

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

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www.solterraresortcdd.org

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

January 2, 2026

WORKSHOP AGENDA

Dear Board Members:

The **workshop** of the Food & Beverage Committee of the Solterra Resort Community Development District will be held on **January 16, 2026, at 6:00 p.m.** via Microsoft Teams, link join to meetings are available on the District Website [<https://www.solterraresortcdd.org>]. Members of the public may also attend in person at **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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