

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

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Board of Supervisors
Solterra Resort Community
Development District

November 14, 2025

WORKSHOP AGENDA

Dear Board Members:

The **workshop** of the Food & Beverage Committee of the Solterra Resort Community Development District will be held on **November 21, 2025, at 6:00 p.m.** located at the **Solterra Resort Amenity Center**, located at **5200 Solterra Boulevard, Davenport, Florida 33837**.

- 1. CALL TO ORDER**
- 2. CURRENT OPERATIONS UPDATE**
 - A. Review of Restaurant Performance & Update from Service Provider
 - B. Operational Highlights & Challenges
 - C. Summary of Current Events and/or Guest Feedback
- 3. FINANCIAL REVIEW**
 - A. Review of 2024 Sales Summary
 - B. Review of Future Expense Allocations & Profit Trends
 - C. Discussion of Profit-Sharing & Management Fee Model From the New Agreement & Exhibit
 - D. Discussion of Questions to Escalate to the CDD Board Regarding Financial Transparency & Reporting
- 4. FACILITY & EQUIPMENT STATUS**
 - A. Status of Equipment, Maintenance Needs, and Pending Repairs
 - B. Discussion of Capital Replacement Priorities
 - C. Discussion on Long-Term Equipment Reserve Planning
- 5. PERFORMANCE & SERVICE STANDARDS**
 - A. Review of Service Quality, Guest Experience, and Cleanliness
 - B. Discussion of Creating Measurable KPIs
 - C. Resident Feedback on Performance
- 6. COMMUNITY ENGAGEMENT**
 - A. Discussion of Ideas for Community Outreach & Community
 1. Collecting Guest/Resident Feedback
 2. Introducing Resident Discounts
 3. Events to Increase Engagement
- 7. OVERSIGHT & REPORTING**
 - A. Discussion of Reporting Expectations to the CDD Board
 - B. Discussion of Financial and Operational Reports the Café Committee Receive
 - C. Discussion of Access to POS Data or Monthly Sales Summaries
- 8. NEW BUSINESS / DISCUSSION POINTS**
 - A. Potential Transition Plans if the CDD Modifies Management Contract

- B. Discussion of Vendor Relationships
 - C. Discussion of Long-Term Sustainability & Risk Management
- 9. ACTION ITEMS**
- A. Assigning Action Items to Members
- 10. ADJOURNMENT**

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

With appreciation,
Brian Mendes
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