



Rizzetta & Company

# **Solterra Resort Community Development District**

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**Board of Supervisors  
Meeting  
June 5, 2026**

**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.solterraresortcdd.org](http://www.solterraresortcdd.org)

<b>Board of Supervisors</b>	Brian Meert Deborah Higham Karan Wienker  Robert Voisard  Sam Neelam	Chair – General Op's Vice Chair – Amenities Assistant Secretary - Landscaping Assistant Secretary – Security Assistant Secretary – Budgets
<b>District Manager</b>	Brian Mendes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Meredith Hammock	Kilinski Van Wyk
<b>District Engineer</b>	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.

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

**May 28, 2026**

## FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Solterra Resort Community Development District will be held on **June 5, 2026, 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. District Engineer
    1. Consideration of Front Gate Enhancement Proposal  
(Under Separate Cover)
    2. Consideration of Guard House Plan Proposal  
(Under Separate Cover)
  - B. Shade Session - Discussion of Amenities
  - C. Aquatic Maintenance Updates
    1. May 2026 Waterway Inspection Report..... Tab 1
    2. Consideration of Aquatic Maintenance Proposal..... Tab 2
    3. Consideration of Pond Planting Proposals ..... Tab 3
    4. Consideration of Fish Stocking Proposal..... Tab 4
  - D. Pool Operations Updates
  - E. Landscape Maintenance Updates
    1. May 2026 Landscape Inspection Report ..... Tab 5
    2. Discussion of Pine Needle Refresh Schedule
    3. Consideration of Dora Landscaping – Boulevard/Clubhouse  
Benches Landscape Remediation Proposal..... Tab 6
    4. Consideration of Amenity Center Plant Irrigation Installation  
(Under Separate Cover)
  - F. F&B Operations Updates
  - G. General Manager Updates Report
    1. Updates on P&F Project
    2. Updated on Springs Entry Wall
    3. May 2026 General Managers Report ..... Tab 7
    4. Consideration of Pathway Enhancement Proposals
      1. Dora Landscaping
        - a. Paver Pathway Remediation..... Tab 8
        - b. Gravel Pathway Remediation..... Tab 9
      2. Legacy Concrete
        - a. Concrete Pathway Remediation..... Tab 10
    5. Consideration of Amenity Furniture ..... Tab 11
- 4. STAFF REPORTS**
  - A. District Counsel

- B. District Manager
  - 1. Discussion of Master Site Plan
- 5. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting  
Held on May 1, 2026,..... Tab 12
- 6. **BUSINESS ITEMS**
  - A. Review of Investment Opportunities
  - B. Consideration of Golf Cart Purchases..... Tab 13
- 7. **SHADE SESSION**
- 8. **SUPERVISOR REQUESTS & COMMENTS**
- 9. **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.

With appreciation,  
*Brian Mendes*  
Brian Mendes  
District Manager

# **Tab 1**



## Solterra Resort CDD Aquatics

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**Inspection Date:**

5/28/2026 1:35 PM

**Prepared by:**

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

## SITE: 0

Condition:    Excellent    Great    Good    Poor    ✓Mixed Condition    ✓Improving



### Comments:

Left: February, Right: May

Treatments for submersed vegetation have been highly effective. As expected, some lilies were included as collateral damage. These grow quickly here and will fill back in. Ongoing treatments will continue until conditions fully improve. No algae observed.

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

## SITE: 1

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    Improving



### Comments:

Left: February, Right: May

Only one small section of water is being retained. The rest of the pond is dry and growing a mix of aquatic plants and terrestrial weeds.

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

# Inspection Report

## SITE: 2

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Left: February, Right: May

Still completely dry but the littoral area has re-colored. Terrestrial weeds will clear once water levels rise.

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

## SITE: 3

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Left: February, Right: May

Similar conditions to pond 2. Technicians tend to leave terrestrial grasses in place during droughts as they provide soil stabilization and will naturally clear when ponds start retaining water.

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

# Inspection Report

## SITE: 4

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

Left: February, Right: May

Submersed vegetation has become more visible from lower water levels. We have a treatment plan in place and will continue applications until this growth clears. No algae observed.

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

## SITE: 5

Condition:    Excellent    Great     Good    Poor     Mixed Condition    Improving



**Comments:**

Left: February, Right: May

The planktonic algae that likes to bloom here is back. I have already informed the technician; he will be treating it time he is on site. No nuisance grass observed.

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

# Inspection Report

## SITE: 6

Condition:    Excellent    Great     Good    Poor     Mixed Condition    Improving



**Comments:**

Left: February, Right: May

Another case of more visible submersed vegetation. We have done targeted treatments recently as evidenced by large patches of decayed grasses. These will clear when the pond starts to flush after heavy rain. Any remaining living will continue to be treated. No algae observed.

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

## SITE: 7

Condition:    Excellent     Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Left: February, Right: May

No change since February, just re-colored littoral areas.

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

# Inspection Report

**SITE: 8**

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

Left: February, Right: May

More exposed submersed vegetation. This pond would likely benefit from the treatment plan on other mentioned earlier. I'll make a note to include it during upcoming services.  
No algae observed.

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

**SITE: 9**

Condition:    Excellent     Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Left: February, Right: May

Mild nuisance grass growth on the shoreline. A technician will address this next visit.  
Any algae present has fully cleared.

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

## MANAGEMENT SUMMARY



We're about to enter a unique period of pond conditions. Severe drought has already made growth patterns unpredictable and with more frequent rain incoming, ponds are going to be in a constant state of change for a few weeks. Nutrients will start entering waterways from storm drains and runoff which will feed new algal and vegetative growth. However, water levels are currently too low to flush out these nutrients and algal mats. Weather conditions are optimal for algal growth so I expect rapid blooms to start forming. Continued phosphate abatement treatments now will stifle these conditions to some degree. More rain will also saturate the exposed banks and encourage terrestrial weed growth until they are covered by water. We typically do not fully treat these as they can offer soil stabilization and will drown when covered with water. Aquatic weeds will continue to be targeted as water returns to the ponds.

Not much change to ponds over the last three months. It appears the daily rain this week hasn't made it your way yet as water levels have continued to drop across the property. Most of the new green I'm seeing is fortunately not nuisance growth, just seasonal re-coloring of littoral areas. Those ponds with new growth are routinely being sprayed.

Algal activity is also very light this month. Just one pond with a history of blooms was noted today. I think the addition of nutrient abatement products have had a huge impact on this. I typically expect to see much more algae this time of year. If activity does pick up once rainy season sets in, technicians are already using a new seasonal algae mix on other properties that will be applied here.

## RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

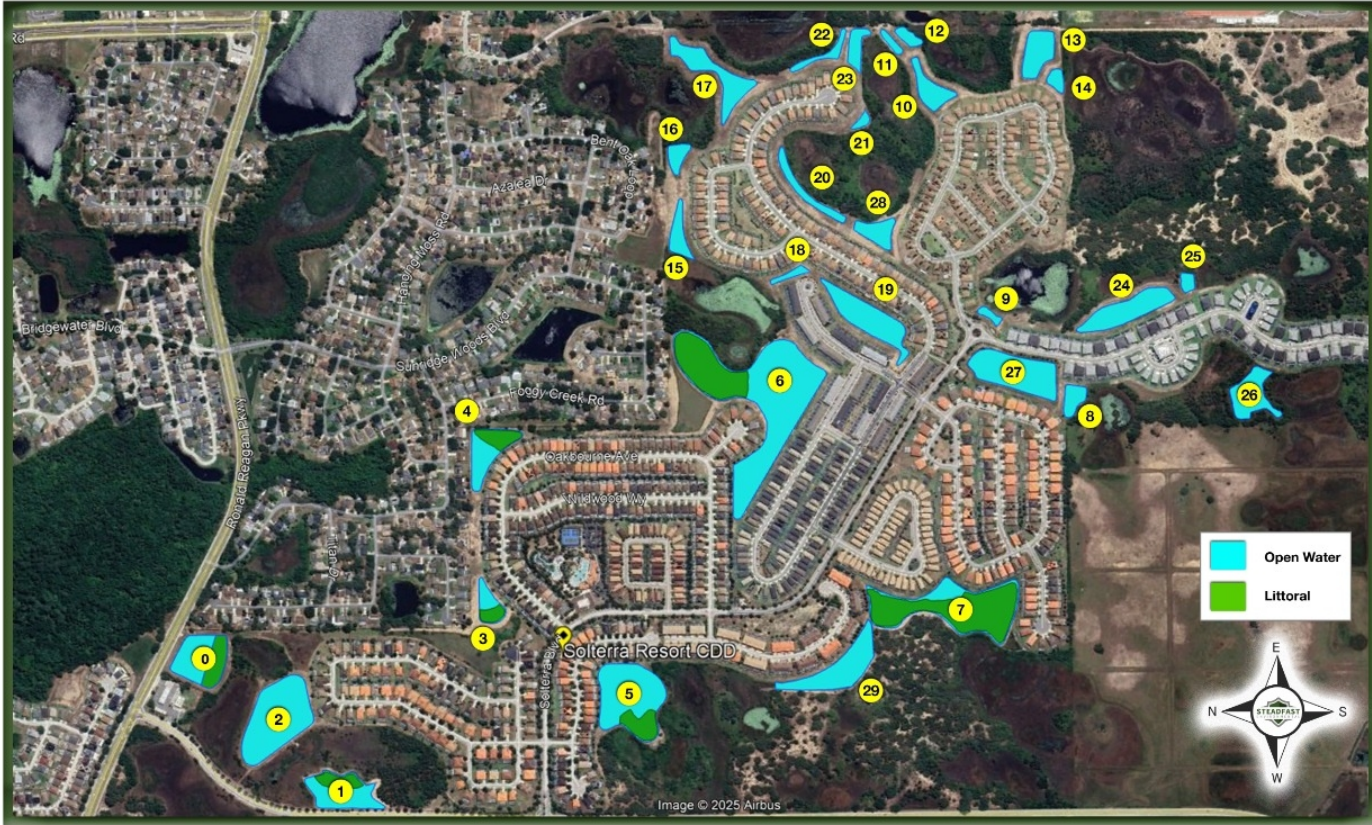
MAINTENANCE AREA



# SOLTERRA RESORT CDD

Solterra Blvd, Davenport, FL 33837

Gate Code:



## **Tab 2**

2026

# STEADFAST

ALLIANCE



**RIZZETTA**

*Proposal for Pond Maintenance:*

Solterra Resort

5200 Solterra Blvd, Davenport, FL 33837



3/31/2026

Rizzetta

3434 Colwell Ave Ste 200, Tampa, FL 33614

Attn: Brian Mendes,

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

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

Program to consist of areas #0-29 as indicated on attached map.

Area to be serviced measures 36,281 LF & 50.07 AC.

**Occurrence: 2 events/month**

**Annual Cost: \$29,700.00**

**(\$2475.00 per month)**

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

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

Respectfully yours,

*Kevin Riemensperger*

Steadfast Contractors Alliance, LLC.

Kevin Riemensperger, Aquatics Division Manager

## Maintenance Contract

### Aquatic Maintenance Program

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

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

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

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

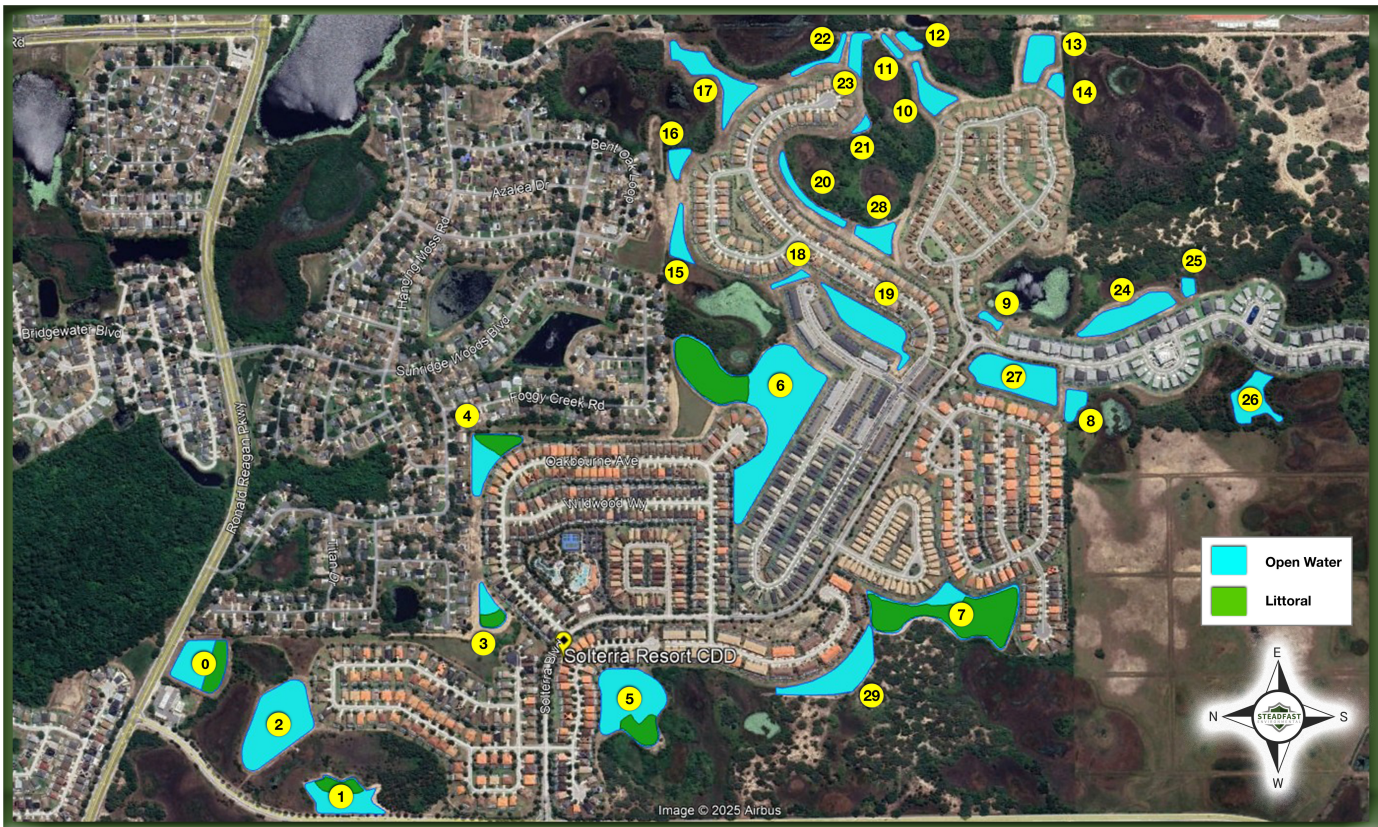
Service Area



## SOLTERRA RESORT CDD

Solterra Blvd, Davenport, FL 33837

Gate Code:



**Agreement**

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

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

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

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

**Compensation**

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

**Conditions:**

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

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

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

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

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

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

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

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

In witness, whereof the parties to this agreement have signed and executed it this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

*Matt Goldrick*

\_\_\_\_\_  
Steadfast Representative

Account Manager

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature of Owner or Agent

\_\_\_\_\_  
Title



## Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

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

We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

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

\_\_\_\_\_  
Client

Steadfast \_\_\_\_\_

\_\_\_\_\_  
Signature of Representative

\_\_\_\_\_  
Signature of Owner or Agent

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

### Billing Information

<b>Client Business Name:</b>		<b>Client Contact Name:</b>	
<b>Client Contract Number:</b>		<b>Client Contact Email:</b>	
<b>Billing Business Name:</b>		<b>Billing Contact Name:</b>	
<b>Billing Contact Phone:</b>		<b>Billing Contact Address:</b>	

Any special billing requirements or notes:

## **Tab 3**



Steadfast Alliance  
 Suite 102  
 San Antonio FL 33576 US

# ESTIMATE

**DATE**                      **DUE**    **ESTIMATE #**  
 5/18/2026                      6/17/2026    EST-SCA2413

**BILL TO**  
 Solterra Resort CDD Aquatics  
 3434 Colwell Avenue, Suite 200  
 Tampa FL 33614

**SHIP TO**  
 SE1043  
 Solterra Resort CDD  
 3434 Colwell Avenue, Suite 200  
 Tampa FL 33614

DESCRIPTION	QTY	RATE	AMOUNT
POND 5			
Broadleaf Arrowhead (sagittaria latifolia)	940.00	2.63	2,467.50
Clusters of 10 bare-root plants, 8' o.c., 940 plants total			

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**    **2,467.50**

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): \_\_\_\_\_



Steadfast Alliance  
 Suite 102  
 San Antonio FL 33576 US

# ESTIMATE

**DATE**                      **DUE**    **ESTIMATE #**  
 5/18/2026                      6/17/2026    EST-SCA2425

**BILL TO**  
 Solterra Resort CDD Aquatics  
 3434 Colwell Avenue, Suite 200  
 Tampa FL 33614

**SHIP TO**  
 SE1043  
 Solterra Resort CDD  
 3434 Colwell Avenue, Suite 200  
 Tampa FL 33614

DESCRIPTION	QTY	RATE	AMOUNT
POND 19			
Broadleaf Arrowhead (sagittaria latifolia)	2,260.00	2.63	5,932.50
Clusters of 10 bare-root plants, 8' o.c., 2260 plants total			

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**    **5,932.50**

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): \_\_\_\_\_



Steadfast Alliance  
 Suite 102  
 San Antonio FL 33576 US

# ESTIMATE

**DATE**                      **DUE**    **ESTIMATE #**  
 5/18/2026                      6/17/2026    EST-SCA2424

**BILL TO**  
 Solterra Resort CDD Aquatics  
 3434 Colwell Avenue, Suite 200  
 Tampa FL 33614

**SHIP TO**  
 SE1043  
 Solterra Resort CDD  
 3434 Colwell Avenue, Suite 200  
 Tampa FL 33614

DESCRIPTION	QTY	RATE	AMOUNT
POND 27			
Broadleaf Arrowhead (sagittaria latifolia)	2,560.00	2.63	6,720.00
Clusters of 10 bare-root plants, 8' o.c., 2560 plants total			

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**                                      **6,720.00**

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 4



## **Tab 5**

## Memorandum

To: Brian Mendes  
Rizzetta and Company

Cc: Karen Wienker, Joe Bullins,  
Diana Garcia, Larry Roscini,  
Angel Ocasio, Ian Mulcock,  
Anthony Sandretto and Michael Oyler

From: Jeff Flamisch

Date: May 26, 2026

Re: Solterra Resort  
May Inspection

---

The inspection was performed on Tuesday, May 19, 2026, with Ian Mulcock and Larry Roscini from Dora Landscaping.

During the inspection, I found the landscape throughout the resort to be in fair condition. The detail portion of their work was in order with most ornamentals, shrubs and groundcover being properly trimmed and shaped and bed lines, tree rings and maintenance strips well defined. There was minimal weed growth present in the landscape and pine straw is holding up well throughout the resort. Their Lawn and Ornamental Program is being administered favorably with the landscape displaying fair color with minimal pest and disease activity for this time of year. The irrigation system has not been operating properly, as there is evidence of drought stress throughout the resort. The spring rotation of bedding plants is holding up well providing nice floral displays near the main entrance to the clubhouse of the resort.

At the time of the inspection, Items 2 and 3 remained incomplete from the previous months report.

The following is a current list of work items for the Contractor to complete or respond to as a result of site observations made during a recent inspection:

- 1) Contractor is requested to remove dead plant material from the urns throughout the Lazy River area, during their next detail rotation.
- 2) Contractor is requested to remove poorly performing growth from the Flax Lily plantings throughout the Lazy River area, during their next detail rotation.

- 3) Contractor is requested to remove poorly performing Firecracker plants from the ornamental bed spaces throughout the Lazy River area, during their next detail rotation. No replacement is needed at this time.
- 4) Contractor is requested to prune discolored fronds from the Phoenix Reclinata palm in the island of the Lazy River area, during their next detail rotation. See attached photo.
- 5) **Urgent:** Contractor is requested to provide a supplemental fertilizer application for the Phoenix Reclinata palm in the island of the Lazy River during their next detail rotation
- 6) **Urgent:** Contractor is requested to prune discolored foliage from the Crinum Lily planting throughout the Pool and Amenities area, during their next detail rotation.
- 7) **Urgent:** Contractor is requested to remove poorly performing Variegated Arboricola plantings near the pedestrian gate on the north side of the Family Pool, during their next detail rotation. See attached photo.
- 8) **Urgent:** Contractor is requested to cut back poorly performing growth from the Dwarf Firebush planting in the ornamental bed space near the slide feature in the Family Pool area, during their next detail rotation.
- 9) **Urgent:** Contractor is requested to remove the dead Azalea plantings near the slide feature in the Family Pool area as soon as possible. See attached photo.
- 10) Contractor is requested to submit a proposal to remove a dead Tabebuia tree near the Lazy River area as soon as possible.
- 11) **Urgent:** Contractor is requested to prune damaged growth from the Coontie palm plantings on the east side of the Family Pool area near the paddle tennis courts, during their next detail rotation.
- 12) Contractor is requested to prune poorly performing growth from the Viburnum Suspensum planting in the parking lot of the Amenities area, during their next detail rotation.
- 13) **Urgent:** Contractor is requested to prune the cold damaged Dwarf Firebush and Variegated Arboricola plantings on the west side of the clubhouse as soon as possible, closely following guidance provided at the time of the inspection. See attached photo.

- 14) **Urgent:** Contractor is requested to cut back the damaged Coontie palm planting near the pedestrian gate on the west side of the Clubhouse area, during their next detail rotation. See attached photo.
- 15) **Urgent:** Contractor is requested to check for a possible damaged irrigation lateral line near the Juniper planting on the west side of the Clubhouse, during their next detail rotation. See attached photo.
- 16) **Urgent:** Contractor is requested to monitor for and treat the ornamental grass plantings throughout the resort areas for mite activity as soon as possible, following a strict regimen for optimal control. See attached photo.
- 17) Contractor is requested to prune non-beneficial sucker growth from Crape Myrtle trees on the east side of the Clubhouse, during their next detail rotation. See attached photo.
- 18) Contractor is requested to remove dead branching from the Pine trees throughout the Clubhouse and Amenities areas, during their next detail rotation.
- 19) Contractor is requested to prune damaged growth from the Coontie palm planting near the trash compactor area on the east side of the parking area of the Clubhouse as soon as possible, following guidance provided during the inspection.
- 20) Contractor is requested to remove poorly performing growth from the Bougainvillea planting in the urns throughout the main entrance to the property, during their next detail rotation.
- 21) Contractor is requested to prune the Viburnum Suspensum plantings on the north side of Solterra Boulevard near the Security gate to remove leggy growth, during their next detail rotation.
- 22) Contractor is requested to submit a proposal to remove a dead Pine tree on the west side of Solterra Boulevard near the intersection of Oakbourne Avenue as soon as possible.
- 23) Contractor is requested to include an additional dead Pine tree near the intersection of Mystic Oak Circle and Solterra Boulevard to the proposal in item 22 as soon as possible.
- 24) Contractor is requested to remove dead plant material throughout the property, during their next detail rotation.

May 26, 2026

Brian Mendes  
Rizzetta & Company

Solterra Resort  
May Inspection

Page 4 of 5

- 25) Contractor is requested to remove Spanish moss from the Drake Elm tree on the right side of Solterra Boulevard near Oakbourne Avenue, during their next detail rotation.
- 26) **Urgent:** Contractor is requested to check the irrigation watering cycle, frequency and duration for the St. Augustine turf area on the east side of Solterra Boulevard near the intersection with Misty Oak Circle, as the area appeared stressed at the time of the inspection.
- 27) Contractor is requested to check the irrigation watering cycle, frequency and duration near the field on the right side of Solterra Boulevard during their next detail rotation, as the turf areas appeared dry at the time of the inspection.
- 28) Contractor is requested to prune discolored and damaged foliage from the Sabal palm along Mystic Oak Lane, during their next detail rotation.
- 29) Contractor is requested to prune the Texas Sage plantings in the traffic circle near Solterra Springs Resort, closely following guidance provided at the time of the inspection.
- 30) Contractor is requested to remove discolored fronds from the Bismarck palm in the traffic circle near the entrance to Solterra Springs, during their next detail rotation.
- 31) **Urgent:** Contractor is requested to check the irrigation watering cycle frequency and duration near the turnaround circle along Oak Spring Lane as soon as possible as the area appeared dry at the time of the inspection.

May 26, 2026

Brian Mendes  
Rizzetta & Company

Solterra Resort  
May Inspection

Page 5 of 5



Item 4



Item 9



Item 13



Item 13



Item 14



Item 15



Item 16



Item 17

## **Tab 6**

## Dora Landscaping, LLC

4401 Hogshead Rd  
Apopka, FL 32703  
(407) 886-3103  
www.doralandscaping.com



## Estimate

### ADDRESS

Solterra Resort CDD  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

ESTIMATE

7890

DATE

05/27/2026

DESCRIPTION	QTY	RATE	AMOUNT
<b>**Solterra CDD - Boulevard / Clubhouse Benches - Landscape Remediation**</b>			
*1. Prepare planting areas adjacent to both sides of seven (7) benches throughout Solterra CDD by removing weeds, debris, and unwanted vegetation as needed			
2. Install approved hibiscus plant material at designated locations surrounding bench areas to enhance color and visual appearance			
3. Install liriopie plant material around base of each hibiscus			
4. Amend planting areas with appropriate soil as needed to promote healthy root establishment and long-term plant performance			
5. Install mulch within disturbed planting areas for moisture retention and finished appearance			
6. Water all newly installed plant material upon completion to ensure proper establishment			
7. Clean work area and remove all installation debris upon project completion*			
Demo and Site Prep - Labor	13	65.00	845.00
Liriopie - 1 gallon	125	9.50	1,187.50
Hibiscus - 7 gallon	14	57.50	805.00
Brown Cocoa Shredded Mulch - per CY - Installed	4	65.00	260.00
Command Soil - per CY - Installed	3	180.00	540.00
Irrigation Adjustments and Retrofitting	1	325.00	325.00
TOTAL			<b>\$3,962.50</b>

Accepted By

Accepted Date

# **Tab 7**

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

# CDD Manager's Report

May 1 – 27, 2026

**Prepared by:** Joe Bullins, LCAM, CMCA, AMS — General Manager

**Submitted to:** Solterra Resort CDD Board of Supervisors

**Management Company:** Artemis Lifestyle Services, LLC

## EXECUTIVE SUMMARY

May 2026 Highlights	
<b>Total Gross Revenue (incl. Villatel)</b>	\$60,651.65 (+24.6% YoY)
<b>Square POS Net Sales</b>	\$51,070.00 (+5.2% YoY excl. House Account)
<b>Villatel Prepayment Received</b>	\$9,196.65 (outside POS — prepay model)
<b>Amenity Access Revenue</b>	\$42,755.00 (+8.4% YoY)
<b>Cabana Net Bookings</b>	85 (vs. 97 in 2025 same period)
<b>YoY Transaction Volume</b>	1,016 transactions (-12.5% — reflects pricing strategy)
<b>Staffing — Period Total</b>	~2,353 hours scheduled across all departments
<b>Year 1 Budget Performance</b>	~\$32,500 under budget (Amenity + Maintenance combined)
<b>Clubhouse Hours</b>	Extended to 10:00 PM — no additional operational cost
<b>Capital Projects</b>	Striping, benches, marquee repaint completed; FIFA patio buildout underway

## SECTION 1 — FINANCIAL SUMMARY

The following reflects Square POS activity for May 1–27, 2026 compared to the same period in 2025. A Villatel prepayment of \$9,196.65, received outside of the POS system under the current prepay model, has been included in 2026 totals for a complete and accurate year-over-year comparison. In 2025, Villatel transactions ran through the Square House Account (\$6,345.10).

	2026 (May 1–27)	2025 (May 1–27)	\$ Change	% Chg
Gross Sales — Square POS	\$51,455.00	\$48,691.00	+\$2,764.00	+5.7%
Villatel / House Account	\$9,196.65	\$6,345.10	+\$2,851.55	+44.9%
<b>Total Gross Revenue</b>	<b>\$60,651.65</b>	\$55,036.10	<b>+\$11,615.55</b>	<b>+21.1%</b>

Returns / Refunds	(\$385.00)	(\$175.00)		
Discounts & Comps	\$0.00	\$0.00		
<b>Net Sales (incl. Villatel)</b>	<b>\$60,266.65</b>	\$54,861.10	<b>+\$5,405.55</b>	<b>+9.9%</b>
Total Transactions (Square)	1,016	1,161	-145	-12.5%

**Revenue Category Breakdown**

Category	2026 Gross	2025 Gross	Net Bookings / Units	YoY Change
<b>Amenity Access</b>	\$42,755.00	\$39,435.00	1,153 transactions	<b>+8.4%</b>
<b>Cabana Rentals</b>	\$8,500.00	\$9,700.00	85 net bookings	<b>-12.4%</b>
<b>Villatel Prepayment</b>	\$9,196.65	\$6,345.10	House Account 2025	<b>+44.9%</b>
<b>Other / Misc.</b>	~\$0	\$0	—	—

**Financial Analysis Note**

Total gross revenue of \$60,651.65 reflects a +24.6% increase over the same period in 2025 when Villatel is included in both years. Square-only gross grew +5.7% YoY, reflecting healthy organic demand growth. The transaction count decline (-12.5%) is consistent with the amenity access pricing adjustment implemented

for peak season and does not indicate reduced guest traffic — amenity access revenue is up +8.4% on fewer

transactions, confirming the pricing strategy is working as intended.

Cabana bookings (85 vs. 97) reflect a modest soft period mid-month; Memorial Day 2026 (May 25) ran through standard Monday pricing rather than a separate holiday category as in 2025, making the comparison slightly less favorable on paper than in practice.

**SECTION 2 — MAINTENANCE DEPARTMENT**

The Maintenance Department continued to deliver strong performance across routine daily operations while simultaneously executing several significant capital and improvement projects during the reporting period.

**Completed Projects**

Project	Description
<b>Parking Lot &amp; Roadway Striping</b>	Full striping project completed across the property. Improved traffic flow markings and parking delineation throughout the resort campus.

<b>Bench Installation — 7 Units</b>	Seven new benches installed at strategic locations around the clubhouse and along the boulevard, enhancing guest comfort and resort aesthetics.
<b>Solterra Springs Marquee Sign Repaint</b>	Complete exterior repaint of the Solterra Springs marquee sign completed, significantly improving the community's primary visual identity at the entrance.

### Operational & Administrative Improvements

Management completed a full overhaul of Maintenance department documentation this period, including:

- Revised and expanded daily maintenance checklists ensuring consistent task completion and accountability across all shifts.
- Development and implementation of a formal monthly preventative maintenance (PM) schedule, providing a structured framework for proactive equipment and facility care.

### Project In Progress — FIFA World Cup Patio Entertainment Buildout

In anticipation of the 2026 FIFA World Cup (June–August), Maintenance is currently executing a patio entertainment buildout at Cafe Sol Bar & Grille. The project involves the installation of additional television units and the strategic repurposing of existing TVs to the outdoor patio space. This initiative positions Solterra Resort to capitalize on one of the most-watched sporting events in history, driving guest engagement and F&B revenue throughout the summer season.

## SECTION 3 — FOOD & BEVERAGE (CAFE SOL BAR & GRILLE)

The F&B Manager submits a separate monthly operations report directly to the Board covering Cafe Sol Bar & Grille financial performance, labor, and operational activity. Please refer to that report for detailed F&B data for the May 2026 period.

*Relevant F&B operational notes are reflected in the Financial Summary (Section 1) and Administrative Priorities (Section 5) where applicable to CDD-level operations and capital improvements.*

## SECTION 4 — AMENITY & POOL OPERATIONS

### Clubhouse Extended Hours

Effective this period, the Solterra Resort clubhouse is now operating with extended hours through 10:00 PM. This change was implemented to provide greater on-demand service availability to guests and owners throughout the evening hours. Through strategic realignment of existing staff schedules — rotating Team Leads and Resort Hosts into 1:30 PM – 10:00 PM shifts — the extended operating hours were achieved at no additional cost to operations.

### Staffing Summary — May 1–27, 2026

The following reflects scheduled hours across all Amenity and Maintenance departments for the four-week period. Joe Bullins (GM), Diana Garcia (AGM), and Randy Frederick (FOM) are excluded from hourly totals per standard reporting practice.

Week	FT Hours	PT Hours	Total Hrs	Active FT	Active PT	Notes
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W1 Apr 27–May 3	510.0	84.5	594.5	13	3	Full staffing
W2 May 4–10	527.0	89.0	616.0	13	3	Peak of period
W3 May 11–17	467.5	89.0	556.5	12	3	
W4 May 18–24	510.0	76.0	586.0	12	3	Pool team at full peak season schedule
<b>Period Total</b>	<b>2,014.5</b>	<b>338.5</b>	<b>2,353.0</b>	—	—	June 1: New FT Janitorial hire starts

**Year 1 Budget Performance — Artemis Amenity (Contract Year Ending May 31, 2026)**

As Artemis Amenity approaches the close of its first full contract year on May 31, 2026, Management is pleased to report the following savings against budget projections:

Amenity Staffing: Approximately \$7,500 under budget  
 Maintenance: Approximately \$25,000 under budget  
 Combined Savings: Approximately \$32,500

These results reflect disciplined hour management throughout the year — actively calibrating staffing levels to peak and valley demand cycles rather than maintaining flat scheduling. While some savings reflect role adjustments and structural shifts that may not be fully repeatable in the next contract cycle, they demonstrate Management's commitment to operating efficiently within — and below — contracted projections.

## SECTION 5 — ADMINISTRATIVE PRIORITIES & STRATEGIC INITIATIVES

**1 Master Plan Alignment**

Management continues to work closely with the CDD Board and District Counsel to advance the resort's long-term master plan objectives. Active coordination is ongoing across capital improvements, vendor procurement, and operational infrastructure to ensure each initiative moves from planning to execution in alignment with Board direction and district priorities.

**2 Entry, Access & Security**

Continued focus on enhancing the guest and resident entry experience — including gate system reliability, access control improvements, and security coverage restructuring. The goal is a seamless, professional arrival experience that reflects the resort's brand while maintaining appropriate security protocols. Management is evaluating a restructured security model combining gate and rover coverage to improve efficiency and response capability.

**3 Clubhouse Operations — Extended Hours**

The clubhouse is now operating with extended hours through 10:00 PM, providing greater on-demand service to guests and owners at no additional operational cost through strategic schedule restructuring. Further refinements are underway to continue elevating the overall clubhouse experience, including the patio entertainment buildout for FIFA World Cup watch parties running June through August.

**4 F&B Integration & Improvements**

Management is actively working to deepen the integration between Cafe Sol Bar & Grille and the broader resort amenity experience. Initiatives include the patio TV buildout for World Cup programming, continued StayFi-driven marketing campaigns targeting Cafe Sol awareness and conversion and exploring additional event-driven revenue opportunities through the summer season.

**5 Lifestyles & Activities Expansion**

Lifestyles programming continues to grow in scope and quality heading into peak season. Management is focused on expanding the activities calendar to deliver compelling, consistent guest and owner experiences. Upcoming additions to the recreational campus — including volleyball court improvements, and the bocce, horseshoe, and shuffleboard installations — will further diversify the on-site entertainment offering and provide lasting value for the community.

**6 Second Entrance — Long-Term Access Planning**

Preliminary feasibility work on a secondary entrance connecting to Bowen Road continues. This remains a meaningful long-term priority for traffic flow, emergency access, and overall resort functionality as the community matures. Management will continue to develop and present options to the Board as the planning process advances.

---

*Respectfully submitted,*

**Joe Bullins, LCAM, CMCA, AMS**  
General Manager — Solterra Resort CDD  
Artemis Lifestyle Services, LLC  
[SolterraGM@ArtemisLifestyles.com](mailto:SolterraGM@ArtemisLifestyles.com)

# Tab 8

**Dora Landscaping, LLC**

4401 Hogshead Rd  
Apopka, FL 32703  
(407) 886-3103  
www.doralandscaping.com



**Estimate**

ADDRESS

Solterra Resort CDD  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

ESTIMATE  
DATE

7889  
05/27/2026

DIVISION

Enhancements

DESCRIPTION	QTY	RATE	AMOUNT
<b>**Solterra CDD - Paver Pathway Remediation**</b>			
*1. Demolish and remove existing material within proposed pathway area			
2. Excavate and prepare subgrade to proper depth for paver installation			
3. Install and compact approved base material to ensure proper stability and drainage			
4. Install edge restraints along pathway perimeter to maintain paver integrity			
5. Install bedding sand and level surface for paver placement			
6. Install selected pavers in approved pattern and layout			
7. Compact pavers and apply joint sand to secure installation			
8. Clean work area and remove all installation debris upon completion*			
OldCastle - Charcoal 8" x 4" x 2.25" Pathway Paver - Per SQFT. Installed	1,056	18.50	19,536.00
*Per SQFT. price includes labor, subgrade, base material, edge restraints, bedding sand, Joint Sand, and Misc. Materials**			
TOTAL			<b>\$19,536.00</b>

Accepted By

Accepted Date

## **Tab 9**

# Dora Landscaping, LLC

4401 Hogshead Rd  
Apopka, FL 32703  
(407) 886-3103  
www.doralandscaping.com



## Estimate

### ADDRESS

Solterra Resort CDD  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

ESTIMATE

7844

DATE

05/18/2026

### DIVISION

Enhancements

DESCRIPTION	QTY	RATE	AMOUNT
<b>**Solterra CDD - Gravel Pathway Remediation**</b>			
*Demolish and remove existing material to prepare and establish new pathway area			
Install Permaloc aluminum edging along pathway borders			
Install commercial-grade landscape fabric for weed suppression and stabilization			
Install and compact #57 stone throughout pathway area for finished surface appearance and functionality*			
Demo, Grading, and Site Prep - Labor	20	65.00	1,300.00
Geotextile Landscape Fabric per Sqft. - Installed	1,000	0.35	350.00
Permaloc Clean Line Landscape Edging per Linear Foot - Installed	300	15.00	4,500.00
3/4" #57 Stone per Cubic Yard - Installed	12	400.00	4,800.00
TOTAL			<b>\$10,950.00</b>

Accepted By

Accepted Date

# **Tab 10**



**legacy concrete construction and landscaping**

5200 Solterra Blvd  
Davenport, FL 33837

(267) 810-9789  
ncorrea@artemislifestyles.com

ESTIMATE	#1278
EXPIRATION DATE	Jun 16, 2026
<b>TOTAL</b>	<b>\$5,720.00</b>

CONTACT US

2257 rose blvd  
Winter Haven, FL 33881

(863) 206-1067  
info@legacyconcretellc.com

**ESTIMATE**

Services	qty	unit price	amount
Concrete Services - Remove and Replace	1.0	\$5,720.00	\$5,720.00
<p>Upon review of job, for this project, we will remove existing 143' x 4' gravel path and replace with concrete for a total of approximately 572 square feet total.  Remove gravel to achieve proper elevations and levels, dump, and haul away debris.  Frame area with wooden lumber grade 4" thick w/ thicken edge and compact soil.  Pour 3000PSI concrete ready mix with fiber mesh with (broom finishing) concrete design.  Add control joints and remove forms.  Clean work area upon completion and barricade as necessary</p>			

Services subtotal: \$5,720.00

**Total** **\$5,720.00**

# **Tab 11**

## Board Review Quote

Date Prepared  
**May 28, 2026**

<b>Ship To</b> Joseph Bullins 5200 Solterra Blvd Davenport, FL 33837	<b>Shipping Method</b> Freight - FREE Delivered curbside on pallets	<b>Estimated Ship Date</b> 6/18 - 6/25 If ordered by 3 PM ET 5/28
---	--	---

## Furniture Summary

Qty	Item	Finish	Amount
32	Nautical Curveback Upright Adirondack Chair	Slate Grey	\$14,048.00
8	48" Round Farmhouse Dining Table	Slate Grey	\$4,152.00
45	Nautical Chaise with Arms	Slate Grey	\$16,605.00
<b>Total Items</b>			<b>85</b>

Subtotal	\$34,805.00
Shipping	FREE
Estimated Taxes	Tax exempt / omitted
<b>Total for Board Approval</b>	<b>\$34,805.00</b>

## **Tab 12**

**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 **May 1, 2026, 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	<b>Board Supervisor, Chairman</b>
Deborah Higham	<b>Board Supervisor, Vice Chairman-Amenities</b>
Bobby Voisard	<b>Board Supervisor, Assistant Secretary-Security</b>
Sumanth Neelam	<b>Board Supervisor, Assistant Secretary-Budgets</b>
Karan Wienker	<b>Board Supervisor, Assistant Secretary-Landscaping</b>

Also present were:

Brian Mendes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Joe Bullins	<b>General Manager, Artemis Lifestyles</b>
Savannah Hancock	<b>District Counsel, Kilinski Van Wyk</b>
Megan Birnholz- Couture	<b>District Counsel, Kilinski Van Wyk</b>
Greg Woodcock	<b>District Engineer, Stantec</b> <i>(Via Phone)</i>
Matt Goldrick	<b>Account Manager, Steadfast Alliance</b>

Audience **Present**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Mendes called the meeting to order at 10:01 a.m. and conducted roll call, confirming quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment**

A member of the audience inquired about sidewalk repairs throughout the community.

A member of the audience reviewed the concrete walkway proposal and inquired on Spring Hills wall maintenance.

A member of the audience inquired about bench repairs needed in the community and issues with the trash compactor.

50 **THIRD ORDER OF BUSINESS**

**District Engineer**

51

- 52 1. Stormwater Inspection Updates
- 53 2. Updates on Speed Hump Project

54

55 Mr. Woodcock reviewed stormwater inspection updates with the Members of the Board and  
56 stated that the drainage system is in compliance.

57

58 Mr. Woodcock and the Members of the Board discussed progression of the speed hump  
59 project throughout the community.

60

61 Mr. Mendes stated he would send photos of the speed table and paint code from Mr.  
62 Woodcock to the Members of the Board.

63

64 **FOURTH ORDER OF BUSINESS**                      **Shade Session – Discussion of Amenities**

65

66 The Members of the Board conducted a shade session at 10:15 a.m. and reconvened the  
67 Board meeting at 12:00 p.m.

68

69 **FIFTH ORDER OF BUSINESS**                                      **Aquatic Maintenance Updates**

70

- 71 1. April 2026 Waterway Inspection Reports

72

73 Mr. Goldrick Reviewed pond maintenance updates with the Members of the Board and  
74 district staff.

75

76 Mr. Goldrick commented to the Board that the water levels are low and reviewed recent  
77 aquatic treatments plans.

78

79 The Members of the Board commended Mr. Goldrick and Steadfast Alliance on their report  
80 and services.

81

82 **SIXTH ORDER OF BUSINESS**                                      **Pool Operations Updates**

83

- 84 1. Legal Review and Updates on Pool Resurface Project

85

86 Ms. Hancock reviewed redlines for the Board's consideration and reviewed the  
87 recommended start date after September 1st, 2026, to start the lazy river resurface.

88

89 Members of the board and district staff continued reviewing red lines throughout the pool  
90 resurfacing agreement.

91

92 Mr. Mendes stated he would review the current pool RFP and confirm the work order states  
93 pool heater opposed to lazy river heater.

94

95 **SEVENTH ORDER OF BUSINESS**                                      **Landscape Maintenance Updates**

96

- 97 1. Consideration Landscape Inspection Report

- 98 2. Irrigation Inspection Report
- 99 3. Consideration of Landscape Proposals
- 100 1. Feb March & April 2026 Irrigation Repairs
- 101 2. Feb March & April 2026 Small Irrigation Repairs
- 102

103 Mr. Mendes opened the Discussion regarding the recent transition from Yellowstone to  
104 Dora Landscaping

105  
106 Ms. Wienker reviewed general operation updates regarding landscape services in the  
107 community.

108  
109 Ms. Wienker reviewed current focus on needed irrigation repairs, soil samples and long-  
110 term landscape plans with the Members of the Board.

111  

On a motion by Mr. Voisard, seconded by Ms. Wienker, with all in favor, the Board approved Irrigation repairs for the months of February, March and April 2026, for Solterra Resort Community Development District.

112  
113 **EIGHTH ORDER OF BUSINESS** **F&B Operations Updates**

- 114
- 115 1. March 2026 Monthly Packet
- 116 2. Consideration of Fiscal Year 2027 Annual Plan for Café Sol
- 117

118 Mr. Bullins reviewed general food and beverage updates with the members of the board.

119  
120 Mr. Bullins reviewed additional staffing needs for food and beverage with the members of  
121 the Board.

122  
123 Members of the Board and district staff reviewed current revenue earnings and expenses.

124  

On a motion by Ms. Higham, seconded by Ms. Wienker, with all in favor, the Board approved the Fiscal Year 27 Café Sol annual plan, in substantial form , for Solterra Resort Community Development District at this time.

125  
126 **NINTH ORDER OF BUSINESS** **General Manager Updates Report**

- 127
- 128 1. Consideration of Courtyard Recreation Enhancement
- 129 Proposals
- 130 2. Updates on Turf Installation (Heat Resistant Technology)
- 131 3. Discussion of Property Enhancements
- 132 1. The Orchard
- 133 2. The Splash at Solterra Resort
- 134

135 Mr. Bullins reviewed the General operations updates with the Members of the Board.

136  
137 Mr. Bullins reviewed recent decrease in earnings and the reason for those decreases with  
138 the Members of the Board.

139  
140 Mr. Bullins reviewed the proposals for clubhouse enhancements with the Members of the  
141 Board and district staff  
142

On a motion by Mr. Voisard, seconded by Ms. Higham, with all in favor, the Board approved P&F's revised proposal for amenity enhancements, for Solterra Resort Community Development District.

143  
144 The Members of the Board and district staff reviewed the precision sidewalk proposal listed  
145 as tab 17 on the agenda.  
146

147 Trent with Precision Sidewalk, presented their proposal to the members of the board and  
148 reviewed standard operating procedures for Precision Sidewalk.  
149

150 The Members of the Board and district staff inquired on areas that need repair.  
151

On a motion by Ms. Higham, seconded by Mr. Voisard, with all in favor, the Board approved not to exceed \$39,689.00 for Precision Sidewalks proposal, for Solterra Resort Community Development District.

152  
153 Mr. Mendes reviewed future enhancement plans and reviewed the consideration for a  
154 master site plan, to review at Solterra's monthly town hall, with the members of the board  
155 and district staff.  
156

157 Ms. Wienker commented on the future master site plan concepts with the Members of the  
158 Board.  
159

160 The Members of the Board and district staff reviewed bond maturity dates.  
161

162 The Members of the Board requested a bond total payoff amount to be included in the next  
163 meeting agenda, scheduled for June 5th, 2026.  
164

165 **TENTH ORDER OF BUSINESS**

**Staff Reports**

166  
167 **A. District Counsel**

168 **1. Consideration of License Agreement for 2027 Passover Event**  
169

170 Ms. Hancock reviewed dates for Ms. Hammock's leave of absence.  
171

172 Ms. Hancock reviewed license agreement for the 2027 Passover event with the Members  
173 of the Board.  
174

175 The Members of the Board and district staff discussed the success of this year's Passover  
176 event.  
177

178 Ms. Hancock reviewed E-bike violations as it pertains to the CDD's rules.  
179

180 The Members of the Board requested property signage for E-bikes in the community.  
181

On a motion by Ms. Higham, seconded by Ms. Wienker, with a 4-0 vote, the Board approved the license agreement for the 2027 Passover event, in substantial form, for Solterra Resort Community Development District.

182

**B. District Manager**

183

1. Review of Guard House Extension (Under Separate Cover)

184

2. Q1 Website Audit Review

185

186

187 Mr. Mendes reviewed the extension of the guard house with the Members of the Board.

188

189 Mr. Mendes reviewed the first quarter website audit with the Members of the Board.

190

**ELEVENTH ORDER OF BUSINESS**

191

**Consideration of the Meeting Minutes  
of the Board of Supervisors Meeting  
Held on April 3rd, 2026,**

192

193

194

195 The Members of the Board and district staff reviewed the meeting minutes of the Board of  
196 Supervisors meeting held on April 3rd, 2026.

197

198 The Members of the Board requested a revision on line 287 to remove the 17th order of  
199 business.

200

On a motion by Ms. Higham, seconded by Ms. Wienker, with a 4-0 vote, the Board approved the Meeting Minutes of the Board of Supervisors Meeting Held on April 3rd, 2026, in substantial form, for Solterra Resort Community Development District.

201

**TWELFTH ORDER OF BUSINESS**

202

**Ratification of Operation and  
Maintenance Expenditures for the  
Months of October - December 2025 &  
March 2026**

203

204

205

206

207 The Members of the Board reviewed and ratified the operation and maintenance  
208 expenditures for the months of October - December 2025 & March 2026

209

On a motion by Mr. Voisard, seconded by Ms. Higham, with a 4-0 vote, the Board ratified the operation and maintenance expenditures for the months of October 2025 (\$317,673.14) November 2025 (\$158,552.79) December 2025 (\$112,859.30) & March 2026 (\$951,011.63), for Solterra Resort Community Development District.

210

**THIRTEENTH ORDER OF BUSINESS**

211

**Ratification of District Items**

212

1. Resolution 2026-10, Authorizing Spending Authority

213

2. FIA Liquor License & Restaurant Insurance Coverage

214

3. Egis Utility Bond Renewal Policy

215

216





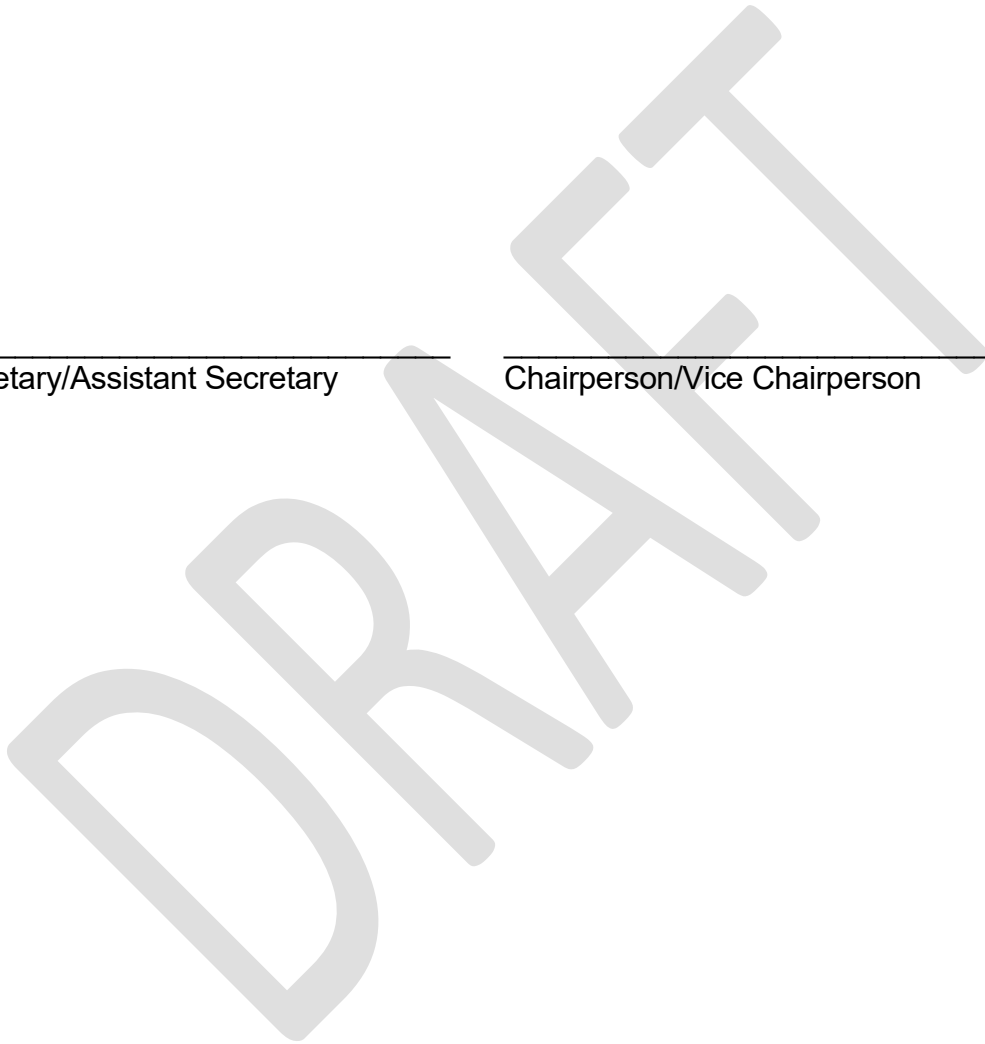
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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



## **TAB 13**

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