22	23	24	25	26	27	28	29
SHEETING MFG.			FDOT					SHEETING TYPE				
3M AVERY								EG HI DG				
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DAY	1	2	3	4	5	6	7	8	9	10	11	12
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	25	26	27	28	29	30	31					
YEAR	18	19	20	21	22	23	24	25	26	27	28	29
DATE OF INSTALLATION												
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="display: flex; align-items: center;"> <div> ONSIGHT <small>SIGNAGE & VISUAL SOLUTIONS</small> </div> </div> <div style="text-align: right;"> DAMAGED/MISSING SIGNS CALL 407-830-8861 </div> </div>												

DOT Warning Decal

Qty: 2

3"x3.25"

Digital Print (Oracal) w/Gloss Lam
Media Only

*Installed on the backs
of all Finished Street Signs

RESOLUTION 2025-21

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
ADOPTING AN ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2026; 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 the Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“Fiscal Year 2026”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 1ST day of August 2025.

ATTEST:


Secretary / Assistant Secretary

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

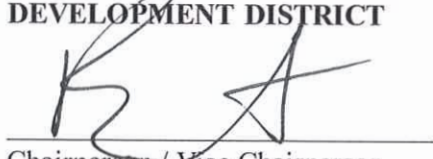

Chairperson / Vice Chairperson,
Board of Supervisors

Exhibit A: Annual Meeting Schedule

Exhibit B: Annual Public Workshop Schedule

Exhibit A

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS FOR FISCAL YEAR 2026 AND NOTICE OF WORKSHOP MEETINGS

The Board of Supervisors (“Board”) of the Solterra Resort Community Development District will hold their regular meetings for Fiscal Year 2026 at the Solterra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837, on the first Friday of every month at 10:00 a.m., unless otherwise indicated as follows:

**October 3, 2025
November 7, 2025
December 5, 2025
January 9, 2026
February 6, 2026
March 6, 2026
April 3, 2026
May 1, 2026
June 5, 2026
July 10, 2026
August 7, 2026
September 4, 2026**

A copy of the agenda for these meetings may be obtained from the District Manager’s Office, District Manager, Rizzetta & Company, Inc., located at 8529 South Park Circle, Suite 330, Orlando, Florida 32819, Ph: (407) 472-2471 (“**District Manager’s Office**”) during normal business hours.

In accordance with sections 119.071(3)(a) and 286.0113(1), *Florida Statutes*, a portion of the regular meetings may be closed to the public, as it relates to details of the District’s security system plan. The closed sessions may occur at any time during the regular meetings and are expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The Board will also hold a public workshop in conjunction with the regular meetings of the District at 8:00 a.m. on April 3, 2026 (“Budget Workshop”). The Budget Workshop is being held for the purpose of discussing the Fiscal Year 2027 Budget. No Board decisions shall be made at public workshops.

The regular meetings and workshop (together, “Meetings”) will be open to the public, except for those portions of the regular meetings which may be closed to the public in accordance with sections 119.071(3)(a) and 286.0113(1), *Florida Statutes*, and will be conducted in accordance with the provision of Florida law for community development districts. The Meetings may be continued to a date, time and place to be specified on the record at such Meetings.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the Meetings because of a disability or physical impairment should contact the District Manager’s Office at (321) 263-0132, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly,

the 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.

District Manager

Exhibit B

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC WORKSHOPS FOR FISCAL YEAR 2026

The Board of Supervisors (“Board”) of the Solterra Resort Community Development District will hold their regular public workshops for Fiscal Year 2026 via Microsoft Teams, link join to meetings are available on the District Website [<https://www.solterraresortcdd.org>], on the dates listed below, unless otherwise indicated as follows:

October 16, 2025
November 13, 2025
December 11, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 14, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

Members of the public may also attend the public workshops in person at the Solterra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837. The purpose of the public workshops is to discuss ongoing matters of the District.

The public workshops are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public workshops may be continued to a date, time, and place to be specified on the record at such public workshop. There may be occasions when Board Supervisors or District staff may participate by speaker telephone.

Any person requiring special accommodations at the public workshops because of a disability or physical impairment should contact the District Manager, Rizzetta & Company, Inc., located at 8529 South Park Circle, Suite 330, Orlando, Florida 32819, Ph: (407) 472-2471 (“**District Manager’s Office**”) during normal business hours. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

No Board decisions shall be made at the public workshop. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter considered at the public workshops is advised that person will need a record of proceedings and that accordingly, the 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.

Brian Mendes
District Manager

GROUND LEASE AGREEMENT

This Ground Lease Agreement (the "Agreement") is agreed and entered into this 5th day of September, 2025 (the "Effective Date"), by and between **SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Florida law ("Landlord"), and **PEAKNET, LLC**, a Delaware limited liability company ("Tenant"). Landlord and Tenant are at times collectively referred to as the "Parties" or individually as a "Party."

In consideration of One and No/100 Dollars (\$1.00), the mutual promises and benefits contained herein, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, Landlord and Tenant covenant and agree as follows:

1. Grant of Lease. Landlord is the owner of that land in Polk County, Florida, described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property"). In accordance with this Agreement, Landlord hereby leases to Tenant that portion of the Property described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Premises"). Tenant may use the premises for any other legal purpose which does not constitute a nuisance including, but not limited to, installing, maintaining, and operating data and communications equipment (e.g. lines, towers, and antennae) for its use or use by third-party communication companies (collectively, the "Use"). The Use includes, but is not limited to, the right to install those specific improvements and equipment shown on Exhibit B on the Property. Improvements and equipment related to Tenant's Use shall be installed at Tenant's expense. The construction and installation of any improvements or equipment shall be at the discretion and option of Tenant. Tenant shall have the right to replace, repair, add or otherwise modify its improvements and equipment and the frequencies over which any communications equipment operates. All of Tenant's improvements and equipment shall remain the personal property of Tenant and shall not constitute a fixture to the Property.

2. Term. The initial term of the Agreement shall be for ten (10) years beginning on the Effective Date (the "Initial Term"). The Initial Term may be extended by up to ten (10) successive five (5) year periods (each a "Renewal Term" and once commenced shall be, collectively with the Initial Term and any prior Renewal Terms the "Term"). Each Renewal Term shall automatically commence at the end of the prior Initial Term or Renewal Term, as applicable, unless Tenant provides Landlord written notice of its intent not to renew at least sixty (60) days prior to the end of the Term then in effect. If Tenant provides notice of its intent not to allow the Renewal Term to commence then this Lease shall automatically terminate at the end of the Term without further action of either Party. If that occurs, Tenant will comply with any reasonable request by Landlord to execute evidence of the termination which Landlord may file in the appropriate public records.

3. Rent. Tenant shall pay Landlord annual rent in the amount of Twelve Thousand and 00/100 Dollars (\$ 12,000.00) ("Rent"). Rent for the first year shall be due within ninety (90) days following the Effective Date. Rent for any subsequent years shall be due within thirty (30) days following the anniversary of the Effective Date. Tenant may pay Rent by electronic funds transfer and in such event, Landlord agrees to provide to Tenant bank routing information for such purpose upon request of Tenant. At the end of the Initial Term, Rent for each year subsequent year shall increase by two percent (2%) over the Rent due for the immediately preceding year. Landlord agrees to provide to Tenant (i) a completed, current version of Internal

Revenue Service Form W-9 (or equivalent); (ii) complete and fully executed state and local withholding forms if required; and (iii) other documentation reasonably requested by Tenant.

4. Access. Tenant shall have the non-exclusive right of ingress and egress from a public right-of-way, seven (7) days a week, twenty-four (24) hours a day, over the Property to and from the Premises for the purpose of accessing the Premises. This access right constitutes an easement over the Property granted by Landlord to Tenant as an appurtenance to the Premises. Tenant may use the easement for the aboveground or underground installation, operation and maintenance of wires, cables, conduits and pipes for electrical, telephone, fiber, and other similar support services. Landlord grants Tenant the right to install such additional conduits and other improvements on and under the Property beyond those shown on Exhibit B, provided the location of the improvements are approved by Landlord, which approval shall not be unreasonably withheld, conditioned, or delayed. In the event Landlord denies a request for additional improvements, reasonably or unreasonably, Tenant may terminate this Lease by giving Landlord written notice of Tenant's election to so terminate, said notice of termination to take effect ten (10) days after said notice is given, and Tenant shall thereafter no longer have any obligations to pay Rent to Landlord.

5. Condition of Property. Landlord represents and warrants to Tenant that as of the Effective Date, the Premises is in compliance with all applicable laws, including but not limited to all environmental health and safety laws.

6. Government Approvals. Tenant's Use is reliant upon Tenant obtaining all certificates, permits, and other approvals (collectively the "Government Approvals") that may be required by any Federal, State or Local authorities (collectively, the "Government Entities"), as well as satisfactory soil boring tests, environmental studies, or any other due diligence Tenant believes is necessary. Landlord shall cooperate with Tenant in its effort to obtain such approvals and shall take no action which would adversely affect the eligibility or usefulness of the Property for the Use. Tenant may immediately terminate this Agreement upon written notice to Landlord if (i) it receives a final rejection of any applications for any Government Approvals; (ii) any Government Approval issued to Tenant is canceled, expires, lapses, or is otherwise withdrawn or terminated by anyone other than Tenant; or (iii) Tenant determines that such Government Approvals may not be obtained in a timely manner.

7. Termination; Removal at End of Term. In addition to any other right to terminate this Agreement found in any other section of this Agreement, Tenant may terminate this Agreement by providing Landlord with written notice of its intent to terminate this Agreement at the next anniversary of the Effective Date at least three (3) months prior to that anniversary. Upon expiration or within ninety (90) days of earlier termination, Tenant shall remove Tenant's improvements and equipment (except foundations and footings) and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted.

8. Indemnification. Each Party shall indemnify and hold harmless the other Party against any and all claims of liability or loss from personal injury or property damage directly resulting from the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages are due to or caused by the other Party, or its employees, contractors or agents. This indemnity obligation includes reasonable attorney's fees, expenses, and defense costs incurred by the indemnified Party. The indemnified Party will provide the indemnifying Party with prompt, written, notice of any claim that it is seeking to be indemnified and held harmless from. The indemnified Party will cooperate appropriately with the indemnifying Party in connection with the indemnifying Party's defense of

such claim. The indemnifying Party shall defend the indemnified Party, at the indemnified Party's request, against any claim with counsel reasonably satisfactory to the indemnified Party. The indemnifying Party shall not settle or compromise any such claim or consent to the entry of any judgment without the prior written consent of the indemnified Party and without an unconditional release of all claims by each claimant or plaintiff in favor of the indemnified Party. All indemnification obligations shall survive the termination or expiration of this Agreement for a period of three (3) years. This indemnification provision shall not apply to any claim that is covered by insurance.

9. Insurance. The Parties agree that at their own cost and expense, each will maintain commercial general liability insurance with limits of \$2,000,000, per occurrence, for bodily injury (including death) and property damage. The Parties agree to include the other Party as an additional insured as their interests may appear under this Agreement. The Parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or the Property, resulting from any fire, or other casualty which is insurable under "Causes of Loss – Special Form" property damage insurance or for the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, even if any such fire or other casualty shall have been caused by the fault or negligence of the other Party. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party. Tenant shall have the right to self-insure any insurance obligation in this Agreement.

10. Limitation of Liability. Except for indemnification expressly stated in this Agreement or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, diminution in value of business, loss of technology, rights or services, loss of data, or interruption or loss of use of service, incidental, punitive, indirect, special, trebled, enhanced or consequential damages, even if advised of the possibility of such damages, whether such damages are claimed for breach of contract, tort (including negligence), strict liability or otherwise, unless applicable law forbids a waiver of such damages.

11. Obligation Not to Interfere. Landlord agrees that Landlord and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then-existing equipment of Tenant. Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of forty-eight (48) hours Landlord shall, or shall require any other user to – as applicable, reduce power or cease operations of the interfering equipment until the interference is cured by the interferer. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this paragraph and therefore Tenant shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

12. Holdover. If Tenant holds over after the expiration or earlier termination of the Term, then this Agreement shall continue on a month to month basis at the then existing monthly rental rate or the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

13. Right of First Refusal. If at any time after the Effective Date, Landlord receives an offer or letter of intent from any person or entity that is in the business of owning, managing

or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase any interest (including but not limited to an option) in any portion of the Property, Landlord shall provide written notice to Tenant of said offer ("Landlord's Notice"). Landlord's Notice shall include the prospective buyer's name, the purchase price being offered, any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the Property, details on any interest in this Agreement that would be transferred in the proposed transaction, and a copy of any letters of intent or form agreements presented to Landlord by the third party offeror. Tenant shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms. If Tenant declines or fails to provide written notice to Landlord that Tenant intends to meet such bona fide offer within sixty (60) days after receipt of Landlord's Notice, Landlord may proceed with the proposed transaction in accordance with the terms stated in Landlord's Notice, in which event this Agreement shall continue in full force and effect and the right of first refusal described in this paragraph shall survive any such conveyance to a third party. If Tenant provides Landlord with notice of Tenant's intention to meet the third party offer within sixty (60) days after receipt of Landlord's Notice then the Parties shall work in good faith to finalize the terms and close the transaction. If Landlord's Notice describes a transaction involving all of the Property or portions that are both within and without the Premises, Tenant may elect to meet the third party offer as to the entire land involved in the offer or just that portion which is within the Premises. If it elects to only meet the third party offer as to the portion within the Premises then the purchase price shall be pro-rated on a square footage basis. Further, Landlord acknowledges and agrees that if Tenant exercises this right of first refusal, Tenant may require a reasonable period of time to conduct due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third party offer.

14. Rights Upon Sale. Should Landlord, at any time during the Term, decide (i) to sell or otherwise transfer all or any part of the Property, or (ii) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize Tenant's rights hereunder. In the event that Landlord completes any such sale, transfer, or grant described in this paragraph without executing an assignment of the Agreement whereby the third party agrees in writing to assume all obligations of Landlord under this Agreement, then Landlord shall not be released from its obligations to Tenant under this Agreement, and Tenant shall have the right to look to Landlord and the third party for the full performance of the Agreement.

15. Landlord's Title/Quiet Enjoyment. Landlord covenants that Tenant, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. Landlord represents and warrants to Tenant that as of the Effective Date, and covenants that during the Term, Landlord has full authority to enter into and execute this Agreement and that there are no liens, judgments, covenants, easement, restrictions or other impediments of title that will adversely affect Tenant's Use.

16. Assignment. Tenant may freely transfer and assign any of its interest under this Agreement without approval by or notice to Landlord, except that the transferee or assignee shall provide Landlord notice after taking interest. Tenant may, sole and absolute discretion, sublet the Premises or any portion thereof or Tenant's rights under this Agreement or any portion thereof. Tenant may allow third-parties to attach to its improvements and equipment at the Premises. Tenant may structure third-party use in any manner it sees fit including, but not limited to, granting a license, permit, or lease. Landlord must obtain Tenant's approval to transfer or

assign any of its interest under this Agreement unless it is transferred or assigned (i) to any entity Landlord holds a majority equity or similar interest in; (ii) to any entity which directly or indirectly holds a majority equity or similar interest in Landlord; or (iii) as part of a transaction which Tenant received Landlord's Notice about and provided a written response to Landlord stating it is exercising or declining to exercise its right of first refusal.

17. Notices. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested, or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee within two (2) business days following the courier's receipt from the sender, addressed as follows:

Landlord: _____

_____, _____ - _____

Tenant: PeakNet, LLC
299 1st Ave N, FL-Peak1
St. Petersburg, FL, 33701
Attention: Legal/Operations

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

18. Subordination and Non-Disturbance. Within fifteen (15) days of the Effective Date, Landlord shall obtain a Non-Disturbance Agreement (as defined below) from existing mortgagee(s), ground Landlords and master Landlords, if any, of the Property. At Landlord's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by Landlord which from time to time may encumber all or part of the Property; provided, however, as a condition precedent to Tenant being required to subordinate its interest in this Agreement to any future Mortgage covering the Property, Landlord shall obtain for Tenant's benefit a non-disturbance and attornment agreement for Tenant's benefit in the form reasonably satisfactory to Tenant, and containing the terms described below (the "Non-Disturbance Agreement"), and shall recognize Tenant's rights under this Agreement. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser") acquires an ownership interest in the Property, Lender or such successor-in-interest or Purchaser will honor all of the terms of the Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, Tenant will execute an agreement for Lender's benefit in which Tenant (1) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property and (3) agrees to accept a cure by Lender of any of Landlord's defaults, provided such cure is completed within the deadline applicable to Landlord. In the event Landlord defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, Tenant, may, at its sole option and without obligation, cure or correct Landlord's default and upon doing so, Tenant shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and Tenant shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by Tenant to cure or correct such defaults.

19. Default and Remedies. If (i) either Party fails to comply with this Agreement and does not remedy the failure within thirty (30) days after written notice by the other Party or, if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted thirty (30) days and diligently pursue the cure to completion within ninety (90) days after the initial written notice, or (ii) Landlord fails to comply with this Agreement and the failure interferes with Tenant's Use and Landlord does not remedy the failure within five (5) days after written notice from Tenant or, if the failure cannot reasonably be remedied in such time, if Landlord does not commence a remedy within the allotted five (5) days and diligently pursue the cure to completion within fifteen (15) days after the initial written notice; then the violating party will be in default (each instance being a "Default"). The cure periods set forth in this paragraph do not extend the period of time in which Landlord has to cure interference; however, failure of Landlord to cure an interference within the applicable time shall constitute a Default. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such Default, the non-defaulting Party may terminate this Agreement and pursue any remedy now or hereafter available to the non-defaulting Party. Further, upon a Default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. If Tenant undertakes any such performance on Landlord's behalf and Landlord does not pay Tenant the full amount within thirty (30) days of its receipt of an invoice setting forth the amount due, Tenant may offset the full amount due against the Rent or any other fees due to Landlord under this Agreement until the full amount is fully reimbursed to Tenant.

20. Casualty. If a fire or other casualty damages the Property or the Premises and impairs Tenant's Use, Rent shall abate until Tenant's Use is restored. If Tenant's Use is not restored within forty-five (45) days, Tenant may terminate this Agreement without further obligations other than its restoration obligation which shall not extend to restoring any damage resulting from the casualty.

21. Condemnation. If a condemnation of any portion of the Property or Premises impairs Tenant's Use, Tenant may terminate this Agreement. Tenant may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to Tenant's communications equipment, relocation costs and, specifically excluding loss of Tenant's leasehold interest, any other damages Tenant may incur as a result of any such condemnation.

22. Applicable Laws. During the Term, Landlord shall maintain the Property in compliance with all applicable laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). It shall be Landlord's obligation to comply with all Laws relating to the Property, without regard to any specific use (including, without limitation, modifications required to enable Tenant to obtain all necessary building permits). Tenant shall, in respect to the condition of the Premises and at Tenant's sole cost and expense, comply with (i) all Laws relating solely to the specific and unique nature of the Use; and (ii) all building codes requiring modifications to the Premises due to the improvements being made by Tenant in the Premises. The Parties recognize that Tenant is only leasing a small portion of the Property and that Tenant shall not be responsible for any environmental condition or issue except to the extent resulting from Tenant's specific activities and responsibilities. In the event that Tenant encounters any hazardous substances that do not

result from its activities, Tenant may relocate its facilities to avoid such hazardous substances to a mutually agreeable location or, if Tenant desires to remove at its own cost all or some the hazardous substances or materials (such as soil) containing those hazardous substances, Landlord agrees to sign any necessary waste manifest associated with the removal, transportation and/or disposal of such substances.

23. Taxes.

(a) Landlord shall pay all taxes related to the Property that are not specifically Tenant's responsibility under the following subsection. Landlord shall be responsible for any sales, income, or similar tax related to its receipt of the Rent. Landlord shall pay all ad valorem, personal property, real estate, sales and use taxes, fees, assessments or other taxes or charges that are attributable to Landlord's Property or any portion thereof imposed by any Government Entity.

(b) Tenant shall pay all personal property taxes, fees, and assessments imposed by any Government Entity that are imposed on the Tenant and required to be paid by the Tenant that are directly attributable to the Tenant's equipment or Tenant's Use or its occupancy of the Premises. If billed directly to Tenant, Tenant shall pay such taxes, fees or assessments in a timely manner. If billed to Landlord, payment shall be made by Tenant within sixty (60) days after presentation of the bill or assessment notice which is the basis for such taxes, fees, or assessments. Tenant shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which Tenant is wholly or partly responsible for paying. Landlord shall reasonably cooperate with Tenant at Tenant's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by Tenant, there is a reduction, credit or repayment received by the Landlord for any taxes previously paid by Tenant, Landlord agrees to promptly reimburse to Tenant the amount of said reduction, credit or repayment. In the event that Tenant does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, Landlord will pursue such dispute at Tenant's sole cost and expense upon written request of Tenant.

24. Non-Disclosure. Other than the recordation of the memorandum of this Agreement attached hereto as Exhibit C (which the parties agree to execute at the time of exiting this Agreement), the Parties agree this Agreement and any information exchanged between the Parties regarding the Agreement are confidential. The Parties agree not to provide copies of this Agreement or any confidential information to any other third party other than an assignee of rights under the Agreement without the prior written consent of the other or as required by law. If a disclosure is required by law, prior to disclosure, the Party shall notify the other Party and cooperate to take lawful steps to resist, narrow, or eliminate the need for that disclosure.

25. Most Favored Tenant. Landlord represents and warrants that the rent, benefits and terms and conditions granted to Tenant by Landlord hereunder are now and shall be, during the Term, no less favorable than the rent, benefits and terms and conditions for substantially the same or similar tenancies or licenses granted by Landlord to other parties. If at any time during the Term Landlord shall offer more favorable rent, benefits or terms and conditions for substantially the same or similar tenancies or licenses as those granted hereunder, then Landlord shall, within thirty (30) days after the effective date of such offering, notify Tenant of such fact and offer Tenant the more favorable offering. If Tenant chooses, the parties shall then enter into an amendment that shall be effective retroactively to the effective date of the more favorable offering, and shall provide the same rent, benefits or terms and conditions to Tenant. Tenant

shall have the right to decline to accept the offering. Landlord's compliance with this requirement shall be subject, at Tenant's option, to independent verification.

26. Miscellaneous. This Agreement contains all agreements, promises and understandings between the Landlord and the Tenant regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either the Landlord or the Tenant in any dispute, controversy or proceeding. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and bind the heirs, successors, and assigns of Landlord and Tenant. Any reference to Landlord or Tenant shall include their respective heirs, successors and assigns. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such party shall have the right to enforce such rights at any time. The performance of this Agreement shall be governed, interpreted, construed and regulated by the laws of the state in which the Premises is located without reference to its choice of law rules. Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest or imply any authority for one Party to use the name, trademarks, service marks or trade names of the other for any purpose whatsoever. Landlord agrees to execute a Memorandum of this Agreement, which Tenant may record with the appropriate recording officer. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement.

[Signatures begin on the following page]

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LANDLORD:

Witness

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

A local unit of special purpose government
created under Florida law

Witness

By: _____
Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF _____

I certify that the following person(s) _____, personally appeared before me this day, each acknowledging to me that he signed the foregoing Ground Lease Agreement on behalf of **SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT**.

Date: _____

Notary Public

My Commission Expires: _____

[SEAL]

[Signatures Continue on Following Page]

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

TENANT:

Witness

PEAKNET, LLC
a Delaware limited liability company

Witness

By: _____
Name: _____
Title: _____

STATE OF NORTH CAROLINA

COUNTY OF _____

I certify that the following person(s) _____, personally appeared before me this day, each acknowledging to me that he or she signed the foregoing Ground Lease Agreement on behalf of **PEAKNET, LLC**.

Date: _____

Notary Public

My Commission Expires: _____

[SEAL]

EXHIBIT A

DESCRIPTION OF PROPERTY

That parcel described as Lot 2 in the instrument recorded in the Official Records of Polk County in Book 12503, at Page 2278, and also identified as Parcel Identification Number 272603701061000020 and FIPS Code 12105.

EXHIBIT B

SITE PLAN OF THE PREMISES
[TO BE INSERTED]

Exhibit C

Memorandum of Ground Lease Agreement

[Begins on following page.]

PREPARED BY: Chris King, Associate General Counsel, PeakNet
Mail To: PeakNet, LLC
299 1st Ave N, FL-Peak1
St. Petersburg, FL, 33701

Site No.:

STATE OF FLORIDA

MEMORANDUM OF LEASE

COUNTY OF POLK

Pursuant to that Ground Lease Agreement dated __, 20__ (the "Lease"), **SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Florida law ("Landlord"), has leased to **PEAKNET, LLC**, a Delaware limited liability company ("Tenant"), certain real property located in Polk County, Florida.

The Lease term begins on _____, 20__ (the "Effective Date"), and continues for a period not to exceed sixty (60) years, including any optional extension periods. Landlord is the owner of that land in Polk County, Florida, described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property"). Pursuant to the Lease, Tenant is leasing from Landlord that portion of the Property described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Premises").

Along with the lease interest, Landlord has granted to Tenant an access easement across the Property to and from the Premises (including for utilities). The access easement is an appurtenance to the Premises and shall last so long as the Lease is in effect.

The provisions of the Lease are hereby incorporated in this Memorandum of Lease as though fully stated herein.

[Signatures Begin on Following Page]

IN WITNESS WHEREOF, the parties hereto have duly executed this instrument as of this _____ day of _____, 202__.

LANDLORD:

Witness

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

A local unit of special purpose government
created under Florida law

Witness

By: _____
Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF _____

I certify that the following person(s) _____, personally appeared before me this day, each acknowledging to me that he signed the foregoing Memorandum of Lease on behalf of **SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT**.

Date: _____

Notary Public

My Commission Expires: _____

[SEAL]

[Signatures Continue on Following Page]

IN WITNESS WHEREOF, the parties hereto have duly executed this instrument as of this ____ day of _____, 202__.

Witness

Witness

TENANT:

PEAKNET, LLC
a Delaware limited liability company

By: _____
Name: _____
Title: _____

STATE OF NORTH CAROLINA

COUNTY OF _____

I certify that the following person(s) _____, personally appeared before me this day, each acknowledging to me that he or she signed the foregoing Memorandum of Lease on behalf of **PEAKNET, LLC**.

Date: _____

Notary Public

My Commission Expires: _____

[SEAL]

PREPARED BY: Chris King, Associate General Counsel, PeakNet

Mail To: PeakNet, LLC

299 1st Ave N, FL-Peak1

St. Petersburg, FL, 33701

Site No.:

STATE OF FLORIDA

MEMORANDUM OF OPTION AGREEMENT

COUNTY OF POLK

Pursuant to an Option to Lease (the “Agreement”), on behalf of **SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Florida law (“Optionor”), granted **PEAKNET, LLC**, a Delaware limited liability company (“Optionee”), an exclusive option to lease a portion of the lands of Optionor located in Polk County, Florida and identified on **Exhibit A**, attached hereto and incorporated herein by reference.

The provisions set forth in the Agreement, dated September 5th, 2025 (the “Effective Date”), are hereby incorporated in this Memorandum of Option Agreement as though stated herein. The Agreement terminates _ () years from the Effective Date, including any extensions.

[Signatures Begin on Following Page]

IN WITNESS WHEREOF, the parties hereto have duly executed this instrument as of this 5th day of September, 2025.

Witnesses:

Name: _____

Name: _____

OPTIONOR:

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

a local unit of special purpose government created
under Florida law

By: _____

Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

I certify that the following person(s) _____, personally appeared before me this day, each acknowledging to me that he signed the foregoing Memorandum of Option Agreement on behalf of **SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT**.

Date: _____

Notary Public

My Commission Expires: _____

[SEAL]

[Signatures Continue on Following Page]

IN WITNESS WHEREOF, the parties hereto have duly executed this instrument as of this _____ day of _____, 2025.

Witness

OPTIONEE:
PEAKNET, LLC
a Delaware limited liability company

Witness

By: _____
Name: _____
Title: _____

STATE OF NORTH CAROLINA

COUNTY OF _____

I certify that the following person(s) _____, personally appeared before me this day, each acknowledging to me that he or she signed the foregoing Memorandum of Option Agreement on behalf of **PEAKNET, LLC**.

Date: _____

Notary Public

My Commission Expires: _____

[SEAL]

OPTION TO LEASE

THIS OPTION TO LEASE (“Option”), made this 5th day of September, 2025 (the “**Effective Date**”), between **SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Florida law (“**Optionor**”) and **PEAKNET, LLC**, a Delaware limited liability company (“**PeakNet**”).

In consideration of annual payments in the amount of One Thousand and 00/100 Dollars (\$1,000.00) paid to Optionor by PeakNet, within thirty days of the Effective Date and each anniversary thereof unless this Option is terminated or exercised (the “**Option Fee**”), Optionor conveys to PeakNet, its successors or assigns, an option for a period of five (5) years from the Effective Date (the “**Option Period**”) to lease certain land from Optionor.

1. **Optionor Land.** Optionor owns that land in Polk County, Florida, being more particularly described as Lot 2 in the instrument recorded in the Official Records of Polk County in Book 12503, at Page 2278, and also identified as Parcel Identification Number 272603701061000020 and FIPS Code 12105 (the “**Property**”).

2. **Lease and Leased Area.** The lease shall be in the form attached hereto as **Exhibit A** and incorporated herein by reference (the “**Lease**”). PeakNet may lease up to One Half Acres (0.5) acres of the Property (the “**Leased Area**”). The Leased Area, as currently planned, is approximated on **Exhibit B**, attached hereto and incorporated herein by reference; the precise size and location of the Leased Area shall be substantially similar to the approximated size and location and will be determined by PeakNet prior to exercising this Option.

3. **Exercise of this Option.** To exercise this Option, PeakNet shall deliver to Optionor, during the Option Period, written notice of its intent to lease the Leased Area. Optionor shall then execute the final form of the Lease and deliver it to PeakNet within ten (10) business days following the date of the notice. The Leased Area shall be free and clear of all liens and encumbrances that did not exist as of the Effective Date and that, in PeakNet’s opinion, may interfere with PeakNet’s lease rights. Unless stated otherwise in the Lease, PeakNet shall pay Optionor the first rent payment due under the Lease within ten (10) business days of the delivery of the signed Lease by Optionor to PeakNet. If not exercised within the Option Period, this Option shall expire without notice or further action of the parties.

4. **Due Diligence.** During the Option Period, PeakNet shall have the right to enter the Property to conduct all studies, surveys and investigations of said lands to determine, in PeakNet’s sole judgment, if PeakNet desires to exercise the Option. Provided that PeakNet shall not interfere with normal business operations of Optionor and shall restore Optionor’s lands to substantially the same condition as existed prior to such entry.

TO HAVE AND TO HOLD the aforesaid rights, privileges and easements unto Grantee, its successors and assigns forever.

(Remainder of page intentionally blank. Signature pages follow.)

IN WITNESS WHEREOF, the parties have caused this instrument to be executed as of the Effective Date.

Witnesses:

Name: _____

Name: _____

OPTIONOR:

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

a local unit of special purpose government created
under Florida law

By: _____

Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

I, _____, a Notary Public for _____ County,
Florida, certify that _____, the _____
_____ of **SOLTERRA RESORT COMMUNITY DEVELOPMENT
DISTRICT**, either being personally known to me or proven by satisfactory evidence, personally
appeared before me this day and acknowledged the voluntary due execution of the foregoing
Option document on behalf of **SOLTERRA RESORT COMMUNITY DEVELOPMENT
DISTRICT**.

WITNESS my hand and official stamp or seal this _____ day of _____, 2025.

Notary Public

Printed/Typed Name: _____

My Commission Expires: _____

[AFFIX NOTARIAL STAMP OR SEAL]

[Signatures Continue on Following Page]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed as of the Effective Date.

Witnesses:

PEAKNET:

PEAKNET, LLC

a Delaware limited liability company

Name: _____

By: _____

Name: _____

Name: _____

Title: _____

STATE OF NORTH CAROLINA

COUNTY OF _____

I certify that the following person(s) _____, personally appeared before me this day, each acknowledging to me that he or she signed the foregoing Option document on behalf of **PEAKNET, LLC**.

WITNESS my hand and official stamp or seal this _____ day of _____, 2025.

Notary Public

Printed/Typed Name: _____

My Commission Expires: _____

[AFFIX NOTARIAL STAMP OR SEAL]

Exhibit A

Placeholder, replace with Exhibit A.

Exhibit B

Placeholder, replace with Exhibit B.

Tab 10



Date 08 / 15 / 2025

Proposal # 21969

Quotation valid until 9/1/25

Prepared by: John Scillieri

Attention:

Artemis Lifestyle Services

5200 Solterra Blvd

Davenport, Florida 33837

Location where work is to be performed: Artemis Lifestyle Services - Davenport, Florida

Procedure: Replace gym floor

We propose to remove existing carpeted flooring, supply and install new 8mm ecore fit rolled rubber flooring in black or black with color spec in area up to 1600 ft

Price includes removal of existing floor - to be disposed of in customers dumpster

Price includes moving equipment as seen in photots

Item	Price
Price	\$34,000.00
Total	\$34,000.00

Terms: 30% to schedule, balance due day of completion

Approved By: _____

Date: _____

If you have any questions concerning this proposal, and to schedule your job please call John, (973) 801-7219

J and J Gym Floors, LLC - 62 Chicopee Dr - Wayne - NJ - 07470

Phone: (973) 801-7219 - Fax: (973) 860-4550 - gymfloors.com

Tab 11



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
7/17/2025	8/16/2025	

BILL TO

Solterra Resort CDD Aquatics
250 International Parkway, Suite
208
Lake Mary FL 32746

SHIP TO

SE1043
Solterra Resort CDD
5200 Solterra Blvd
Davenport FL 33837 USA

DESCRIPTION	QTY	RATE	AMOUNT
Replace the dislocated grate on the outfall structure of pond 17 by pulling it into place via winch. Secure with existing attached chain.	1.00	400.00	400.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 400.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

Tab 12



ST ELECTRIC SERVICES LLC

ESTIMATE

For installation of two solar powered signage lights
brand beyond solar
Includes labor and fixtures.

ST Electric Services LLC EC#13011274

Kissimmee, Florida 34743
United States

4079233737

www.stelectricsservices.com

BILL TO
Solterra resort

ncorrea@artemislifestyles.com

Estimate Number: 59

Estimate Date: August 12, 2025

Valid Until: September 11, 2025

Grand Total (USD): \$2,190.00

Items	Quantity	Price	Amount
Solar paneled light fixture installation Installation of solar powered light fixture with panel attachment. Includes Labor and material This includes 2 Beyond solar light fixtures with battery backup attachment and solar panel strip	2	\$1,095.00	\$2,190.00

Grand Total (USD): \$2,190.00

Notes / Terms

1. Scope of Work: The contractor agrees to perform all electrical services outlined in the contract, adhering to all applicable codes, regulations, and industry standards.
2. Payment Terms: Payment for services rendered shall be as outlined in the contract. Any changes to the scope of work may result in additional charges, which must be agreed upon in writing by both parties.
3. Timeframe: The contractor shall complete the work within the agreed-upon timeframe, barring any unforeseen circumstances or delays beyond the contractor's control.
4. Warranty: The contractor warrants all workmanship and materials for a period of 1 year by from the date of completion. Any defects discovered during this period shall be repaired by the contractor at no additional cost to the client.
5. Liability: The contractor shall carry adequate liability insurance to cover any damages or injuries resulting from the work performed under this contract.

Thank you for choosing ST Electric services.

Powered by  wave



Commercial Lighting & Electrical Inc.
8130 N Orange Blossom Trl
Orlando, FL 32810
+14077880075
Admin@cleorlando.com
www.cleorlando.com

Estimate 6159

ADDRESS

Artemis Lifestyles Services/
Solterra Resort
5200 Solterra Blvd
Davenport, FL 33837

DATE
08/07/2025

TOTAL
\$1,687.80

DESCRIPTION	QTY	RATE	AMOUNT
Install Solar Commercial Lighting to Monument Sign.			
-			
Solar Commercial Lights	4	101.95	407.80
Electrical Supplies	1	150.00	150.00
-			
Hours Electrician	6	90.00	540.00
Hours Electrician	6	90.00	540.00
Trip Charge	1	50.00	50.00

Make the Right Decision.
Call the Best Electricians in Orlando!

TOTAL

\$1,687.80

THANK YOU.

Accepted By

Accepted Date

Solar Lighting Proposal



TPG Lighting **Licensed and Insured**

(407) 413-0442

TPGLighting@gmail.com

www.TPGLighting.com

Client:

Solterra Resort

5200 Solterra Blvd

Davenport, FL 33837

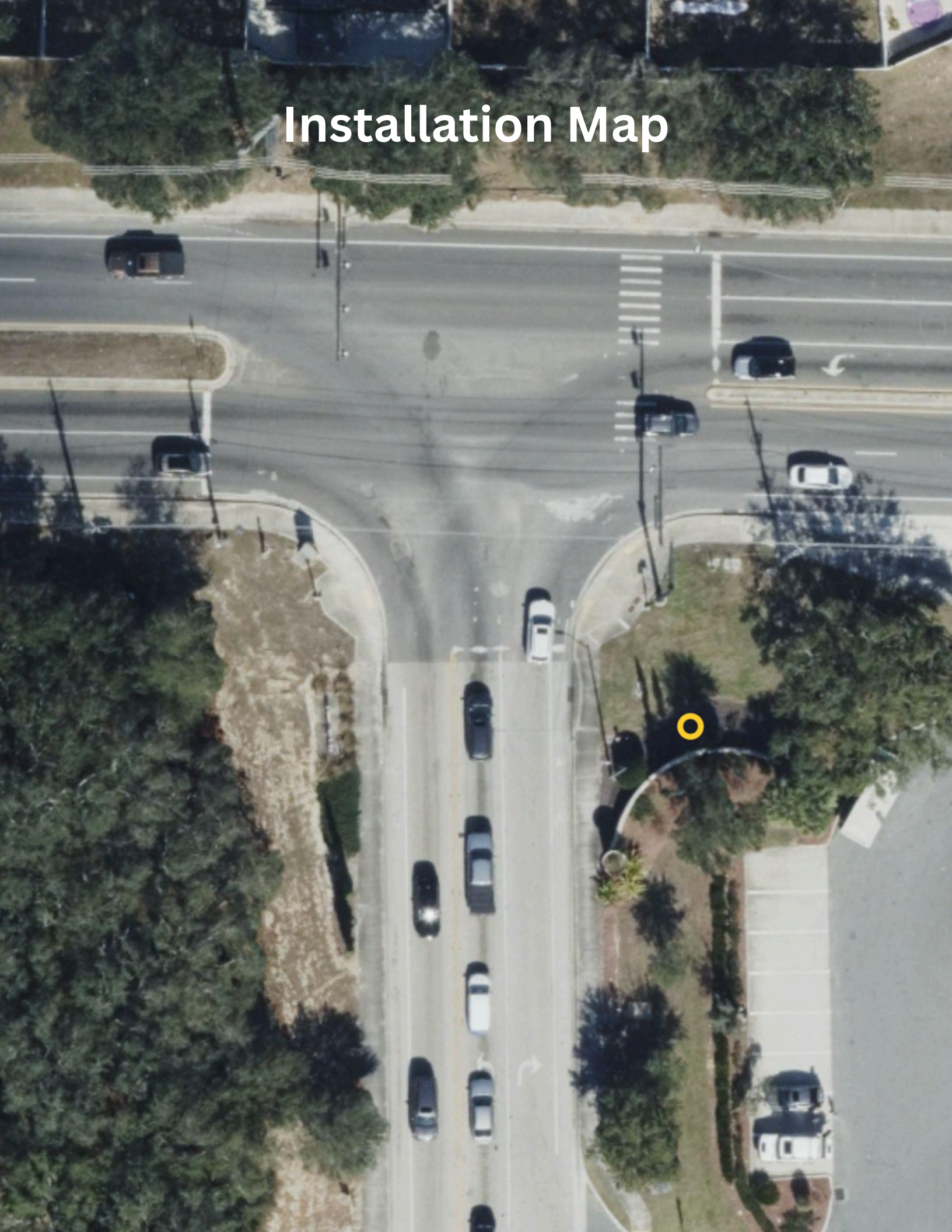
Why go Solar?

Installing solar street lights instead of traditional hard-wired lights offers several compelling advantages. Solar lights are energy-efficient, harnessing the power of the sun to operate, which significantly reduces electricity costs and reliance on the grid. They are environmentally friendly, helping to reduce carbon emissions by utilizing renewable energy. Additionally, solar street lights are easier and faster to install, as they don't require extensive wiring or digging, leading to lower installation costs and less disruption to the surrounding area. With minimal maintenance required and no ongoing utility bills, they provide long-term savings and contribute to sustainability goals. Moreover, solar lights can be more reliable in remote or off-grid areas, ensuring consistent lighting even in locations where traditional infrastructure may not be feasible.

Proposed Fixture: Solar Flood Light



Installation Map



Manufacturer Information



Solera Solar Lighting, a Light Efficient Design company, was created to be the new standard for solar light performance. Its unique all-in-one design is easy-to-install, adjustable and produces bright lighting where you want it. Solera Solar Lighting offers Hybrid 365 for lighting 24/7 and Off-Grid for lighting where line voltage is not available or cost prohibitive. Solera Lighting has revolutionized the solar lighting industry by developing highly reliable and efficient solar lighting fixtures that incorporate smart cell technology, allowing for remote system monitoring and diagnostic services.



The Solera Solar Lighting Flood Light features an all-in-one design. The solar panel, light engine and battery are built right into the LED fixture. No need for a power source, which eliminates the need for wiring and trenching.

all-in-one
Design

RP-SFL-MS-G1*
(Garden Stake)

- Comparable to 150W HID.
- Standard operating mode: 4 hours of 100% brightness and then 25% for the remainder of the night with one charge.
- Adjustable LED light engine delivers light exactly where you need it.
- Li-Ion battery lasts at least 1500 charge cycles.
- Battery includes a heat isolating blanket.
- 165 lumens per watt.
- Perfect for signage, billboards, walls, pathways and garden features.
- Panel dimensions (L x W): 26" x 11"
- Height (adjustable) 16" to 21"
- See pg. 2 for photometrics.



BATTERY
CHARGE TIME



BATTERY
CHARGE TEMP



BATTERY
LIFE*



REPLACEABLE
BATTERY



BEAM ANGLE



OPERATING TEMP



50,000hrs
RATED LIFE

PART #	UPC	COMPARES TO	LUMENS	COLOR	LISTINGS
SL-SFL-20W-40K-BK-G2	844006062477	150W	2000	4000K	CE FC

ACCESSORIES

PART #	DESCRIPTION	OPERATING MODES
RP-SFL-MS-G1*	GARDEN STAKE	☀️ CONSTANT BRIGHTNESS ⌚ TIMER

* GARDEN STAKE IS AN ACCESSORY AND IS SOLD SEPARATELY




Light Efficient Design

847.380.3540 • led-llc.com • sales@led-llc.com

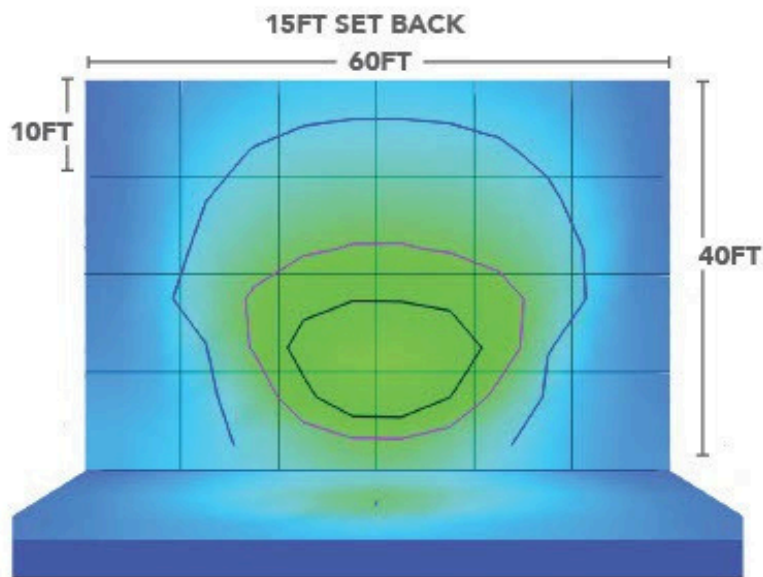
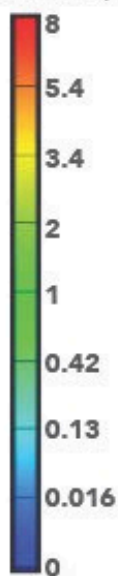




PHOTOMETRICS

FOOT CANDLES	ISO-LINE COLOR	
1 FC	BLACK	
0.5 FC	MAGENTA	
0.1 FC	BLUE	

ILLUMINANCE (FC)



Light Efficient Design

847.380.3540 • led-llc.com • sales@led-llc.com



ESTIMATE	#1735
ESTIMATE DATE	Jul 29, 2025
SERVICE DATE	Jul 30, 2025
TOTAL	\$2,598.56

Solterra Resort
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
Solar Sign Lighting	2.0	\$0.00
Installing commercial grade display lighting for the marquee signage at the corner of Pine tree trail and Ronald Regan Parkway according to the installation map		

Services subtotal: \$0.00

Materials	qty	unit price	amount
Solera - SL-SFL-20W-40K-BK-G2	2.0	\$1,214.28	\$2,428.56
Solar powered flood light			
2000Lm 20Watt			

Materials subtotal: \$2,428.56

Subtotal	\$2,428.56
Tax (FL Sales Tax 7%)	\$170.00

Total **\$2,598.56**

By approving this project, you acknowledge that you have read, understand, and agree to the Terms and Conditions. For a digital view of our disclaimers, copy and paste this URL into your web browser:
<https://pro.housecallpro.com/TPGLightingLLC/435919/terms>

TAB 13

Parking Service Proposal (OPS)

Intent:

This proposal addresses a two-fold challenge while enhancing the overall guest experience:

1. Alleviating front gate entry congestion.
2. Providing additional guest parking near the recreational pool and restaurant area.

Staffing:

Two uniformed and badged OPS team members will staff a valet/concierge podium located at the main roundabout of the recreational center.

Hours of Operation:

The podium will be staffed daily from **9:00 AM to 8:00 PM, 7 days a week.**

Key Benefits:

- **Reduce front gate congestion** and minimize potential accidents.
- **Create 26–32 additional guest parking spaces** through valet services utilizing the roundabout, curbside, and other creative solutions.
- **Enhance guest relations** with a professional greeting and service touchpoint:
 - **Greeting example:** “Welcome to Solterra Resort! My name is Vince and this is Dan. How can we be of service today?”
 - **Services provided:**
 - Directional assistance
 - Check-in and parking validation assistance
 - Valet parking (with name collection and claim check issuance)

- **Departure interaction example:**

“I see you’re all set to go, Mr. Roberts. We’ll have your vehicle brought up right away. Thank you for vacationing with us—we hope to see you again soon!”

Insurance Coverage:

Orlando Parking Solutions, Inc. will provide comprehensive insurance coverage, fully removing Solterra Resort and its affiliates from any liability. A sample Certificate of Insurance (COI) is attached; Solterra Resort

Cost:

Approximately 22 man hours per day (could be less and will be adjusted to optimize guest check-in and seasonal guest usage) at a rate of \$28 per hour / 7-days per week. Cost comes to approximately \$4,312 per week. This would have to be paid every 2 weeks religiously in order for OPS to meet payroll. All equipment including; podium, signs, cones, smart panels, kangaroos, podium umbrella, rain umbrella but not limited to are included in this proposal.

Closing:

My partner Dan Mcloughlin and I appreciate the opportunity. We take our business relationships seriously and are proud of the relationships forged with our clients over the years. Know that we make ourselves available via voice call, text message, or email and will always get back to you with a solution within minutes if not instantly.