



Rizzetta & Company

Solterra Resort Community Development District

**Board of Supervisors
Meeting
September 11, 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

Board of Supervisors	Brian Meert	Chair – General Op's
	Deborah Higham	Vice Chair – Amenities
	Karan Wienker	Assistant Secretary - Landscaping
	Robert Voisard	Assistant Secretary – Security
	Sam Neelam	Assistant Secretary – Budgets
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.

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Board of Supervisors
Solterra Resort Community
Development District

September 4, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Solterra Resort Community Development District will be held on **September 11, 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
 - B. Aquatic Maintenance Updates
 - C. Pool Operations Updates
 1. September 2026 Waterway Inspection Report Tab 1
 2. Updates on Pool Resurface Project
 - D. Landscape Maintenance Updates
 1. Consideration of Landscape Renovation Plan..... Tab 2
 - E. F&B Operations Updates
 1. Updates on Bar Project
 2. Consideration of Kitchen Equipment Tab 3
 - F. General Manager Updates Report
 1. August 2026 Report..... Tab 4
 2. Updates on Lawn Project
 - G. Board of Supervisors
 1. Consideration of Legal Fees for Trademarking Solterra
4. **STAFF REPORTS**
 - A. District Counsel
 1. Updates on PeakNet Project
 - B. District Manager
 1. Updates on Shuttle Services
 2. Discussion of WhatsApp Group Chats
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on July 10, 2026, Tab 5
 - B. Consideration of the Minutes of the Board of Supervisors' Meeting Held on August 7, 2026, Tab 6
 - C. Ratification of Operation and Maintenance Expenditures for the Months of May – July 2026 Tab 7
6. **BUSINESS ITEMS**
 - A. Ratification of District Items Tab 8
 1. Licensing Agreement
 2. TPG – Holiday Lighting Agreement
 3. Dora Landscaping – License Agreement for Installation of

Improvements

- B. Consideration of Rizzetta & Company's First Addendum to the Contract for District Services Tab 9
- C. Consideration of Total Asphalt Rejuvenation Proposal Tab 10
- D. Consideration of Website Management (Under Separate Cover)
- E. Consideration of Resolution 2026-21, Adopting FY 26-27 Goals and Objectives (Under Separate Cover)

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

Inspection Date:

9/3/2026 3:23 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: May, Right: September

Any algae present is just clinging to decaying grasses around the perimeter. These should both clear naturally as the grasses continue to decay. Techs will restart heavier lily treatment to cut growth back again.

It appears erosion on the MES has worsened. I can no longer see the structure.

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

SITE: 1

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Left: May, Right: September

We have been keeping the perimeter growth cleaned up. It looks like more of a natural area at this point but we can start pushing in more if directed. No algae observed.

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

Inspection Report

SITE: 2

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Left: May, Right: September

Similar to pond 1, we can begin heavier internal treatments if the board desires. Additional mobilizations would be needed for larger, woody growth should this be the case. Perimeter treatments will continue. No algae observed.

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

SITE: 3

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Left: May, Right: September

Now that there is water in the pond, herbicide treatments will be much more effective at clearing the terrestrial weeds on the previously dry sections. A technician is on site today to begin this. No algae observed.

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

Inspection Report

SITE: 4

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Left: May, Right: September

Raised water levels have already starting clearing terrestrial weeds, but have allowed more encroaching aquatic weed growth. A technician will address both today.

No algae observed.

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

SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Left: May, Right: September

Very mild nuisance grass growth on and near the banks. A technician will address these today.

No algae observed.

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

Inspection Report

SITE: 6

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

Left: May, Right: September

Any filamentous algae present seems to have been submerged by rain. This typically begins decay naturally but an herbicide treatment today will definitely help. Any nuisance grasses present will also be addressed.

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

SITE: 7

Condition: Excellent ✓ Great Good Poor Mixed Condition Improving



Comments:

Left: May, Right: September

Lily growth is getting a little dense. Technicians will add these to the rotation during services. No algae observed.

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

Inspection Report

SITE: 8

Condition: Excellent Great Good ☒ Poor Mixed Condition Improving



Comments:

Left: May, Right: September

Good progress on clearing the submersed growth, but algae has formed on the decaying grasses. Both types of growth can be treated simultaneously with multiple rounds of treatment.

Any shoreline growth will be addressed as well.

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

SITE: 9

Condition: Excellent Great Good Poor ☒ Mixed Condition Improving



Comments:

Left: May, Right: September

Various nuisance grasses/floating vegetation present. Targeted products for each will be added to herbicide mixes next service to combat these better than what the tech is currently carrying.

No algae observed.

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

MANAGEMENT SUMMARY



We're finally starting to see expected seasonal pond conditions. While rain is almost a daily occurrence now, we're still in a drought; D1/Moderate for your area at this moment. This is bringing more frequent algal blooms and accelerated grass growth on top of an already heavy growing season. A bit more effort and some smart spraying techniques will make a notable difference during treatment. We're asking a lot of our technicians right now and all of them have risen to the challenge. Fortunately we're at the back end of summer and conditions should settle in a month or so. Until then, we're ready for whatever comes our way.

Excessively low water levels and increased growth rates have not been friendly here. We're thinking up new approaches to handle the grasses now that water is starting to return to the ponds. Fortunately, most of it is emergent which respond well to standard herbicides.

Algae has remained quiet which is going to make a huge difference. Techs have most of their day for grass work for now. Nutrient mitigation is always included in our mixes which will also help keep algal growth at bay.

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!

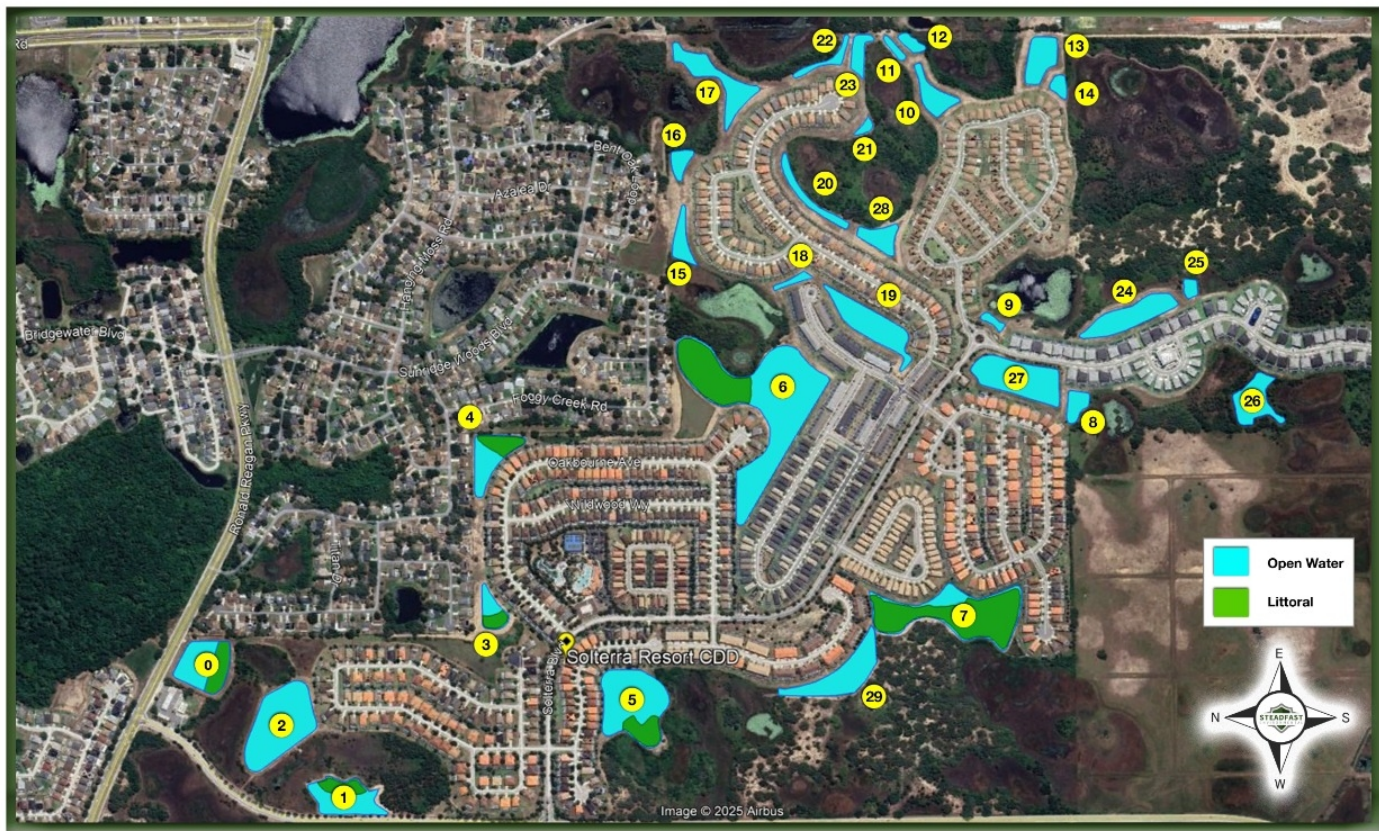
MAINTENANCE AREA



SOLTERRA RESORT CDD

Solterra Blvd, Davenport, FL 33837

Gate Code:



Tab 2



August 31, 2026

Brian Mendes

District Manager
Rizetta and Company
(407) 472-2471
bmendes@rizetta.com

**RE: Solterra Resort Landscape Renovation Plan
5200 Solterra Blvd.
Davenport, FL 33837**

Brian,

Thank you for the opportunity to provide landscape architectural services at the Solterra Resort. This proposal outlines design services to improve the landscape for the main entrance off of Pine Tree Trail, the clubhouse and associated parking area, and the amenity area including the pool, lazy river, and tennis court. Our approach will be to preserve healthy and appropriate existing plant material while providing new landscape to enhance the overall site. Please find below the proposed scope of services.

Scope of Services

A. Base Plans

Using existing site plans, that will need to be provided by you, create base sheets on which to design the new landscape. If no adequate existing plans are available, we will provide a separate proposal to create our own base on which to work.

B. Site Visit

Conduct a detailed field review of the property. During the review, the plans will be marked up to identify missing, declining, or inappropriate plant material, landscape voids, and other areas requiring improvement.

C. Landscape Renovation Plan

Using the field markups, prepare a clean landscape renovation plan suitable for contractor bidding.

The plan will generally include:

- Replacement of dead or declining plant material
- Infill planting within existing landscape beds
- Plant substitutions where appropriate
- Improvements to landscape areas identified by management
- General planting layout and quantities

D. **Plant Schedule & Reference Images**

Prepare a plant schedule identifying each proposed plant by botanical name, common name, quantity, and installation size. Color photographs of each proposed plant will also be provided to assist Property Management and Ownership during review of the proposed improvements.

Deliverables

- One (1) PDF landscape renovation plan suitable for contractor bidding.
- Plant schedule identifying proposed quantities and sizes.
- Color photographs of all proposed plant material.
- One (1) round of reasonable revisions is included.

The completed plan will serve as a biddable document for qualified landscape contractors and may be utilized by SunScape Consulting should the Owner elect to retain our Construction Management Services.

Fee

SunScape Consulting proposes to perform the services described herein for the following Lump Sum Fees by area:

- **Main Entrance: \$3,500**
 - **Clubhouse and Parking Area: \$5,000**
 - **Pool, Lazy River, and Tennis Court Area: \$7,500**
-

Optional Construction Management Services

We also offer Construction Management Services at **8.5% of the total project cost**. These services include bidding assistance, site visits, contractor oversight, quality review of plant material and installation, final acceptance inspection, and assistance with warranty claims if needed. A separate proposal will be provided if you choose to add these services.

Notes & Exclusions

- Renderings, irrigation design, and drainage design are not included.
- We assume the existing irrigation system will be modified and upgraded by the landscape contractor.
- Design revisions requested after 100% plan completion will be billed as additional services.
- Reimbursable expenses (e.g., printing) will be billed at cost; no sub-consultant services are included.
- Jurisdictional submittals for permitting are not anticipated.

Thank you again for the opportunity to work together. We appreciate the confidence you have placed in SunScape Consulting and look forward to helping refresh and enhance the property's landscape.

If this proposal meets with your approval, please sign below and return one copy for our records.

Sincerely,

T. Blake Gunnels, PLA

Landscape Architect / Project Manager

SunScape Consulting

BGunnels@SunScapeConsulting.com

Proposed by:

Signature: _____ Date: _____

Printed Name & Title: Blake Gunnels, Landscape Architect

Accepted by:

Signature: _____ Date: _____

Printed Name: Brian Mendes, District Manager

Tab 3

Sales Quote - THIS IS NOT AN INVOICE

Quote Number 10082851

Created 8/27/2026

Bill to

Soltera Resort

5200 Soltera Blvd

Davenport, FL 33837

Ship to

Soltera Resort

Artemis Lifestyles

5200 Soltera Blvd

Davenport, FL 33837

Your Contact

Christopher Sites

Quote Valid

Thru 9/1/2026

Customer Phone

9546094974

Email Address

mzollo@artemislifestyles.com

Quote

Item	Description	Weight(Estimated)	Unit Price	QTY	Total
 600TSB2436S	Regency 24" x 36" 16-Gauge Stainless Steel Commercial Work Table with 4" Backsplash and Undershelf	53.86 lbs	\$189.99	1	\$189.99
 600DOS1872	Regency Stainless Steel Double Deck Overshelf - 18" x 72" x 32"	51.10 lbs	\$372.99	1	\$372.99
 600TSB2472S	Regency 24" x 72" 16-Gauge Stainless Steel Commercial Work Table with 4" Backsplash and Undershelf	84.25 lbs	\$306.49	1	\$306.49
 600DOS1848	Regency Stainless Steel Double Deck Overshelf - 18" x 48" x 32"	37.90 lbs	\$252.99	1	\$252.99
 600TSB2448S	Regency 24" x 48" 16-Gauge Stainless Steel Commercial Work Table with 4" Backsplash and Undershelf	61.90 lbs	\$218.99	1	\$218.99
 178GDC69HCB	Avantco GDC-69-HC 78 1/4" Black Swing Glass Door Merchandiser Refrigerator with LED Lighting	574.50 lbs	\$2,449.00	1	\$2,449.00
 600S324242X	Regency 124" Three Compartment Commercial Sink with Stainless Steel Legs, Cross Bracing, and Two 24" Drainboards	262 lbs	\$999.00	1	\$999.00
 901HG60E2403	Vulcan HEG60E 60" Electric Countertop Griddle with Snap-Action Thermostatic Controls - 240V, 3 Phase, 27 kW	415 lbs	\$10,569.00	1	\$10,569.00
Comments This product is only eligible for an extended warranty if used in a commercial setting. WebstaurantStore will not be responsible for any loss due to use of this product in a non-commercial setting.					



EXTWARN1T

5 Year Protection Plan Powered by Safeware PWI:
413534

0

\$508.49

1

\$508.49



178CBE60HC

Avantco CBE-60-HC 60" 2 Drawer Refrigerated Chef Base

300 lbs

\$1,689.00

1

\$1,689.00



829PT48

MainStreet Equipment 48" Standard Top 2 Door Refrigerated
Sandwich Prep Table

329 lbs

\$1,019.00

2

\$2,038.00



178SSPT60C

Avantco SS-PT-60-C 60" 2 Door Stainless Steel Cutting Top
Refrigerated Sandwich Prep Table with Extra Deep Cutting
Board

430 lbs

\$2,019.00

1

\$2,019.00



178SS1FHC

Avantco SS-1F-HC 29" Stainless Steel Solid Door Reach-In
Freezer

295 lbs

\$1,949.00

1

\$1,949.00



178ZUC27FHC

Avantco ZUC-27F-HC 27" Front Breathing Undercounter
Freezer

170 lbs

\$1,969.00

1

\$1,969.00

Subtotal

\$25,530.94

Shipping

\$1,472.58

Tax

\$1,834.56

Total

\$28,838.08

*** Quotes must be ordered through our website.**

Instruction / Additional Information

No additional information entered. * This quote is valid with original information supplied by customer. Any modification could change quoted prices.

* Please note: all prices are subject to change. Shipping charges and tax are estimated.

Quote Generated By Christopher Sites

Tab 4

Manager's Report

AUGUST 2026

REPORT PERIOD

August 1 – 31, 2026

PREPARED BY

Joe Bullins, LCAM, CMCA, AMS

STATUS

Draft, Pending Review

AT A GLANCE

\$49,230 SQUARE GROSS Aug 2025: \$66,230	2,552 STAFFING HOURS 15.8 positions/wk	91.2% UTILIZATION July: 98.6%	Dec 14 AQUATICS COMPLETE Closure begins Sep 8
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REQUIRES BOARD DIRECTION THIS CYCLE

1. Leisure Patron Resort Fee policy for the aquatics closure period, September 22 through project completion. Direction needed before September 22.
2. December 14 completion date sits ten days ahead of the December holiday period. Management recommends a mid-November schedule review point.
3. Duke Energy, Pike Services, and Polk County have marked District easements for new power and fiber infrastructure with no advance notice to the District.

01 Executive Summary

August was a preparation month. Operations held steady while Management's focus shifted to sequencing the aquatics closure and the deferred maintenance that runs alongside it.

Beginning this period, the report is prepared on a calendar month basis for both financial and staffing data. Prior reports used a rolling five to six week window. Figures are therefore not directly comparable to the periods presented in the July report, and August 1 and 2 appear in both reporting periods as a result of the transition.

Financially, Square gross sales totaled \$49,230.00 against \$66,230.00 in August 2025. Prior year Square figures include amenity access charges now billed separately under a standing monthly invoice arrangement, so the year over year Square comparison is not on a like for like basis. Cabana rental revenue declined 7.3 percent on 17.4 percent fewer bookings, with average booking value up 12.2 percent to \$100.00.

Daily, weekly, and monthly preventative maintenance protocols continued uninterrupted, with completed checklists scanned and retained in District records. No major capital work closed out during the period; scope was deliberately held for the closure window to avoid a second service interruption.

Staffing deployment totaled 2,552.0 hours across an average of 15.8 active positions per week, at 91.2 percent utilization against scheduled capacity. The change in part-time hours and in the utilization percentage reflects the reclassification of a Resort Host position from part-time to full-time status rather than any reduction in scheduled coverage.

Mark Zollo joined the District as Food and Beverage Manager for Cafe Sol Bar and Grille during the period.

02 Financial Summary

Square POS activity for August 1 through August 31, 2026 compared to the same calendar period in 2025.

S Q U A R E P O S S U M M A R Y

	2026	2025	\$ CHANGE	% CHG
Gross Sales, Square POS	\$49,230.00	\$66,230.00	(\$17,000.00)	-25.7%
Returns / Refunds	(\$930.00)	(\$430.00)	(\$500.00)	+116.3%
Discounts & Comps	(\$900.00)	\$0.00	(\$900.00)	n/a
Net Sales	\$47,400.00	\$65,800.00	(\$18,400.00)	-28.0%
Total Transactions	938	1,361	-423	-31.1%

Prior year Square figures include amenity access charges now billed separately under the arrangement referenced below. The year over year Square comparison is not on a like for like basis.

R E V E N U E C A T E G O R Y B R E A K D O W N

CATEGORY	2026 GROSS	2025 GROSS	UNITS	YOY
Amenity Access	\$41,630.00	\$58,030.00	1,115 (vs 1,555)	-28.3%
Cabana Rentals	\$7,600.00	\$8,200.00	76 (vs 92)	-7.3%
Owner Amenity Access Key	\$700.00	\$1,650.00	28 (vs 66)	-57.6%

Cabana rental revenue declined 7.3 percent on 17.4 percent fewer bookings, with average booking value increasing 12.2 percent to \$100.00.

O U T S T A N D I N G R E C E I V A B L E

Invoice 082026, dated August 31, 2026, in the amount of \$5,365.00 plus \$375.55 Florida sales tax for a total of \$5,740.55, was issued to Villatel Village on Net 30 terms with a due date of September 30, 2026. The invoice includes a contingent credit of \$288.90 subject to confirmation. The prior cycle invoice in the amount of \$10,502.05 was collected in full during the period, leaving no aged balance outstanding.

REVENUE CONTROLS

Discounts and comps of \$900.00 were recorded across 20 transactions during the period, concentrated in cabana rentals. No discount activity was recorded in the comparable prior year period. Management is reviewing the underlying transactions and is establishing a written discount authorization standard within the amenity operating procedures.

03 Facilities & Maintenance

Daily, weekly, and monthly preventative maintenance protocols continued uninterrupted throughout the period. Daily maintenance checklists were completed and logged across the reporting period, with weekly checklist cycles documented on August 10 and August 17. Completed checklists are scanned and retained in the District's records.

No major capital work closed out during the period. Management's facilities focus during August shifted toward scoping and sequencing the deferred maintenance and improvement work to be performed concurrent with the aquatics closure beginning in September, as detailed in Section 6.

04 Food & Beverage

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

Cafe Sol continues pickup and delivery service throughout the aquatics closure period. The Cafe Sol patio closes September 22 in conjunction with the main aquatics area. Interior modifications to the service area, including counter reconfiguration and associated electrical and HVAC scoping, are sequenced into the closure window to avoid a separate service interruption.

NEW FOOD AND BEVERAGE MANAGER, CAFE SOL BAR AND GRILLE

Management is pleased to announce the appointment of Mark Zollo as Food and Beverage Manager for Cafe Sol Bar and Grille.

Mr. Zollo brings more than 30 years of hospitality and culinary experience, including executive level food and beverage and culinary leadership across resorts, country clubs, freestanding restaurants, senior living communities, and multi-unit operations. His prior organizations include Paramount Hospitality Management, The Mission Inn Resort and Club, The Cornerstone Bistro Corp., Strategic Dining Services, Doral Resort and Country Club, Pier 66 Resort and Marina, and The Peabody Memphis.

His experience extends well beyond the culinary function. It includes food and labor cost control, menu and service standard development, team building and training, inventory management, guest satisfaction improvement, and full financial oversight of food and beverage operations. Earlier in his career he owned and operated an oceanfront restaurant and catering business generating more than \$3 million in annual sales, with direct experience spanning high volume resort operations, private events, fine dining, and large scale banquet service. He has received multiple culinary and hospitality awards over the course of his career.

Mr. Zollo has begun a full operational review of Cafe Sol covering food quality and consistency, cost structure, service standards, and guest experience. Findings and any recommended adjustments will be reflected in the F&B Manager's monthly report to the Board.

05 Amenity & Pool Operations

No operational changes were implemented during this period. The clubhouse continues to operate on extended hours through 10:00 PM at no additional operational cost, a change carried forward from the prior period. Guest traffic in the 6:00 PM to 10:00 PM window remains consistent with the prior period.

STAFFING SUMMARY, AUGUST 1 – 31, 2026

Total scheduled hours of 2,552.0 (2,456.0 FT, 96.0 PT) across an average of 15.8 active positions per week, at 91.2 percent utilization against scheduled capacity. GM, AGM, and FOM are excluded from hourly totals per standard reporting practice.

WEEK	FT HRS	PT HRS	TOTAL	ACTIVE FT	ACTIVE PT	NOTES
Aug 1–2 (partial)	96.0	16.0	112.0	9	1	Weekend only
Aug 3–9	504.0	16.0	520.0	14	1	Resort Host on leave
Aug 10–16	600.0	16.0	616.0	15	1	Returned Aug 12
Aug 17–23	584.0	24.0	608.0	15	1	
Aug 24–30	584.0	24.0	608.0	15	1	
Aug 31 (partial)	88.0	0.0	88.0	11	0	Monday only
Period Total	2,456.0	96.0	2,552.0	—	—	

The period over period change in both the part-time hour total and the utilization percentage reflects the reclassification of a Resort Host position from part-time to full-time status rather than any reduction in scheduled coverage. The reclassification moved that position's hours from the part-time line to the full-time line and increased the active position count used in the utilization calculation. Scheduled coverage was maintained at prior levels throughout the period.

One FT Resort Host position remained on approved leave through August 11 and returned to schedule August 12. Coverage was maintained without a service gap.

Beginning this period, staffing figures are reported on a calendar month basis to align with the Financial Summary. The July report's final week extended through August 2, so August 1 and 2 appear in both reporting periods.

06 Aquatics Improvement Project

SEPTEMBER 8	SEPTEMBER 22	DECEMBER 14
Lazy river closes	Main aquatics closes	Project completion

The main aquatics closure covers the pool, waterslide, spa, pool deck, cabanas, and Cafe Sol patio. Project completion is currently set by the District and vendor for December 14, 2026.

The fitness center, tennis and pickleball courts, clubhouse programming, and Cafe Sol pickup and delivery service remain in operation throughout the closure. The Lawn opens in early September with a full recreation and programming lineup. Owner and guest communication has been issued and will continue through email, on-site signage, the Solterra website, and Frontsteps.

Management is scheduling deferred maintenance concurrent with the closure to avoid a second service interruption. Scope includes pressure washing of transient and walkable surfaces, painting, cabana and lounge cleaning and repair, repair of broken loungers, repainting of the slide stairs and pool restroom area through the District vendor, repair of a displaced railing near the slide, refresh of the rusted blower housings above the Cafe Sol garage doors, and deep cleaning by the janitorial crew. Interior modifications to the Cafe Sol service area are also sequenced into this window.

BOARD DECISION, LEISURE PATRON RESORT FEE DURING CLOSURE

From September 22 through project completion, the Leisure Patron Resort Fee will continue to apply while the pool, waterslide, spa, pool deck, cabanas, and Cafe Sol patio are out of service. The fitness center, sports courts, clubhouse programming, and The Lawn remain available.

Management requests Board direction on fee policy for the closure period prior to September 22, and recommends that District Counsel review property manager agreements for any amenity availability provisions in advance of that determination. Whatever policy the Board adopts should be communicated in writing to all property managers before the September 22 closure date.

BOARD DECISION, COMPLETION DATE AND PEAK SEASON

The December 14 completion date provides limited margin ahead of the December holiday period, historically the District's highest amenity utilization window. Management recommends obtaining the vendor's milestone schedule in writing and establishing a mid-November review point to assess schedule performance and determine whether a phased reopening of completed areas is warranted rather than holding all areas to a single completion date.

07 Administrative Priorities

01 Master Plan Alignment

Management continues to work with the CDD Board and District Counsel to advance long-term master plan objectives, with active coordination across capital improvements, vendor procurement, and operational infrastructure.

02 Entry, Access & Security

No change to report this period. Continued focus remains on gate reliability, access control, and security coverage restructuring.

03 Clubhouse Operations, Extended Hours

The clubhouse continues operating through 10:00 PM at no additional operational cost, with guest traffic in the 6:00 PM to 10:00 PM window consistent with the prior period. Correction of the Solterra Resort CDD website's public Amenity Hours listing, which reflects the prior 6:30 PM closing time, remains an open action item.

04 Brand and Resort Consultant Initiative

Management is evaluating branding and resort design consultants to support a comprehensive brand refresh and to serve as an on-call advisory resource for future District projects. An in-person meeting was held with Gravity during the period, and initial phone interviews were conducted with AOA and KBCO Design. Outreach is underway to Graham Design Group and Sena Hospitality Design.

The intended engagement structure delivers a design look book as the primary deliverable, with continuing advisory services available to the District on an as-needed basis at the Board's discretion rather than as a committed obligation. Cafe Sol venue naming and identity work, previously carried as a separate item, is now consolidated under this initiative. Management will bring a recommendation and proposed scope to the Board following completion of the evaluation, and is coordinating with District Counsel on applicable purchasing requirements and on scoping the engagement to District-owned assets and District-operated amenities.

05 Lifestyles and Programming During the Closure

With the aquatics area closing in stages beginning September 8, Management is expanding the lifestyles calendar to maintain guest engagement through the closure period. The Lawn opens in early September with a full recreation and programming lineup, and clubhouse activities and events, the fitness center, and the tennis and pickleball courts remain in normal operation throughout. This programming represents the amenity value available to guests during the closure window and is directly relevant to the Board's consideration of Leisure Patron Resort Fee policy addressed in Section 6.

06 Food & Beverage Integration

The Cafe Sol Google Business Profile misclassification identified in the prior period has been resolved by Google and is closed. Cafe Sol venue naming and identity work now proceeds under the Brand and Resort Consultant initiative. Management and the F&B Manager are coordinating with electrical and HVAC contractors on service area modifications to be performed during the aquatics closure window.

07 Utility Infrastructure Activity

Duke Energy, Pike Services, and Polk County have marked easement areas along Pine Tree Trail, Solterra Boulevard, and surrounding the clubhouse in preparation for new power and fiber optic

infrastructure. The District received no advance notification of this work. Management's outreach indicates installation is planned over the next several weeks.

Management is documenting existing conditions across all marked corridors, has requested scope, schedule, restoration specifications, and certificates of insurance from each party, and is coordinating with District Counsel on easement rights and restoration obligations. The scheduled asphalt striping scope through USA Seal Stripe, covering nine crosswalks and eleven stop bars, is being held pending confirmation of utility routes to avoid restriping areas subject to excavation.

Respectfully submitted,

Joe Bullins, LCAM, CMCA, AMS

General Manager, Solterra Resort CDD

Artemis Lifestyle Services, LLC

SolterraGM@ArtemisLifestyles.com

Tab 5

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 **July 10, 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	Board Supervisor, Chairman
Deborah Higham	Board Supervisor, Vice Chairman-Amenities
Bobby Voisard	Board Supervisor, Assistant Secretary-Security
Sumanth Neelam	Board Supervisor, Assistant Secretary-Budgets
Karan Wienker	Board Supervisor, Assistant Secretary-Landscaping
	<i>(Via Phone)</i>

Also present were:

Brian Mendes	District Manager, Rizzetta & Company, Inc.
Joe Bullins	General Manager, Artemis Lifestyles
Greg Rawlins	F&B Manager, Artemis Lifestyles
Meredith Hammock	District Counsel, Kilinski Van Wyk
	<i>(Via Phone)</i>
Savannah Hancock	District Counsel, Kilinski Van Wyk
Greg Woodcock	District Engineer, Stantec
	<i>(Via Phone)</i>
Matt Goldrick	Account Manager, Steadfast Alliance

Audience	Present
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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 commended the Members of the Board on their performance in the community and inquired about future enhancements.

The Members of the Board reviewed upcoming community enhancement projects with the members of the public.

THIRD ORDER OF BUSINESS

District Engineer

1. Wildwood Way Depression Updates

Mr. Woodcock reviewed Wildwood Way updates with the Members of the Board and stated the follow-up inspection is scheduled for July 17, 2026.

FOURTH ORDER OF BUSINESS

Aquatic Maintenance Updates

1. June 2026 Waterway Inspection Report

Mr. Goldrick reviewed recent updates on pond maintenance with the Members of the Board.

Ms. Higham inquired about pond 29 regarding tortoises.

FIFTH ORDER OF BUSINESS

Pool Operations Updates

1. Updates on Pool RFP

Mr. Mendes and Simon with resort pools, reviewed the pool RFP updates with the members of the Board and reviewed the extended warranty inquiry with the members of the Board.

The Members of the Board inquired about recommendations for warranty option.

Ms. Hammock commented on 10% allocation for emergency pool repairs.

The Members of the Board and district staff discussed construction details, consulting fees and discussed annual replacement of DE filters.

Members of the Board and district staff discussed the pool heaters and lazy river heaters, Simon provided heater recommendations to the Board and district staff.

The Board and district staff discussed overall pool operations and vendor reliability.

Simon reviewed fencing stated in RFP with the Members of the Board and district staff.

On a motion by Ms. Wienker, seconded by Ms. Higham, with a 4-1 vote, Mr. Neelam opposed, the Board terminated the Pool Resurface RFP, for Solterra Resort Community Development District.

The Members of the Board and district staff review budgeting regarding pool operations in detail.

On a motion by Ms. Higham, seconded by Mr. Meert, with a 4-1 vote, Mr. Neelam opposed, the Board agreed to revise the current pool contract as stated by District Counsel, for Solterra Resort Community Development District.

SIXTH ORDER OF BUSINESS

Landscape Maintenance Updates

1. Updates on Irrigation Repairs
2. June 2026 Inspection Report

The Members of the Board and district staff reviewed irrigation repairs and updates throughout the community.

The Board and District staff discussed soil treatment and reviewed the recent drought conditions.

The Members of the Board and district staff reviewed and discussed Sunscape's June 2026 inspection report.

The Board and district staff discussed potential staging areas for Dora landscaping's equipment on CDD property.

On a motion by Mr. Voisard, seconded by Ms. Higham, with all in favor, the Board approved Dora Landscaping staging area on CDD property, for Solterra Resort Community Development District.

Mr. Woodcock stated he will review the plans for the new Dora Landscape staging area.

The Members of the Board and district staff discussed pine straw refresh in the community and requested proposals from Dora Landscaping for this project.

On a motion by Ms. Higham, seconded by Mr. Meert, with all in favor, the Board approved not to exceed \$1,000.00 for irrigation repairs, for Solterra Resort Community Development District.

SEVENTH ORDER OF BUSINESS

F&B Operations Updates

1. Updates on New Bar Development
2. Review of Artemis Incentive Fee Invoice
3. Consideration of Kitchen Equipment Proposal

Mr. Rawlins Open the discussion for food and beverage with the Members of the Board and district staff.

Mr. Mendes reviewed current fund balance and incentive fee structure with the Members of the Board.

Mr. Mendes reviewed the Egis insurance inquiry regarding the new bar plans and noted restrictions with the Members of the Board.

The Members of the Board and district staff discussed the pizza oven proposal.

On a motion by Ms. Higham, seconded by Mr. Wienker, with all in favor, the Board approved kitchen equipment purchase with the correction for tax exemption, for Solterra Resort Community Development District.

The Members of the Board directed district staff to review the incentive plan before payout, directing Mr. Mendes to verify Artemis' numbers against Rizzetta's financial records.

The Members of the Board and staff reviewed new bar plans, and the Board requested renderings for the bar project.

The Members of the Board took recess at 11:53 AM and reconvened at 12:30 PM.

EIGHTH ORDER OF BUSINESS

General Manager Updates Report

1. Updates on Turf/Games Project
2. Updates on Duke Energy LED Light Conversion
3. Discussion of New Meeting Space
4. Discussion of Zoom Account (Townhall)
5. June 2026 Managers Report
6. Consideration of Insyte Monthly Service Proposal

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

Mr. Bullins Presented food and beverage earnings and Google review updates with the members of the Board and district staff.

Mr. Bullins reviewed upcoming plans for food and beverage marketing with the Board and district staff.

Mr. Mendes stated he would contact Duke Energy regarding lighting upgrades, including solar options.

The Members of the Board and district staff reviewed options for moving meeting space to Villatel.

The Board and district staff reviewed and considered the Villatel meeting space proposal.

On a motion by Ms. Higham, seconded by Ms. Wienker, with all in favor, the Board approved moving the Board meeting location to Villatel, for Solterra Resort Community Development District.

On a motion by Mr. Meert, seconded by Ms. Higham, with all in favor, the Board approved the creation of a CDD Zoom account, for Solterra Resort Community Development District.

The Members of the Board tabled the Insyte monthly service proposal.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Hancock provided current updates to the Board regarding the cell tower project.

B. District Manager

1. Discussion of Guard House Enhancements
2. Q2 Website Audit Review

Mr. Mendes discussed the potential guardhouse enhancements with the Members of the Board and district staff.

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

TENTH ORDER OF BUSINESS

**Consideration of the Meeting Minutes
of the Board of Supervisors Meeting
Held on June 5, 2026**

Mr. Mendes reviewed the meeting minutes of the Board of Supervisors meeting on June 5, 2026, with the Board and asked if there were any revisions. There were none.

On a motion by Mr. Voisard, seconded by Mr. Neelam, with all in favor, the Board approved the Meeting Minutes of the Board of Supervisors Meeting Held on June 5, 2026, in substantial form, for Solterra Resort Community Development District.

ELEVENTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for the
Month of April 2026**

The Members of the Board reviewed the Operation and Maintenance Expenditures for the Month of April 2026.

The Board inquired about Yellowstone charges and billing.

The Members of the Board discussed quiet hours in the community.

On a motion by Mr. Voisard, seconded by Mr. Neelam, with all in favor, the Board ratified the Operation and Maintenance Expenditures for the Month of April 2026 (\$207,043.15), for Solterra Resort Community Development District.

TWELFTH ORDER OF BUSINESS

Ratification of District Items

1. ACPLM - Excavation Agreement

2. Resort Pool Service – Pool Filter Replacement

The Members of the Board reviewed and ratified ACPLM's Excavation Agreement and Resort Pool Service's Pool Filter Replacement.

On a motion by Ms. Higham, seconded by Ms. Wienker, with all in favor, the Board ratified ACPLM's Excavation Agreement and Resort Pool Service's Pool Filter Replacement, for Solterra Resort Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of TPG Lighting
Christmas Lighting Renewal**

The Members of the Board reviewed TPG Lighting's Christmas lighting renewal.

Mr. Mendes reviewed the financials with the Members of the Board and district staff.

The Board requested district staff to investigate solutions of maintenance near front gate due to vehicle oil spills.

On a motion by Mr. Voisard, seconded by Ms. Higham, with all in favor, the Board approved TPG Lighting Christmas Lighting Renewal, for Solterra Resort Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of District Counsel RFQ

1. Straley Robin Vericker
2. Kilinski Van Wyk

Mr. Mendes reviewed with the Members of the Board and district staff, that he contacted the following legal firms Kutak Rock, Greenspoon, Latham Luna and Clark and Albaugh and all named firms declined to submit proposals for the RFQ.

Mr. Mendes opened the discussion and reviewed the results of the RFQ.

The Board and staff discussed the current RFQ and legal operations.

The members of the board inquired on travel expenses for legal counsel Commodore Ms. Hammock responded to the inquiry regarding the travel expenses.

Ms. Hancock commented on the ability to call in for future meetings.

Mr. Voisard requested the quoted Florida sunshine statues for references regarding call in/ physical presence at meetings.

Members of the Board and district staff discussed responsibilities for investment funds where management overlooked banking resolution requirements.

Mr. Mendes stated he will follow up on the investment fund inquiry.

Ms. Wienker commented on tabling the RFQ for additional proposals.

Ms. Hancock presented proposal as informal.

The board requested Mr. Mendes to prepare a billing breakdown of Killinski's proposal against current YTD billing.

Mr. Voisard requested legal invoices from fiscal year 2025 to 2026 be provided.

FIFTEENTH ORDER OF BUSINESS

Shade Session

The Board entered a shade session at 1:49 PM and reconvened the regular Board meeting at 2:48 PM.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests & Audience Comments

Ms. Wienker inquired about the cabana rentals and reviewed with the Board, the utility box design that will be presented at the next town hall meeting.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Voisard, seconded by Ms. Wienker, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:00 p.m. for Solterra Resort Community Development District

[SIGNATURES ON FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Tab 6

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 7, 2026, at 10:06 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-Amenities
Bobby Voisard	Board Supervisor, Assistant Secretary-Security
Sumanth Neelam	Board Supervisor, Assistant Secretary-Budgets
Karan Wienker	Board Supervisor, Assistant Secretary-Landscaping
	<i>(Via Phone)</i>

Also present were:

Brian Mendes	District Manager, Rizzetta & Company, Inc.
Joe Bullins	General Manager, Artemis Lifestyles
Greg Rawlins	F&B Manager, Artemis Lifestyles
Meredith Hammock	District Counsel, Kilinski Van Wyk
	<i>(Via Phone)</i>
Savannah Hancock	District Counsel, Kilinski Van Wyk
Greg Woodcock	District Engineer, Stantec
	<i>(Via Phone)</i>
Matt Goldrick	Account Manager, Steadfast Alliance

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Mendes called the meeting to order at 10:06 a.m. and conducted roll call, confirming quorum.

SECOND ORDER OF BUSINESS

Public Comment

Residents commented regarding landscape maintenance concerns near Oak Bluff Drive and Oakmoss Loop.

A community group, Summer of Sunsets presented themselves and requested opportunities to rent district facilities.

The Board and staff discussed potential rule changes and insurance considerations.

THIRD ORDER OF BUSINESS

District Engineer

1. Updates on Roofline Project

Mr. Woodcock reviewed roof line project updates with the Board and district staff members.

The members of the Board and district staff discussed plans for the roofline project.

The Board directed district staff to obtain architectural bids for both two-lane and three-lane construction options.

Aquatic maintenance updates were provided and overall pond maintenance was reported as satisfactory.

FOURTH ORDER OF BUSINESS

Aquatic Maintenance Updates

The members of the Board took recess at 10:52 a.m. and reconvened at 10:53 a.m.

Mr. Goldrick reviewed general updates on pond maintenance with the members of the Board.

The members of the Board and district staff discussed overall pond maintenance and stated overall operations are going well.

FIFTH ORDER OF BUSINESS

Pool Operations Updates

1. Updates on Pool RFP

Mr. Mendes reported to the Board that the pool contract had been finalized and the first invoice processed.

Mr. Mendes stated an additional review of fencing requirements and heater options remains pending.

The Board members reviewed updates on the pool RFP.

SIXTH ORDER OF BUSINESS

Landscape Maintenance Updates

1. Updates on Irrigation Repairs

2. June 2026 Inspection Report

The members of the Board and district staff reviewed the July 2026 inspection report, irrigation repairs, and community landscaping operations.

The Board and district staff discussed the pine straw refresh plans and recent irrigation repairs.

Ian updated the Board on the recent irrigation repairs, and the Board discussed these repairs.

SEVENTH ORDER OF BUSINESS

F&B Operations Updates

1. Updates on New Bar Development
2. Review of Artemis Incentive Fee Invoice
3. Consideration of Kitchen Equipment Proposal

The members of the Board and district staff reviewed food and beverage operations, incentive payouts, kitchen equipment replacement, and bar development plans.

Mr. Rawlins reviewed the F&B general operations report with the Board and district staff.

The members of the Board took recess at 11:23 a.m. and reconvened at 11:43 a.m.

Mr. Rawlins reviewed the list of new kitchen equipment with the members of the Board and district staff.

On a motion by Mr. Meert, seconded by Mr. Wienker, with a 4-0 vote, Mr. Neelam not present, the Board approved not to exceed \$31,886.42 for kitchen equipment replacement and upgrades, for Solterra Resort Community Development District.

The members of the Board and district staff reviewed and discussed bar plans with Direct Millwork.

The members of the Board and staff discussed potential names for the new bar.

The members of the Board and district staff reviewed the bar updates, 60 days are needed for permitting, Bond Counsel, EGIS and Mr. Woodcock to review and an additional 60 days after the permitting is complete the full build out.

On a motion by Mr. Meert, seconded by Mr. Wienker, with a 4-0 vote, the Board approved the estimate from Direct Millwork bar bid and architectural plan for, not to exceed, \$118,750.00 with 10% reserve allocation for unexpected expenses, for Solterra Resort Community Development District.

EIGHTH ORDER OF BUSINESS

General Manager Updates Report

1. Updates on Turf/Games Project
2. Updates on Duke Energy LED Light Conversion
3. Discussion of New Meeting Space
4. Discussion of Zoom Account (Townhall)
5. June 2026 Managers Report
6. Consideration of Insyte Monthly Service Proposal

Mr. Bullins reviewed operational updates, lawn projects, and amenity financials with the Board and district staff.

The members of the Board requested branding consultant proposals.

On a motion by Mr. Meert, seconded by Ms. Higham, with all in favor, the Board approved to rearrange the agenda, placing Public Hearings after General Manager updates, for Solterra Resort Community Development District.

NINTH ORDER OF BUSINESS

Board of Supervisors

4. Updates on Elixir Bar

This was discussed under the seventh order of business.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. Review of Kilinski | Van Wyk Legislative Newsletter 2026
2. Consideration of Villatel Agreement
3. Consideration of Kilinski | Van Wyk Restated Fee Agreement

Ms. Hancock reviewed the newsletter updates and recall bill with the members of the Board and district staff.

Ms. Hancock reviewed the Villatel agreement with the members of the Board and district staff.

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

On a motion by Mr. Meert, seconded by Ms. Higham, with a 4-0 vote, the Board approved the District Counsel restated agreement, option B, with not to exceed \$1,000.00 threshold on Board approval for legal expenditures, for Solterra Resort Community Development District.

B. District Manager

1. Review of Precision Sidewalk Project Completion Report
2. Review of Kilinski | Van Wyk Budget Comparison (Under Separate Cover)

Mr. Mendes reviewed District Counsels budget comparison in depth with the members of the Board and district staff.

The Board and staff discussed best options for legal agreement structure.

ELEVENTH ORDER OF BUSINESS

**Consideration of the Meeting Minutes
of the Board of Supervisors Meeting
Held on July 10, 2026,**

The Board tabled the consideration of the Meeting Minutes of the Board of Supervisors Meeting Held on July 10, 2026, until the next scheduled Board meeting.

TWELFTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for the
Months of May & June 2026**

The Board tabled the ratification of Operation and Maintenance Expenditures for the Months of May & June 2026, until the next scheduled Board meeting.

THIRTEENTH ORDER OF BUSINESS

Ratification of District Items

1. TPG – Holiday Lighting Agreement
2. Dora Landscaping – License Agreement for Installation of Improvements

The Board tabled the ratification of district items until the next scheduled Board meeting.

FOURTEENTH ORDER OF BUSINESS

**Review of Fiscal Year 2025 Financial
Audit**

The members of the Board and district staff reviewed the Fiscal Year 2025 Financial Audit.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-17,
Adopting FY 26-27 Annual Meeting
Schedule**

The members of the Board reviewed and approved Resolution 2026-17, Adopting FY 26-27 Annual Meeting Schedule.

On a motion by Ms. Higham, seconded by Mr. Meert, with a 4-0 vote, the Board Adopted Resolution 2026-17, Adopting FY 26-27 Annual Meeting Schedule for Solterra Resort Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2026/2027 Final Budget**

1. Consideration of Resolution 2026-18, Adopting FY 26-27 Final Budget

On a motion by Mr. Meert, seconded by Ms. Wienker, with a 4-0 vote, the Board Opened the public hearing, for Solterra Resort Community Development District.

No comments.

On a motion by Mr. Meert, seconded by Ms. Higham, with a 4-0 vote, the Board Closed the public hearing, for Solterra Resort Community Development District.

The members of the Board discussed the Fiscal Year 2026-2027 budget in detail and approved the budget as amended.

On a motion by Mr. Meert, seconded by Ms. Higham, with a 4-0 vote, the Board Adopted Resolution 2026-18, Adopting FY 26-27 Final Budget , for Solterra Resort Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2026/2027 Special Assessments**

**1. Consideration of Resolution 2026-19, Imposing Special
Assessments**

On a motion by Ms. Higham seconded by Ms. Wienker, with a 4-0 vote, the Board Opened the public hearing, for Solterra Resort Community Development District.

No comments.

On a motion by Mr. Meert, seconded by Ms. Higham, with a 4-0 vote, the Board Closed the public hearing, for Solterra Resort Community Development District.

Ms. Hancock reviewed Resolution 2026-19, Imposing Special Assessments with the members of the Board and district staff.

On a motion by Ms. Higham, seconded by Mr. Meert, with a 4-0 vote, the Board Adopted Resolution 2026-19, Imposing Special Assessments, for Solterra Resort Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Public Hearing on Revised Rules of
Procedure**

**1. Consideration of Resolution 2026-20, Rule Development and
Rulemaking for Revised Amenity Policies**

Ms. Hancock reviewed the revised rules of procedure with the members of the board and district staff.

The Board and staff discussed rules of procedure and needed additions.

On a motion by Ms. Wienker, seconded by Mr. Meert, with a 4-0 vote, the Board Opened the public hearing, for Solterra Resort Community Development District.

No comments.

On a motion by Ms. Higham, seconded by Mr. Meert, with a 4-0 vote, the Board Closed the public hearing, for Solterra Resort Community Development District.

On a motion by Ms. Higham, seconded by Ms. Wienker, with a 4-0 vote, the Board adopted Resolution 2026-20, Rule Development and Rulemaking for Revised Amenity Policies, for Solterra Resort Community Development District.

NINETEENTH ORDER OF BUSINESS

Shade Session

No shade session.

TWENTIETH ORDER OF BUSINESS

**Supervisor Requests &
Audience Comments**

No comments.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On a motion by Ms. Higham, seconded by Mr. Meert, with a 4-0 vote, the Board adjourned the Board of Supervisors' Meeting at 1:57 p.m. for Solterra Resort Community Development District

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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Tab 7

Solterra Resort Community Development District

DISTRICT OFFICE · ORLANDO, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures May 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$531,225.46**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ace Home & Supply Center	300376	119697/1	Maintenance Supplies 01/26	\$ 35.01
Ace Home & Supply Center	300376	120391/1	Maintenance Supplies 02/26	\$ 135.86
Ace Home & Supply Center	300376	120580/1	Supplies 02/26	\$ 95.17
Ace Home & Supply Center	300376	120857/1	Supplies 03/26	\$ 118.17
Ace Home & Supply Center	300376	120859/1	Supplies 03/26	\$ 17.98
Ace Home & Supply Center	300376	120880/1	Supplies 03/26	\$ 53.96
Ace Home & Supply Center	300376	J87849/1	Supplies 04/26	\$ 172.25
Aqua Chill of Orlando, LLC	300368	85059	Monthly rental of aquabeve	\$ 45.00
Artemis Lifestyle Services, Inc.	300407	ALS-SOLT-2026-03	Maintenance Labor 03/26	\$ 82,878.92
Artemis Lifestyle Services, Inc.	300407	ALS-SOLT-2026-04	Maintenance Labor 04/26	\$ 100,021.35
Artemis Lifestyle Services, Inc.	300407	ALS-SOLT-2026-TRUEUP-GM	GM Cost Share Staff 10/25-03/26	\$ 69,786.30
Bobby Voisard	300369	BV050126-754	Board of Supervisors 05/01/26	\$ 200.00
Brian Meert	300370	BM050126-754	Board of Supervisors 05/01/26	\$ 200.00
Buddy's Pressure Washing	300371	13190	pressure washing 3/26	\$ 349.00

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Calsentry, Inc.	300377	1744-26	Fan Fold 04/26	\$ 976.50
Central Florida Gas	20260511-3	200000346664-042126	Utility Services 03/26	\$ 301.72
Charter Communications	20260514-1	0024657042526	Internet & Phone 05/26	\$ 1,113.28
Cintas Corporation	20260505-1	4267713792	Supplies 04/26	\$ 170.99
Cintas Corporation	20260512-2	4268549777	Supplies 05/26	\$ 187.20
Cintas Corporation	20260519-1	4269227440	Supplies 05/26	\$ 222.43
Cintas Corporation	20260527-1	4269973371	Supplies 05/26	\$ 222.43
Deborah Higham	300372	DH050126-754	Board of Supervisors 05/01/26	\$ 200.00
Dora Landscaping LLC	300390	14193	Landscape Replacement 12/25	\$ 1,240.00
Dora Landscaping LLC	300378	14194	Tree Removal 12/25	\$ 1,862.50
Dora Landscaping LLC	300390	15017	Landscape Maintenance 05/26	\$ 19,946.50
Duke Energy	20260511-1	910082280489-041726	Lighting Charges 03/26	\$ 812.93
Duke Energy	20260504-1	910082280679-040926	Lighting Charges 03/26	\$ 30.80
Duke Energy	20260504-1	910082280835-040926	Lighting Charges 03/26	\$ 59.32

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	20260504-1	910082281034-040926	Electric Charges 03/26	\$ 30.80
Duke Energy	20260504-1	910082281232-040926	Lighting Charges 03/26	\$ 1,372.22
Duke Energy	20260504-1	910082281539-040926	Lighting Charges 03/26	\$ 30.80
Duke Energy	20260520-1	910082281688-042726	Lighting Charges 04/26	\$ 489.35
Duke Energy	20260504-1	910082282209-040926	Electric Charges 03/26	\$ 30.80
Duke Energy	20260504-1	910082282382-040926	Lighting Charges 03/26	\$ 30.80
Duke Energy	20260507-1	910082282564-041426	Lighting Charges 03/26	\$ 1,117.61
Duke Energy	20260504-1	910082331102-040926	Electric Charges 03/26	\$ 173.62
Duke Energy	20260528-1	910082331318-050426	Lighting Charges 04/26	\$ 1,060.82
Duke Energy	20260521-1	910082331491-042826	Electric Charges 04/26	\$ 30.80
Duke Energy	20260504-1	910082331714-040926	Electric Charges 03/26	\$ 19.43
Duke Energy	20260506-1	910082331904-041326	Lighting Charges 03/26	\$ 4,711.03
Duke Energy	20260522-1	910082332054-042926	Lighting Charges 04/26	\$ 9,627.56
Duke Energy	20260521-1	910088635266-042826	Lighting Charges 04/26	\$ 919.88

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	20260513-1	910088635414-042026	Lighting Charges 03/26	\$ 1,380.30
Duke Energy	20260522-1	910088635563-042926	Lighting Charges 04/26	\$ 36.32
Envera Systems	300391	107814	Maintenance & Repair 04/26	\$ 245.00
Envera Systems	300379	768269	Security Monitoring 06/01/26-06/30/26	\$ 1,481.45
Enviro Tree Service, LLC	300392	14598	Tree Pruning 05/26	\$ 29,495.00
Florida Department of Revenue	20260518-1	5880171561288-043026	Sales Tax 04/26	\$ 13,105.90
FTI/Florida Training & Investigations	300403	232041342	Security Services 04/09/26-05/08/26	\$ 36,525.00
Garden City Westbrook Holdco, LLC	300393	540655	Maintenance & Repair 04/26	\$ 2,378.48
Garden City Westbrook Holdco, LLC	300393	540666	Maintenance & Repair 04/26	\$ 645.00
Happy Faces & Fun Ballons LLC	300380	000071	Face Painting 04/26	\$ 240.00
Insyte Security, LLC	300394	1440	Monthly Fee 02/26	\$ 710.00
Insyte Security, LLC	300394	1662	Monthly Fee 03/26	\$ 710.00
Insyte Security, LLC	300405	2197	Gate Repair 05/26	\$ 28.12
Island Breeze Affiliates, Inc.	300381	IBA-APR26	DJ Performance 4/26	\$ 2,000.00

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
James C. Hall Company	300395	4374	Speed Bump Install 05/26	\$ 20,500.00
Janitorial Superstore	300382	49842	Cleaning Supplies 04/26	\$ 988.90
Janitorial Superstore	300396	50611	Clubhouse Supplies 05/26	\$ 842.60
Kalina Brochowicz Fondo	300397	36 MAR 2026	DJ Service 03/26	\$ 300.00
Karan Wienker	300373	KW050126-754	Board of Supervisors 05/01/26	\$ 200.00
Legacy Concrete	300383	1552	Concrete Slab 04/26	\$ 3,500.00
Construction and P & F Miami Service, LLC	300404	052026	Courtyard Enhancement - 60% 05/26	\$ 65,715.15
Polk County BOCC	20260511-2	7076128	Reclaimed Water 04/26	\$ 18,735.45
Polk County BOCC	20260511-2	7076180	Reclaimed Water 03/26	\$ 114.50
Polk County BOCC	20260511-2	7076484	Reclaimed Water 03/26	\$ 63.54
Polk County BOCC	20260511-2	7076485	Reclaimed Water 03/26	\$ 112.16
Polk County BOCC	20260511-2	7076486	Reclaimed Water 03/26	\$ 1,691.70
Polk County BOCC	20260511-2	7077503	Reclaimed Water 03/26	\$ 132.84
Polk County BOCC	20260511-2	7077686	Reclaimed Water 03/26	\$ 10.50

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Polk County BOCC	20260511-2	7077737	Reclaimed Water 03/26	\$ 38.02
Polk County BOCC	20260511-2	7077739	Reclaimed Water 03/26	\$ 126.42
Polk County BOCC	20260511-2	7077740	Reclaimed Water 03/26	\$ 159.57
Polk County BOCC	20260511-2	7077779	Reclaimed Water 03/26	\$ 93.27
Polk County BOCC	20260512-1	7094160	Reclaimed Water 03/26	\$ 881.20
Proptia	300398	9651	Monthly Security Service 05/26	\$ 850.00
Proptia	300398	9747	Activation of Credentials 05/26	\$ 300.00
Resort Pool Services	300399	31832	Pool Service 05/26	\$ 9,330.00
Rizzetta & Company, Inc.	300375	INV0000109215	Administrative Services 05/26	\$ 5,494.75
Steadfast Environmental, LLC (San Antonio, FL)	300384	SA-22875	Aquatic Maintenance 05/26	\$ 2,393.00
Studio K Inc	300386	500	Aqua Classes 04/26	\$ 250.00
Studio K Inc	300386	501	Aqua Class 05/26	\$ 500.00
Sumanth Neelam	300374	SN050126-754	Board of Supervisors 05/01/26	\$ 200.00
SunScape Landscape Management Services, Inc.	300400	14883	Landscape Maintenance 05/26	\$ 2,150.00

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
SunScape Landscape Management Services, Inc.	300400	14940	Landscape Replacement 05/26	\$ 2,507.08
The Observer Group, Inc.	300385	26-00816K	Legal Advertising 05/26	\$ 48.13
USA TODAY Media Corp	300406	0007693155	Advertising 04/26	\$ 421.58
Waste Connections of Florida	20260505-2	1598130W460	Compactor Charge 04/26	\$ 991.60
Xerox Business Solutions	300401	IN3959809	Contract CN27503-01 05/26	\$ 1,149.15
Xerox Financial Services	300402	42022904	Contract 211-0984566-001 05/26	\$ <u>352.69</u>
Report Total				<u>\$ 531,225.46</u>

Solterra Resort Community Development District

DISTRICT OFFICE · ORLANDO, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures June 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$300,293.58**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ace Home & Supply Center	300425	122825/1	Supplies 05/26	\$ 26.24
Ace Home & Supply Center	300432	123011/1	Supplies 05/26	\$ 143.54
Aqua Chill of Orlando, LLC	300447	21825	Monthly Water Service 06/26	\$ 45.00
Aqua Chill of Orlando, LLC	300409	85945	Monthly Water Service 05/26	\$ 45.00
Artemis Lifestyle Services, Inc.	300456	ALS-SOLT-2026-05	Maintenance Labor 05/26	\$ 100,062.37
Bobby Voisard	300413	RV031926	Board of Supervisors 03/19/26	\$ 200.00
Bobby Voisard	300442	BV041626	Board of Supervisors Meeting 04/16/26	\$ 200.00
Bobby Voisard	300442	BV051426	Board of Supervisors Meeting 05/14/2026	\$ 200.00
Bobby Voisard	300435	BV060526	Board of Supervisors Meeting 06/05/26	\$ 200.00
Bobby Voisard	300442	BV061826	Board of Supervisors Meeting 06/18/26	\$ 200.00
Brian Meert	300414	BM031926	Board of Supervisors 03/19/26	\$ 200.00
Brian Meert	300443	BM041626	Board of Supervisors Meeting 04/16/26	\$ 200.00

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brian Meert	300443	BM051426	Board of Supervisors Meeting 05/14/2026	\$ 200.00
Brian Meert	300436	BM060526	Board of Supervisors Meeting 06/05/26	\$ 200.00
Brian Meert	300443	BM061826	Board of Supervisors Meeting 06/18/26	\$ 200.00
Central Florida Gas	20260608-3	200000346664-052026	Utility Services 05/26	\$ 301.72
Cintas Corporation	20260602-1	4270653508	Supplies 05/26	\$ 222.43
Cintas Corporation	20260609-1	4271522507	Supplies 06/26	\$ 222.43
Cintas Corporation	20260623-1	4272286428	Supplies 06/26	\$ 222.43
Cintas Corporation	20260618-2	4273052227	Supplies 06/26	\$ 222.43
Cintas Corporation	20260630-1	4273761671	Supplies 06/26	\$ 222.43
Deborah Higham	300415	DH031926	Board of Supervisors 03/19/26	\$ 200.00
Deborah Higham	300444	DH041626	Board of Supervisors Meeting 04/16/26	\$ 200.00
Deborah Higham	300444	DH051426	Board of Supervisors Meeting 05/14/2026	\$ 200.00

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Deborah Higham	300437	DH060526	Board of Supervisors Meeting 06/05/26	\$ 200.00
Deborah Higham	300444	DH061826	Board of Supervisors Meeting 06/18/26	\$ 200.00
Dora Landscaping LLC	300419	15277	Landscape Maintenance 06/26	\$ 19,946.50
Duke Energy	20260610-1	910082280489-051826	000 Solterra Blvd 05/26	\$ 812.93
Duke Energy	20260601-1	910082280679-050826	7102 Oakmoss Loop 04/26	\$ 30.80
Duke Energy	20260601-1	910082280835-050826	4000 Oakmont Blvd 04/26	\$ 53.48
Duke Energy	20260601-1	910082281034-050826	6022 Broad Oak Dr 04/26	\$ 30.80
Duke Energy	20260601-1	910082281232-050826	0 Solterra Blvd 04/26	\$ 1,372.22
Duke Energy	20260601-1	910082281539-050826	5456 Misty Oak Cir PUMP 05/26	\$ 30.80
Duke Energy	20260618-1	910082281688-052626	00000 Oakmont Blvd 05/26	\$ 489.35
Duke Energy	20260601-1	910082282209-050826	7310 Oakmoss Loop 04/26	\$ 30.80
Duke Energy	20260601-2	910082282382-050826	7524 Oak Spring Lane 04/26	\$ 30.80

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20260605-1	910082282564-051326	000 Oakmont Blvd 04/26	\$ 1,117.61
Duke Energy	20260601-2	910082331102-050826	4000 Oakmont Blvd 04/26	\$ 143.03
Duke Energy	20260626-1	910082331318-060426	00 Solterra Blvd 05/26	\$ 1,056.92
Duke Energy	20260622-1	910082331491-052726	5290 Solterra Blvd 05/26	\$ 30.80
Duke Energy	20260601-2	910082331714-050826	7632 Oak Spring Ln 04/26	\$ 19.38
Duke Energy	20260603-1	910082331904-051126	0 Oakmont Blvd 04/26	\$ 4,711.03
Duke Energy	20260622-1	910082332054-052826	5200 Oakmont Blvd 05/26	\$ 9,289.78
Duke Energy	20260622-1	910088635266-052726	Lighting Charges 05/26	\$ 919.88
Duke Energy	20260610-1	910088635414-051826	000 Solterra Blvd 05/26	\$ 1,380.30
Duke Energy	20260622-1	910088635563-052826	7900 Oak Reflection Loop 05/26	\$ 36.32
Envera Systems	300426	769356	Security Monitoring 07/01/26-07/30/26	\$ 1,481.45
Florida Department of Revenue	20260622-2	5880171561288-053026	Sales & Use Tax 05/26	\$ 3,683.37

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
FTI/Florida Training & Investigations	300450	232041345	Security Services 05/09/26-06/07/26	\$ 37,725.00
Insyte Security, LLC	300410	1743	Clubhouse Network Upgrade 04/26	\$ 2,414.83
Insyte Security, LLC	300410	1976	Clubhouse Network Upgrade - Final 04/26	\$ 7,701.14
Insyte Security, LLC	300433	2079	Monthly Support Fee 05/26	\$ 710.00
Insyte Security, LLC	300420	2169	Annual Subscription 10/25-10/26	\$ 1,973.00
Insyte Security, LLC	300433	23572	Monthly Support Fee 06/26	\$ 710.00
Insyte Security, LLC	300427	23645	Service Call 06/26	\$ 226.95
Island Breeze Affiliates, Inc.	300421	IBA-MAY26	DJ Music Services 05/26	\$ 3,000.00
Janitorial Superstore	300428	51236	Janitorial Supplies 06/26	\$ 1,179.10
Janitorial Superstore	300434	51442	Janitorial Supplies 06/26	\$ 164.90
Janitorial Superstore	300451	52033	Janitorial Supplies 06/26	\$ 1,237.80
Kalina Brochowicz Fondo	300452	37 MAY 2026	DJ Services 05/26	\$ 600.00

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Karan Wienker	300416	KW031926	Board of Supervisors 03/19/26	\$ 200.00
Karan Wienker	300445	KW041626	Board of Supervisors Meeting 04/16/26	\$ 200.00
Karan Wienker	300445	KW051426	BOS Meeting 05/14/26	\$ 200.00
Karan Wienker	300438	KW060526	Board of Supervisors Meeting 06/05/26	\$ 200.00
Karan Wienker	300445	KW061826	BOS Meeting 06/18/2026	\$ 200.00
Kilinski Van Wyk, PLLC	300411	14986	Legal Services 04/26	\$ 11,240.15
Kilinski Van Wyk, PLLC	300453	15230	Legal Counsel 05/26	\$ 6,549.65
Maria Rojas	300431	000008	Face Painting 04/26	\$ 320.00
Maria Rojas	300431	000009	Face Painting 04/26	\$ 320.00
Maria Rojas	300431	000010	Face Painting 04/26	\$ 320.00
Maria Rojas	300431	000011	Airbrush Artist 06/26	\$ 340.00
Maria Rojas	300449	000012	Airbrush Artist 06/26	\$ 340.00

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Maria Rojas	300454	000013	Airbrush Artist 06/26	\$ 340.00
Polk County BOCC	20260608-2	7156098	Water Services 04/26	\$ 3,023.70
Polk County BOCC	20260608-1	7156149	Reclaimed Water 05/26	\$ 9,254.15
Polk County BOCC	20260608-1	7156201	Reclaimed Water 04/26	\$ 103.08
Polk County BOCC	20260608-1	7156505	Reclaimed Water 04/26	\$ 121.00
Polk County BOCC	20260608-1	7156506	Reclaimed Water 04/26	\$ 131.04
Polk County BOCC	20260608-1	7156507	Reclaimed Water 04/26	\$ 2,154.20
Polk County BOCC	20260608-1	7157523	Reclaimed Water 04/26	\$ 102.72
Polk County BOCC	20260608-1	7157705	Reclaimed Water 04/26	\$ 10.50
Polk County BOCC	20260608-1	7157746	Reclaimed Water 04/26	\$ 1,064.00
Polk County BOCC	20260608-1	7157756	Reclaimed Water 04/26	\$ 73.38
Polk County BOCC	20260608-1	7157758	Reclaimed Water 04/26	\$ 124.21

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Polk County BOCC	20260608-1	7157759	Reclaimed Water 04/26	\$ 205.98
Polk County BOCC	20260608-1	7157798	Reclaimed Water 04/26	\$ 99.90
Poly-Wood, LLC	300457	062326 Poly	Amenity Furniture 06/23	\$ 27,163.92
Proptia	300422	9943	Monthly Service 06/26	\$ 775.00
Resort Pool Services	300423	32249	Pool Repairs 06/26	\$ 375.00
Resort Pool Services	300423	32252	Pool Repair 06/26	\$ 225.00
Resort Pool Services	300423	32253	Pool Pump Repair 05/26	\$ 100.00
Rizzetta & Company, Inc.	300418	INV0000110003	Accounting Services 06/26	\$ 4,294.75
Spectrum	20260615-1	0024657052526	4000 Oak Tree Drive 06/26	\$ 1,113.28
Steadfast Environmental, LLC (San Antonio, FL)	300430	SA-24018	Aquatic Maintenance 06/26	\$ 2,393.00
Sumanth Neelam	300417	SN031926	Board of Supervisors 03/19/26	\$ 200.00
Sumanth Neelam	300446	SN041626	Board of Supervisors Meeting 04/16/26	\$ 200.00

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sumanth Neelam	300446	SN051426	BOS Meeting 05/14/26	\$ 200.00
Sumanth Neelam	300439	SN060526	Board of Supervisors Meeting 06/05/26	\$ 200.00
Sumanth Neelam	300446	SN061826	BOS Meeting 06/18/2026	\$ 200.00
SunScape Landscape Management Services, Inc.	300429	15000	Landscape Maintenance 06/26	\$ 2,150.00
The Sherwin-Williams Co.	300440	36661219380426	Painting 05/26	\$ 272.65
The Sherwin-Williams Company	300424	43949219380526	Paint & Supplies 05/26	\$ 101.68
The Sherwin-Williams Co.	300440	82855221980426	Painting 04/26	\$ 129.75
Valley National Bank	20260610-2	CC053126-754	Credit Card Expenses 05/26	\$ 9,238.95
Waste Connections of Florida	20260604-1	1602125W460	Compactor Charge 05/26	\$ 991.60
Xerox Business Solutions	300455	IN4002155	Contract CN27503-01 06/26	\$ 1,292.79
Xerox Financial Services	300441	42183053	Contract CN27503-01 06/26	\$ 368.53

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	300412	1168217	Quarterly Injections 02/26	\$ 798.00
Yellowstone Landscape	300412	1168221	Irrigation Repairs 04/26	<u>\$ 1,194.93</u>
Report Total				<u>\$ 300,293.58</u>

Solterra Resort Community Development District

DISTRICT OFFICE · ORLANDO, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures July 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2026 through July 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$342,789.94**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ACPLM, Inc.	300502	2026420	Asphalt Repair & Maintenance 07/26	\$ 6,744.00
Amenity Services LLC	300503	2736	Clubhouse Facility Maintenance 05/26	\$ 1,000.00
Amenity Services LLC	300503	2764	Clubhouse Facility Maintenance 05/26	\$ 1,000.00
Amenity Services LLC	300503	2791	Clubhouse Facility Maintenance 07/26	\$ 1,000.00
Aqua Chill of Orlando, LLC	300494	87683	Water Services 07/26	\$ 45.00
Artemis Lifestyle Services, Inc.	300481	ALS-SOLT-2026-06	Maintenance Labor 06/26	\$ 103,237.29
Bobby Voisard	300474	RV071026-754	Board of Supervisors Meeting 07/10/26	\$ 200.00
Bobby Voisard	300506	RV071626-754	Board of Supervisors Meeting 07/16/26	\$ 200.00
Brian Meert	300475	BM071026-754	Board of Supervisors Meeting 07/10/26	\$ 200.00
Brian Meert	300507	BM071626-754	Board of Supervisors Meeting 07/16/26	\$ 200.00
Central Florida Gas	20260707-2	200000346664-061926	Utility Services 06/26	\$ 301.72
Cintas Corporation	20260707-3	4274428339	Supplies 07/26	\$ 222.43

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cintas Corporation	20260714-2	4275243049	Supplies 07/26	\$ 222.43
Cintas Corporation	20260721-1	4275957598	Supplies 07/26	\$ 222.43
Cintas Corporation	20260728-1	4276709760	Supplies 06/26	\$ 222.43
Crew Entertainment Inc.	300511	5960	Special Events 07/26	\$ 600.00
Deborah Higham	300476	DH071026-754	Board of Supervisors Meeting 07/10/26	\$ 200.00
Deborah Higham	300508	DH071626-754	Board of Supervisors Meeting 07/16/26	\$ 200.00
Dora Landscaping LLC	300461	15720	Monthly Landscape Maintenance 07/26	\$ 19,946.50
Dora Landscaping LLC	300483	15830	Irrigation Repair 06/26	\$ 16,661.77
Duke Energy	20260709-1	910082280489-061626	000 Solterra Blvd 06/26	\$ 809.95
Duke Energy	20260701-1	910082280679-060826	Oakmont Grove Lighting Charges 05/26	\$ 30.80
Duke Energy	20260701-1	910082280835-060826	4000 Oakmont Blvd 05/26	\$ 52.01
Duke Energy	20260701-1	910082281034-060826	6022 Broad Oak Drive 05/26	\$ 30.80

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20260701-1	910082281232-060826	0 Solterra Blvd 05/26	\$ 1,367.18
Duke Energy	20260701-1	910082281539-060826	5456 Misty Oak Cir 05/26	\$ 30.80
Duke Energy	20260720-1	910082281688-062426	00000 Oakmont Blvd 06/26	\$ 485.56
Duke Energy	20260701-1	910082282209-060826	7310 Oakmoss Loop 05/26	\$ 30.80
Duke Energy	20260701-1	910082282382-060826	7524 Oak Spring Lane 05/26	\$ 30.80
Duke Energy	20260706-1	910082282564-061126	000 Oakmont Blvd 05/26	\$ 1,106.74
Duke Energy	20260701-1	910082331102-060826	4000 Oakmont Blvd 05/26	\$ 181.18
Duke Energy	20260727-1	910082331318-070226	00 Solterra Blvd 06/26	\$ 1,056.92
Duke Energy	20260720-1	910082331491-062526	5290 Solterra Blvd 06/26	\$ 30.80
Duke Energy	20260701-1	910082331714-060826	7632 Oak Spring Ln 05/26	\$ 19.46
Duke Energy	20260703-1	910082331904-061026	0 Oakmont Blvd 05/26	\$ 4,671.12
Duke Energy	20260722-1	910082332054-062926	5200 Oakmont Blvd 06/26	\$ 9,045.31

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20260720-1	910088635266-062626	000 Oakmont Blvd 06/26	\$ 912.71
Duke Energy	20260710-1	910088635414-061726	000 Solterra Blvd 06/26	\$ 1,369.03
Duke Energy	20260722-1	910088635563-062926	7900 Oak Reflection Loop 06/26	\$ 36.32
Envera Systems	300462	770551	Security Monitoring 08/01/26 to 08/31/26	\$ 1,481.45
Florida Department of Revenue	20260716-1	5880171561288-063026	Sales & Use Tax 06/26	\$ 5,000.66
FTI/Florida Training & Investigations	300484	232041348	Security Services 06/08/26 - 07/07/26	\$ 37,725.00
Insyte Security, LLC	300495	23772	Monthly Support Fee 07/26	\$ 710.00
Island Breeze Affiliates, Inc.	300463	IBA-JUNE26	DJ Music Services 06/26	\$ 2,500.00
Janitorial Superstore	300482	52693	Cleaning Supplies 07/26	\$ 454.52
Janitorial Superstore	300512	53167	Cleaning Supplies 07/26	\$ 1,566.86
Kalina Brochowicz Fondo	300459	38 JUNE 2026	DJ Services 06/26	\$ 600.00
Karan Wienker	300477	KW071026-754	BOS Meeting 07/10/26	\$ 200.00

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Karan Wienker	300509	KW071626-754	Board of Supervisors Meeting 07/16/26	\$ 200.00
Kilinski Van Wyk, PLLC	300496	15457	Legal Services 06/26	\$ 5,148.93
Legacy Concrete Construction and	300478	1640-2	Remove and Replace Concrete 07/26	\$ 2,860.00
Maria Rojas	300464	000014	Face Painting 07/26	\$ 680.00
Maria Rojas	300470	000015	Airbrush Artist 07/26	\$ 340.00
Maria Rojas	300488	000016	Airbrush Artist 07/26	\$ 340.00
Polk County BOCC	20260708-2	7231900	Water Services 05/26	\$ 3,208.70
Polk County BOCC	20260708-1	7231950	Reclaimed Water 06/26	\$ 9,534.77
Polk County BOCC	20260708-1	7232003	Reclaimed Water 06/26	\$ 91.67
Polk County BOCC	20260708-1	7232302	Reclaimed Water 06/26	\$ 206.34
Polk County BOCC	20260708-1	7232303	Reclaimed Water 06/26	\$ 121.00
Polk County BOCC	20260708-1	7232304	Reclaimed Water 06/26	\$ 2,117.20

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Polk County BOCC	20260708-1	7233322	Reclaimed Water 06/26	\$ 72.60
Polk County BOCC	20260708-1	7233502	Reclaimed Water 06/26	\$ 10.50
Polk County BOCC	20260708-1	7233545	Reclaimed Water 06/26	\$ 1,073.25
Polk County BOCC	20260708-1	7233555	Reclaimed Water 06/26	\$ 77.80
Polk County BOCC	20260708-1	7233556	Reclaimed Water 06/26	\$ 108.74
Polk County BOCC	20260708-1	7233557	Reclaimed Water 06/26	\$ 272.28
Polk County BOCC	20260708-1	7233596	Reclaimed Water 06/26	\$ 97.69
Precision Sidewalk Safety Corp.	300499	b-3013	Maintenance and Repair 06/26	\$ 37,799.00
Proptia	300465	10251	Monthly Maintenance 07/26	\$ 775.00
Resort Pool Services	300500	32235	Pool Service Contract 06/26	\$ 9,380.00
Resort Pool Services	300466	AV32618	Monthly Pool Service Contract 06/26	\$ 9,330.00
Resort Pool Services	300471	AV32715	Lazy River Repair 07/26	\$ 4,100.00

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Resort Pool Services	300471	AV32719	Spa Repairs 07/26	\$ 500.00
Rizzetta & Company, Inc.	300458	INV0000110677	Accounting Services 07/26	\$ 4,894.75
Rizzetta & Company, Inc.	300501	INV0000111265	Mass Mailing - Budget Notice 07/26	\$ 2,138.61
Spectrum	20260714-1	0024657062526	Internet and Cable 07/26	\$ 1,113.28
Spies Pool, LLC	300467	328553	Pool Repairs 06/26	\$ 1,196.00
Spies Pool, LLC	300467	328658	Pool Repairs 06/26	\$ 973.75
Spies Pool, LLC	300467	328689	Pool Repairs 06/26	\$ 274.00
Spies Pool, LLC	300485	329862	Pool Repairs 07/26	\$ 274.00
Stantec Consulting Services, Inc.	300468	2557658	Engineering Services 04/26	\$ 949.58
Stantec Consulting Services, Inc.	300468	2570201	Engineering Services 05/26	\$ 4,099.72
Stantec Consulting Services, Inc.	300468	2583481	Engineering Services 06/26	\$ 1,153.75
Stantec Consulting Services, Inc.	300486	2589268	Engineering Services 06/26	\$ 908.50

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steadfast Environmental, LLC (San Antonio, FL)	300497	SA-25301	Aquatic Maintenance 07/26	\$ 2,393.00
Sumanth Neelam	300479	SN071026-754	Board of Supervisors Meeting 07/10/26	\$ 200.00
Sumanth Neelam	300510	SN071626-754	Board of Supervisors Meeting 07/16/26	\$ 200.00
SunScape Landscape Management Services, Inc.	300472	15105	Landscape Maintenance 07/26	\$ 2,150.00
The Observer Group, Inc.	300469	26-01346K	Legal Advertising 07/26	\$ 45.94
The Observer Group, Inc.	300505	26-01383K	Legal Advertising 07/26	\$ 227.50
The Observer Group, Inc.	300505	26-01415K.	Legal Advertising 07/26	\$ 247.19
The Observer Group, Inc.	300498	26-01431K	Legal Advertising 07/26	\$ 472.50
Truly Nolan Branch 711	300504	711222410	Pest Control 04/26	\$ 87.00
Truly Nolan Branch 711	300504	711222411	Pest Control 04/26	\$ 110.00
Truly Nolan Branch 711	300504	711222640	Pest Control 04/26	\$ 79.00
Truly Nolan Branch 711	300504	711224628	Pest Control 05/26	\$ 87.00

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Truly Nolan Branch 711	300504	711224629	Pest Control 05/26	\$ 110.00
Truly Nolan Branch 711	300504	711224853	Pest Control 05/26	\$ 75.00
Truly Nolan Branch 711	300460	711226856	Pest Control Monthly 06/26	\$ 87.00
Truly Nolan Branch 711	300460	711226857	Monthly Rodent/Pest Control 06/26	\$ 110.00
Truly Nolan Branch 711	300460	711227063	Monthly Pest Control 06/26	\$ 75.00
Truly Nolan Branch 711	300504	711228987	Pest Control 07/26	\$ 87.00
Truly Nolan Branch 711	300504	711228988	Pest Control 07/26	\$ 110.00
Truly Nolan Branch 711	300504	711229192	Pest Control 07/26	\$ 75.00
Waste Connections of Florida	20260707-1	1606102W460	Compactor Charge 06/26	\$ 2,321.46
Xerox Business Solutions	300487	IN4040479	Printer Lease XVLC7130	\$ 2,487.63
Xerox Financial Services	300489	42351326	Contract 211-0984566-001 07/26	\$ <u>368.53</u>
Report Total				<u>\$ 342,789.94</u>

Tab 8

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

THIS NON-EXCLUSIVE, REVOCABLE LICENSE AND INDEMNIFICATION AGREEMENT
("License Agreement") is made and entered into this ____ day of August 2026, by and between:

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Polk County, Florida, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**District**"), and

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

RECITALS

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

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

WHEREAS, Licensee approached the District and desires to make use of the recreational open space described above ("**License Area**") for hosting a holiday event for District residents, their guests, and members of the community from April 18, 2027, through May 2, 2027, ("**Event**"); and

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

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

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

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

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

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

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

- A. Licensee’s access is limited to the License Area as set forth in Exhibit A. No other use of or access to the District’s property is permitted. The District does not and cannot confer rights or interests in property outside of the License Area and makes no representations regarding the same. Licensee is solely responsible for obtaining consents and/or permits and meeting all regulatory requirements to utilize non-District property.
- B. Licensee’s access is limited to the Event taking place beginning on April 18, 2027, and ending on May 2, 2027, which includes set-up and take-down.
- C. The Parties acknowledge that weather conditions may affect the use of the License Area at any given time. The District shall have the right, but not the obligation, to temporarily close the License Area on any given day due to inclement weather, including, but not limited to, rain, lightning, hail, and strong winds. Licensee shall abide by the decision of the District as to the closure of the License Area. Licensee shall be responsible for the safety of its employees, guests, invitees, agents, or participants during such times.
- D. Licensee’s use of the License Area shall be contemporaneous with the use of the License Area by Patrons of the District (as that term is defined in the District’s adopted Amenity Facilities Policies and Rates), and Licensee’s use shall not interfere with the operation of the License Area as a public improvement.
- E. Proper non-permanent signage regarding parking and other information may be used during the term of this License only. Said property shall be restored to the same or better condition after completion of the Event.
- F. Licensee shall be solely responsible for all preparations necessary for the Event to be held on the License Area. The District and the Licensee agree that all food, beverages, entertainment, security, parking, traffic control, crowd control, capacity determinations and personnel necessary for the Event shall be the sole

responsibility of Licensee. Licensee understands and agrees that serving or selling of alcoholic beverages during the Event is strictly prohibited.

- G. Licensee's use of the License Area shall be subject to the policies and regulations of the District, including but not limited to the Amenity Facilities Policies and Rates, and Licensee acknowledges receipt of all such policies and rules. All promotional materials shall make clear that it is not a District sponsored or affiliated event.
- H. Licensee agrees to make every reasonable effort to ensure that District property, including the License Area, is not damaged or injured and agrees to assume full responsibility for the use of the License Area by its vendors, Licensees, employees, agents, representatives, invitees or attendees during the preparations for, the conducting of, and the cleaning after the Event.
- i. **Repair.** Licensee agrees to maintain, restore, and repair, or cause to be maintained, restored or repaired, any District property which is damaged, destroyed, or otherwise impaired by Licensee's employees, vendors, Licensees, agents, representatives, invitees or attendees, incurred during, or as a result of, the preparations for, the conduct of, or the cleaning after the Event.
 - ii. **Cleaning.** Licensee shall be responsible for the costs to clean up the License Area and adjacent District property, including but not limited to proper disposal of trash/debris. Licensee agrees to return the License Area to its pre-Event condition immediately following the Event, but in no event later than 12:00 p.m. on the immediately succeeding day. Any unattended property or personal belongings may be removed by District staff, with no liability for removing the same, if the same is not removed within twenty-four (24) hours following the Event.
 - iii. **District Evaluation.** The District Manager, or his or her designee, may evaluate the License Area after the Event and shall notify Licensee of any cleaning, repair or other restoration deemed necessary as a result of, or arising out of, the event or due to failure by Licensee to comply with the provisions of this Agreement. If Licensee fails, after the notification, to timely perform such cleaning, repair or other restoration to the satisfaction of the District, the District Manager, or his or her designee, may perform, or cause to be performed, such cleaning, repair or other restoration to be made at Licensee's cost, and such cost incurred by the District shall be reimbursed by Licensee upon demand by the District Manager. Such reimbursement shall be made as soon as possible, but in no event later than fourteen (14) days after the District Manager submits the reimbursement for costs.

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

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

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

6. **INDEMNIFICATION.**

A. Licensee agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of or related to the Event, including but not limited to intentional act or negligence of Licensee, its employees, vendors, Licensees, guests, participants or agents, and/or as a result of Licensee’s breach of any of its obligations under this Agreement. Provided, however, this indemnity excludes any claims or cause of action arising from or related to the District’s gross negligence or willful misconduct. Licensee further agrees that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in this License Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

B. Obligations under this License Agreement shall include, but are not limited to, all costs including the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs,

arbitration and/or mediation costs, litigation and other related expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interests accrued against the District.

- C. In the event that the District is required to enforce this License Agreement by court proceedings or otherwise, then the District shall be entitled to recover from Licensee all costs incurred, including reasonable attorneys' fees.

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

8. **PUBLIC RECORDS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Licensee acknowledges that the designated public records custodian for the District is **Brian Mendes**, of Rizzetta & Company, Inc. ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, BMENDES@RIZZETTA.COM, 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

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

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

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

12. ENTIRE AGREEMENT. This is the entire License Agreement of the Parties, and it may not be amended except in writing signed by both Parties. This License Agreement supersedes any prior License Agreement between the District and Licensee regarding the use of the License Area for the Event taking place from April 18, 2027, through May 2, 2027.

EXHIBIT A

License Area

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



2026-08-11 - License Agreement - partailly executed

Final Audit Report

2026-08-16

Created:	2026-08-12
By:	Giovanni Massimino (gmassimino@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAB8NpZWMiRMIXi4hgRMu9EanOkG6IRnac

"2026-08-11 - License Agreement - partailly executed" History

-  Document created by Giovanni Massimino (gmassimino@rizzetta.com)
2026-08-12 - 7:23:41 PM GMT
-  Document emailed to Brian Meert (bmeert@solterraresortcdd.com) for signature
2026-08-12 - 7:23:51 PM GMT
-  Email viewed by Brian Meert (bmeert@solterraresortcdd.com)
2026-08-16 - 8:05:01 PM GMT
-  Document e-signed by Brian Meert (bmeert@solterraresortcdd.com)
Signature Date: 2026-08-16 - 8:05:58 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-08-16 - 8:05:58 PM GMT

HOLIDAY LIGHTING AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into to be effective as of the ____ day of July 2026 (**“Effective Date”**), by and between:

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Polk County, Florida, and whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (**“District”**); and

TPG LIGHTING, LLC, a Florida limited liability company, whose mailing address is P.O. Box 471126, Lake Monroe, Florida 32747 (**“Contractor”**).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure within the boundaries of the District; and

WHEREAS, the District has a need to retain an independent contractor to provide for the installation of seasonal landscape lighting and other decorative enhancements (**“Decorations”**); and

WHEREAS, Contractor represents that it is qualified to perform such services and has agreed to provide to the District those services identified in this Agreement and in **Exhibit A** attached hereto and incorporated herein by this reference (**“Services”**); and

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

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

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. SCOPE OF SERVICES; TERM.

- A.** Contractor will provide the Services, which scope includes the provision of materials and labor, installation services and removal services. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required,

and such staff shall be responsible for coordinating, expediting, and controlling all aspects to ensure completion of the Services.

- B. Contractor shall perform the Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of Services satisfactorily completed.
- C. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities within twenty-four (24) hours.
- D. Installation of the Decorations shall be coordinated with Joe Bullins, the General Manager, or his designee and completed no later than November 25, 2026, or such other date as may be agreed upon by the parties. The removal of the Decorations shall commence no sooner than January 2, 2027, and be completed no later than January 31, 2027. This schedule may only be altered in writing by the District in its sole discretion.
- E. This Agreement shall be effective upon execution of this Agreement and shall remain in effect until the work is completed, unless it is terminated earlier in accordance with the terms herein.

3. COMPENSATION. The District agrees to pay the Contractor the unit price amounts set forth in **Exhibit A**, for a total not to exceed amount of **Six Thousand, Six Hundred Nine Dollars and Sixty Cents (\$6,609.60)**, with 50% of the total payment amount being due on the Effective Date of this Agreement and 50% due upon completion of the Services.

4. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

5. INSURANCE.

- A. The Contractor shall, at its own expense, maintain throughout the term of this Agreement the following insurance:
 - (1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District, its staff, and supervisors shall be included as additional insureds for all coverages except Workers' Compensation Insurance. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that (i) such insurance shall be considered primary and non-contributory with respect to the additional insureds, and (ii) any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION. Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

7. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

8. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties.

9. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the parties, the parties have complied with all the requirements of law, and the parties have full power and authority to comply with the terms and provisions of this instrument.

10. TERMINATION. The District shall have the right to cancel this Agreement at any time, with or without cause, upon written notice. Contractor shall have the right to cancel this Agreement upon thirty (30) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Upon any termination, the Contractor's sole remedy shall be the recovery of the proportion of its fee hereunder for Services actually rendered, less any offsets that the District may have.

11. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notice") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the parties, and at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth in this Agreement.

13. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

14. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of

Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Polk County, Florida.

15. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is **Brian Mendes** of **Rizzetta & Company, Inc.** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, BMENDES@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

16. E-VERIFY. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

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

18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

19. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

20. SCRUTINIZED COMPANIES STATEMENT. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

21. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with section 787.06(14), *Florida Statutes*.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement to be effective on the day and year first written above.

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

Chair, Board of Supervisors

TPG LIGHTING, LLC, a Florida limited liability
company

By: _____

Print: _____

Its: _____

Exhibit A: Services

EXHIBIT A



ESTIMATE	#2294
ESTIMATE DATE	Jun 8, 2026
TOTAL	\$6,609.60

Solterra
5200 Solterra Blvd
Davenport, FL 33837

CONTACT US
P.O. Box 471126
Lake Monroe, FL 32747

(407) 436-4993
rizzettacddinvoices@avidbill.com

(407) 413-0442
tpglighting@gmail.com

ESTIMATE

Copy of Segment #1

See your financing options
Prequalify to find out how much you can borrow within minutes and pay as low as \$212.96/mo*. Your credit score will not be affected.

Services	qty	amount
Lighting - 1003 48" Oregon Wreath Clubhouse: Placing one 48" pre-lit warm white commercial grade wreath on either side of the entrance breezeway facing the roundabout.	2.0	\$1,054.50
Lighting - 4004 18" Red Bow Clubhouse: One 18" red 3D commercial grade bow on each of the wreaths.	2.0	\$166.50
Lighting - 3001 Mini Lights (Per Strand) Clubhouse: Adding additional permanent-grade mini lights to the trunks of the 2 palms to reach the fronds.	4.0	\$260.00
Lighting - 3002 Palm Fronds Wrap (Per Frond) Clubhouse: Lining the lowest 10 fronds of these two Sylvester palms in temporary green mini lights.	20.0	\$800.00
Lighting - 1007 Oregon Pre-Lit Garland (9 ft. Section) Pine Tree and Solterra Main Entrance: Outlining both entrance signs around the verbiage in warm white pre-lit commercial grade garland.	6.0	\$1,132.20
Lighting - 1001 36" Oregon Wreath Pine Tree and Solterra Main Entrance: Attaching one 36" warm white pre-lit commercial grade wreath to the rod iron fencing on either side of the entrance sign verbiage. (4 total. 2 per side of the entrance.)	4.0	\$1,110.00
Lighting - 4001 12" Red Bow Pine Tree and Solterra Main Entrance: Placing one 12" red 3D commercial grade bow on each upper corner of the garland and one on each wreath (8 total bows).	8.0	\$515.04

[Exhibit A continues on next page]

Lighting - 3001 Mini Lights (Per Strand)	6.0	\$390.00
Pine Tree and Solterra Main Entrance:		
Adding additional permanent-grade mini lights to the trunks of the 3 palms to reach the fronds.		
Note: we will be required to use the outlet inside of the gate motor box on the palm tree between the entry and exit gates. It would be preferable to have an outlet installed outside of this motor box which would cost \$460 if we were to put one there.		
Lighting - 3002 Palm Fronds Wrap (Per Frond)	30.0	\$1,200.00
Pine Tree and Solterra Main Entrance:		
Lining the lowest 10 fronds of these 3 Sylvester palms in green mini lights.		
Note: we will be required to use the outlet inside of the gate motor box on the palm tree between the entry and exit gates. It would be preferable to have an outlet installed outside of this motor box which would cost \$460 if we were to put one there.		
Lighting - 2001 C9 Lights (Roof Line) Per Linear Foot	1.0	\$950.00
Pine Tree and Solterra Main Entrance:		
Outlining the upper roof-line of the guard shack in warm white C9 bulbs.		
Lighting - 1001 36" Oregon Wreath	2.0	\$555.00
Pine Tree and Solterra Main Entrance:		
Placing one 36" warm white pre-lit commercial grade wreath on the outside columns near the retaining walls on the outsides of the entrance (2 total).		
Lighting - 4001 12" Red Bow	2.0	\$128.76
Pine Tree and Solterra Main Entrance:		
One 12" red 3D commercial grade bow for each of the wreaths on the two columns on the outsides of the gate (2 total).		
Lighting - Holiday Lighting Disclaimers	1.0	\$0.00
By Approving this Quote, the Client Agrees to the Following Holiday Lighting Disclaimers:		
- A non-refundable 50% deposit and the completion and return of the information packet questionnaire after approval is required before product is ordered and the project can be placed on the schedule. - There is a 10% discount for customers who sign up for a 3-year service agreement. - This is a leasing agreement in which the contractor owns all decorations which are leased to the client during the holiday season (Unless otherwise explicitly agreed). - TPG Lighting is responsible for providing the decorations, labor, installation, maintenance, removal, and storage of the decorations at the end of the season (Unless otherwise specified). - All landscaping such as trees and bushes that we are decorating must be trimmed to the standards identified on the questionnaire prior to the agreed-upon installation date above. If the landscaping is not trimmed when we arrive after the earliest date on page 1 of the questionnaire, there will be a \$250 fee to come back after the landscape trimming has been completed. - For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive to install decorations and to keep them operational during the season. - We will affix permanent studs for hanging decorations when necessary. - It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place within 24-48 hours. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com. - The Maintenance phone and email will be monitored from 7 AM to 8 PM daily. If any requests are received after 8 PM, we will respond the next business day. - Any damage or theft of our decorations that is not part of normal wear and tear or from acts of God will be billed to the client with a \$250 trip charge plus material cost. Feel free to seek reimbursement from the party responsible for the damage or theft. - Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year's Eve (After 12:00 Noon), and New Year's Day. - Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival.		

[Exhibit A continues on next page]

- Irrigation schedules around our decorations must be changed and set to run between the hours of 8 AM and 3 PM. Our lights are water-resistant but when they are on, active watering can cause GFIs or breakers to trip.

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

- Lighting installations, maintenance, and take-down will be scheduled in accordance with the property questionnaire that is required to be filled out by the client before the job is scheduled. We will diligently strive to meet the requirements based on the answers of the questionnaire.

Services subtotal: \$8,262.00

Subtotal	\$8,262.00
----------	------------

Customer Retention Discount	- \$1,652.40
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Total	\$6,609.60
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Thank you for the opportunity to do business with you!

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

[End of Exhibit A]

After recording, please return to:

District Manager
Solterra Resort Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Parcel ID: A portion of 27-26-10-701302-003350

LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS

THIS LICENSE AGREEMENT FOR IMPROVEMENTS INSTALLATION (“**Agreement**”) is entered into as of this 30 day of July 2026, by and among **DORA LANDSCAPING, LLC** (“**Dora**”), a Florida limited liability company, with a mailing address of 4401 Hogshead Road, Apopka, Florida 32703, and the **SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT** (“**District**”), a local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

RECITALS

WHEREAS, the District is the owner of Tract LO2, as per the plat of *Oakmont Phase 1* recorded in Plat Book 148, Pages 16-30, inclusive, of the Official Records of Polk County, Florida (“**Property**”); and

WHEREAS, Dora desires to install and maintain one (1) 80-foot by 65-foot staging area (“**Staging Area**”) and sidewalk (“**Sidewalk**” together with the Staging Area, “**Improvements**”) on the Property, as shown on **Composite Exhibit A** attached hereto and incorporated herein for the storage of landscaping equipment used throughout the District (“**License Area**”); and

WHEREAS, the District has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. RECITALS. The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. LICENSE FOR IMPROVEMENTS INSTALLATION AND MAINTENANCE; LIMITATION. Subject to the terms of this Agreement, the District hereby grants Dora the right, privilege, and permission to install, operate and maintain removable Improvements on the License Area.

3. DORA RESPONSIBILITIES. Dora has the following responsibilities:

a. Dora shall be fully responsible for the installation, operation and maintenance of the Improvements.

b. Prior to installation of the Improvements, Dora shall be responsible for coordinating an on-site meeting with a designee of the District to confirm the site plan for installation of the Improvements and such designee of the District is authorized to identify and designate any areas of District property that may not be interfered with or altered by installation of the Improvements.

c. Dora shall be responsible for ensuring that the installation, operation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, applicable environmental regulations, etc.).

d. District, by entering into this Agreement, does not represent that District has authority to provide all necessary approvals for the installation of the Improvements. Instead, Dora shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of Polk County, Florida, and any and all other necessary permits and approvals).

e. Dora shall ensure that the installation, operation and maintenance of the Improvements does not damage any property of District or any third party's property, and, in the event of any such damage, Dora shall immediately repair the damage or compensate the District for such repairs, at the District's option.

f. Dora shall be responsible for the removal of all construction materials following completion of installation of the Improvements.

g. Dora's exercise of rights hereunder shall not interfere with District's rights for the Property, or with any other applicable permits or rights. The Improvements shall be installed in such a manner as to not interfere with or damage any District owned assets, including but not limited to District any utilities within the public utility easement, if any. It shall be Dora's responsibility to locate and identify any impacted stormwater improvements and/or utilities. Further, Dora shall pay a licensed and insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements.

h. Upon completion of the installation, the Staging Area shall be owned by Dora. Dora shall be responsible for the operation, maintenance and repair of any such Staging Area, and agrees to maintain the Improvements in good and working condition.

i. Upon completion of the installation, the Sidewalk shall be owned by the District. The District shall be responsible for the operation, maintenance and repair of any such Sidewalk, and agrees to maintain the Improvements in good and working condition.

j. Additionally, Dora shall keep the License Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Dora's exercise of rights under this Agreement, and Dora shall immediately discharge any such claim or lien.

4. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS. The permission granted herein is given to Dora as an accommodation and is revocable at any time. Dora acknowledges the legal interest of the District in the Property described above and agrees never to deny such interest or to interfere in any way with District's use. Dora shall exercise the privilege granted herein at Dora's own risk and agrees that Dora shall never claim and hereby waives any such claim of damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or

negligence of the District. Dora shall be obligated to remove, repair or replace abandoned or damaged Improvements. Should Dora fail to remove, repair or replace abandoned or damaged Improvements, Dora acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the License Area at Dora's expense, and that the District is not obligated to re-install the Improvements to its original location and is not responsible for any damage to the Improvements, or its supporting structure as a result of the removal. Failure to abide by any of the foregoing conditions may constitute grounds for termination of this Agreement, in the District's sole discretion, and the District may terminate this Agreement upon a written notice to Dora and recording such termination notice in the Official Records of Polk County, Florida. In the event Dora removes the Improvements in their entirety, Dora may terminate this Agreement upon written notice to the District and record such termination in the Official Records of Polk County, Florida. In the event of termination, Dora shall remove the Staging Area and shall restore that area to its original condition to the satisfaction of the District.

5. INSURANCE. Dora and/or any contractors performing work for Dora on the License Area shall at all times during the term of this Agreement maintain general public liability insurance to afford protection against any and all claims for personal injury, death, or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance maintained by any contractors performing work for Dora on the License Area shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Dora and the District as insured, as their interests may appear, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by District. Upon the District's request, Dora shall furnish the District with written evidence that such insurance coverage is in full force and effect.

6. INDEMNIFICATION. Dora agrees to indemnify, defend and hold harmless the District, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the District, against any and all liability and/or damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

7. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. ATTORNEYS' FEES AND COSTS. The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorneys' fees and costs.

9. DESIGNATION. The District hereby designates the District Manager to act as the District's representative, who shall be given authority to execute this Agreement.

10. COUNTERPARTS. This Agreement may be executed in any number of counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute but one and the same instrument constituting this Agreement.

11. GOVERNING LAW AND VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising out of or relating to this Agreement shall lie exclusively in the state courts of competent jurisdiction in and for Polk County, Florida.

12. NOTICES. Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) three (3) days after depositing with the United States Postal Service, postage prepaid, (ii) one (1) day after depositing with a nationally recognized overnight courier service, or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either party may from time to time designate by written notice in accordance with this Paragraph.

13. PUBLIC RECORDS. Dora acknowledges that this Agreement and any and all documents pertaining thereto may be public records and subject to the provisions of Chapter 119, *Florida Statutes*.

IF DORA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO DORA'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, BMENDES@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

WITNESSES:

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

Print Name

Witness's Address

Print Name

Witness's Address

STATE OF FLORIDA)
COUNTY OF _____)

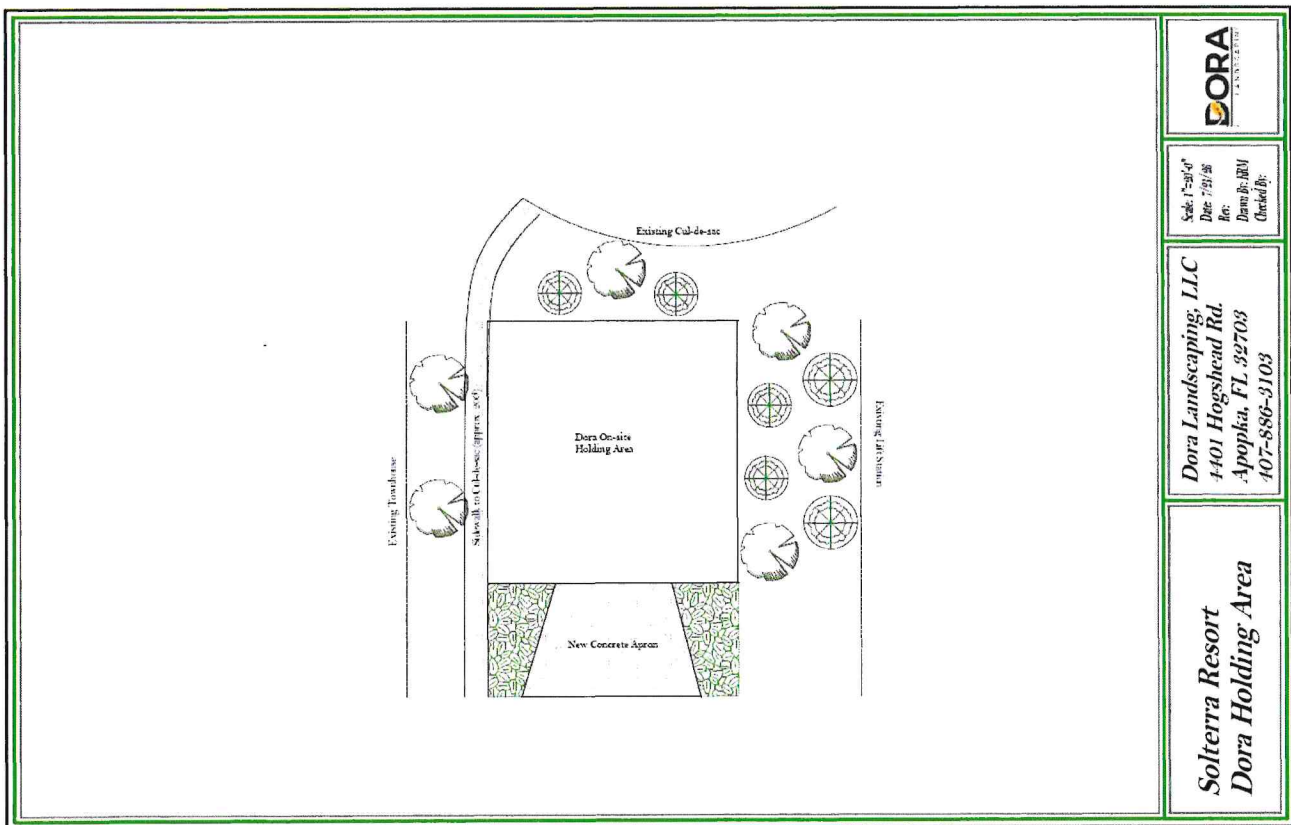
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by Brian Meert, as Chairperson of the Board of Supervisors for Solterra Resort Community Development District.

(Official Notary Signature & Seal)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[LICENSE AGREEMENT SIGNATURE PAGE 2 OF 2]

Composite Exhibit A: License Area

Composite Exhibit A
License Area

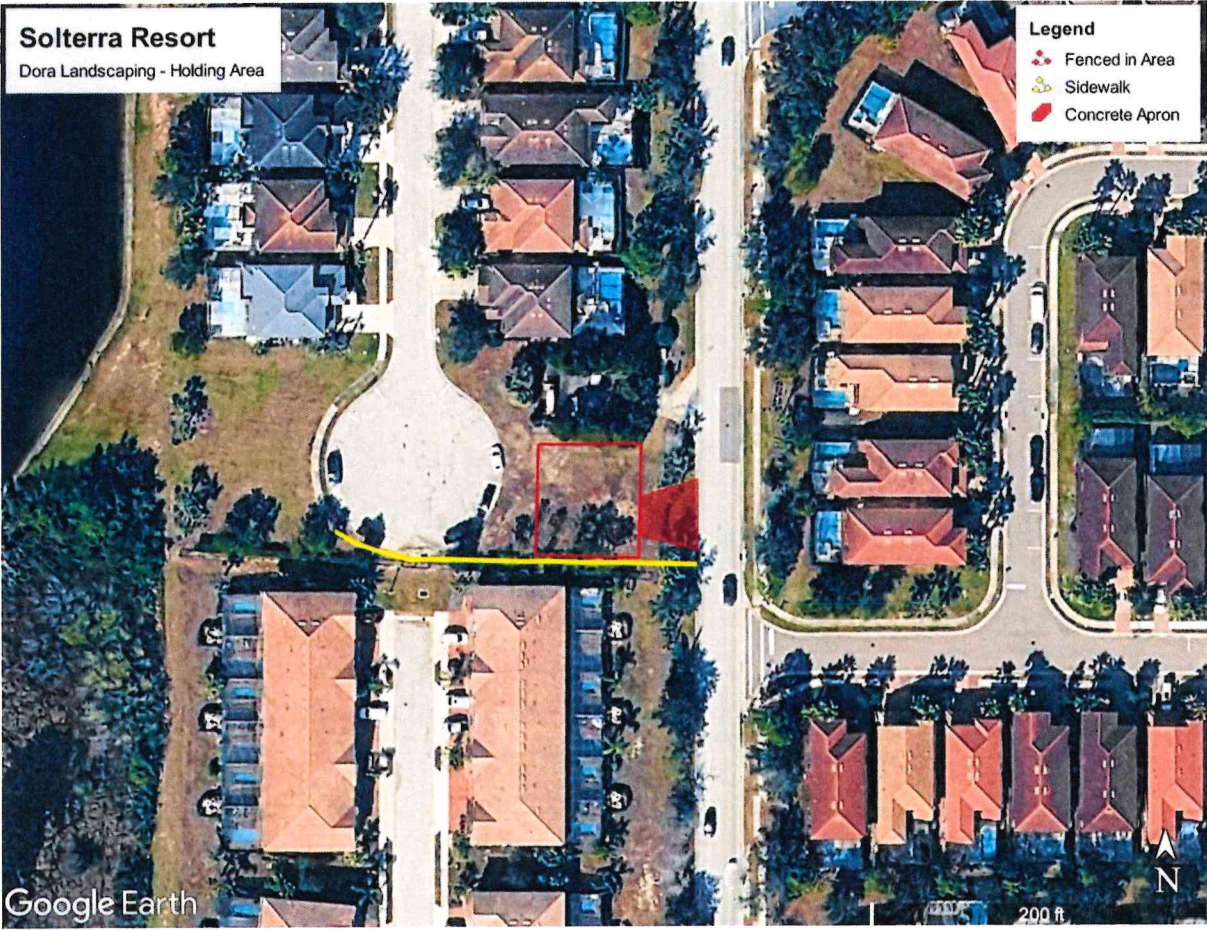


DORA
LANDSCAPING, LLC

Scale: 1"=50'-0"
Date: 7/31/16
By: Dora B. Hill
Checked By:

Dora Landscaping, LLC
4401 Hogshead Rd.
Apopka, FL 32703
407-886-3103

Solterra Resort
Dora Holding Area



Tab 9

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2026 (the “**Effective Date**”), by and between **Solterra Resort Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Polk County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**District Manager**”).

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for District Management Services dated July 19, 2025 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

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

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

Exhibit B

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,182.83	\$26,194
Administrative:	\$395.92	\$4,751
Accounting:	\$1,985.50	\$23,826
Financial Services & Revenue Collections:	\$396.83	\$4,762
Continuing Disclosure:	\$166.67	\$2,000
Website Management:	\$91.67	\$1,100
Total Standard On-Going Services:	\$5,219.42	\$62,633

(1) Assessment Roll is to be billed in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Director	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Director	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

Tab 10



June 4, 2026

Solterra Resort CDD
Mr. Robert Voisard
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Dear Mr. Voisard:

Thank you for your interest in Total Asphalt Rejuvenation and our Pavement Management Services. I am pleased to enclose the proposal for our recommended cost-effective Pavement Maintenance System. I would like to outline the information that leads us to a sound Pavement Preservation Strategy.

- **Preservation engineering criteria is often times at odds with the conventional mindset and strategy. Pavement Condition is the determining factor for triggering major rehabilitation, NOT THE AMOUNT OF TIME A PAVEMENT HAS BEEN IN USE.**
- **Through a Preventive Maintenance Program, pavements can be maintained in a cost-effective manner leading to a better pavement quality at lower total costs.**
- **By understanding the mechanisms that deteriorate pavement we can apply engineering criteria to determine the Right Treatment for the Right Pavement at the Right Time.**
- **Studies show it is 5 to 8 times more cost effective to periodically maintain a pavement surface, mitigating many of the environmental distress mechanisms. However, this intervention must take place before excessive deterioration of the pavement occurs.**

This outline is a logical approach to Preventive Maintenance of flexible pavements, as weathering and other environmental damage are primary factors leading to premature failure of pavements. Periodic renewing of the surface preserves the pavement structure.

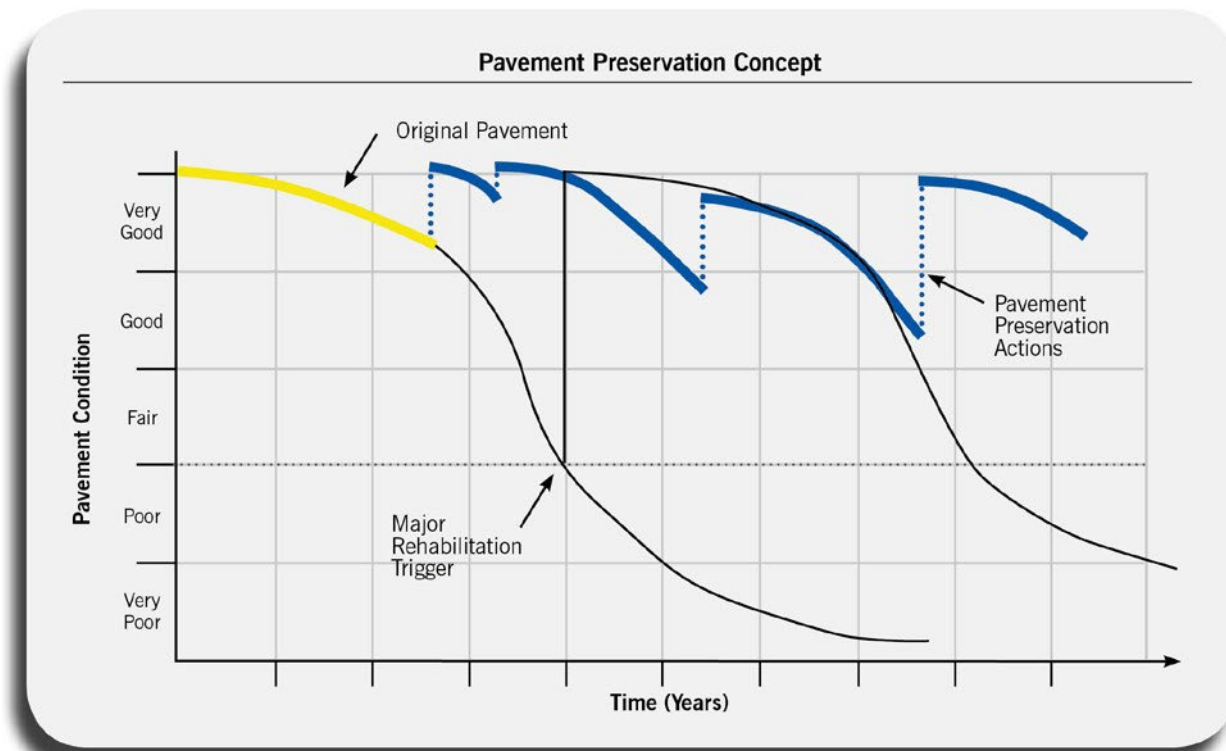
Our rejuvenator/sealer treatment will *significantly* improve the condition and durability of your pavements. By preserving the roof of your pavement structure with a carefully selected treatment that reverses and then slows the mechanisms that deteriorate pavement, you are fulfilling a common desire to do “**more with less**”. This plan provides a comprehensive pavement strategy to extend the service life of your pavement.

We look forward to working with you and becoming your contractor of choice to meet your Pavement Preservation needs.

Sincerely,

Ethan Mills

Ethan Mills
Rejuvenation Expert



Planning for the Future

“By adopting a preservation model that proactively corrects minor road deficiencies early, our roadway lives can be substantially extended at comparatively low cost. Figure 2 contrasts the traditional model with the pavement preservation model. The first descending curve on the left represents the traditional model, in which unchecked pavement deterioration eventually triggers the need for major road rehabilitation. The wave-like pattern of curves at the top of the figure represents the concept of preservation, in which pavement receives preventive maintenance regularly while still in good condition.

Note that the cumulative effect of preservation treatments is to postpone the inevitable reconstruction. However, over the time period when a reactive policy would normally trigger a major rehabilitation, the sum of the present values of proactive preventive maintenance treatments is substantially less than the present value of the major rehabilitation. Moreover, by changing to a proactive, preventive mode of operation, road agencies would be able to predict planned budget expenditures with considerable certainty and avoid the randomness of road repair that now characterizes the system.”

Excerpt taken from: At the Crossroads, Preserving Our Highway Investment. Published by the National Center for Pavement Preservation, Okemos, MI, pgs 24-25. © 2007 by the Michigan State University Board of Trustee

PROPOSAL

June 4, 2026

Quote: 03226 – Veritas Green™ Clear Rejuvenator

**Terms: 30% With Signed Contract;
50% Due Upon Commencement of Project; and
Balance Due Upon Completion and Sign Off**

REF: Asphalt Restoration – Solterra Resort CDD, 5200 Solterra Boulevard, Davenport, FL 33837

<u>ITEM NO.</u>	<u>DESCRIPTION</u>	<u>APPROX QTY.</u>	<u>UNIT PRICE</u>
		See Street List	
1.	Clean Entire Area	55,443 Square Yards	Included
2.	Rejuvenator / Sealer	55,443 Square Yards	Included
3.	Traffic Control	Cones, Caution Tape	Included
4.	Five-Year Performance Warranty		Included

Total Project Cost: \$166,329*

***Total Project Cost based on rejuvenator application completed in four to five days.**

Note: This process is recommended every FIVE years, regardless of surface wearing/operational conditions.

Street Name	Square Yards	Note
Solterra Boulevard	15,021	
Oak Tree Drive	7,153	
Oakrise Loop	2,020	
Oakview Drive	3,250	
Oakbourne Avenue	9,016	
Wildwood Way	3,303	
Solterra Circle	3,019	
Broad Oak Drive	7,108	Excludes Parking
Oak Green Loop	1,215	
Oakwood Street	2,266	
Oak Shadow Court	2,072	
Total Treatable Square Yards:	55,443	

THIS CONTRACT is made as of _____, 2026, between Total Asphalt Maintenance, Inc. t/a Total Asphalt Rejuvenation ("Contractor"), a Pennsylvania Corporation and Solterra Resort CDD ("Customer") according to the terms and conditions specified herein,

WHEREAS, Customer owns and/or is responsible for administering, operating and/or maintaining all or portions of the property known as Solterra Resort CDD and located at 5200 Solterra Boulevard, Davenport, FL 33837 (the "Property"); and

WHEREAS, Contractor is engaged in the business of providing asphalt rejuvenation services and/or selling related products; and

WHEREAS, Customer desires to engage Contractor, and Contractor desires to undertake, to perform such services at the Property as set forth in the attached proposal (the "Proposal") in accordance with the terms and conditions set forth herein (the "Project").

NOW, THEREFORE, for and in consideration of the covenants and agreements contained, herein, which include the foregoing recitals, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties do mutually covenant and agree to the following terms and conditions:

I. SCOPE OF WORK

Contractor shall supply all labor, materials, equipment and expertise necessary to perform the Project in accordance with the terms of this Contract and the attached Proposal, which is attached hereto and incorporated herein.

- A. Equipment and Materials; Inspection. Contractor shall furnish all equipment and materials necessary to properly perform the work in accordance with the specifications set forth in the Proposal and such governmental and other codes and professional standards as may apply to the Project. Customer shall have the right at reasonable times and upon prior notice to examine or inspect the supplies, materials and equipment used by Contractor and to observe the operations of Contractor, its agents, servants and employees at the Project site during the course of the Project, provided such activities do not unduly interfere with or delay the Project.
- B. Licenses and Permits; Taxes. At Contractor's expense, Contractor shall procure all licenses required to perform the work and pay all excise, license, occupation, and other taxes that may become payable by Contractor to any authority in connection with the Project, including any state-level sales or use tax on materials purchased by Contractor for the project. All local, county, or municipal sales, use, or similar taxes arising at the project location are the responsibility of the Owner/Customer. Contractor shall not be responsible for registering, collecting, or remitting taxes in any jurisdiction where Contractor does not have nexus. Any permit required by local authorities will be procured and paid for by Customer.
- C. Adherence to Laws and Safety. Contractor shall comply with all federal, state, county, and municipal laws, rules, regulations, and ordinances applicable to the performance of the work or incidental thereto, including but not limited to, safety of the work zone and physical marking of the Project site.

- D. Schedule. Contractor shall provide to Customer a Mobilization Plan (the "Plan") for beginning and completion of the Project and its obligations under this contract including preparations which Customer, must make in order for Contractor to be able to begin work on schedule.

II. INDEPENDENT CONTRACTOR

Contractor is an independent Contractor and is not an agent, servant, or employee, partner or joint venture of Customer, and Contractor hereby waives and disclaims any claim to status as an employee, agent, servant, partner or joint venture of Customer. Contractor further waives, discharges and releases any claim, demand or cause of action, obligation or liability arising out of any law, statute, regulation, or ordinance pertaining to employment or the termination thereof, but instead shall look solely to its rights under this Contract.

III. INDEMNIFICATION

Each of Contractor and Customer, as applicable (the "Indemnifying Party"), shall indemnify, defend and hold harmless the other party, its officers, directors, contract agents, members, shareholders, partners, employees (or persons or entities with comparable status) and their successors and assigns (collectively, the "Indemnified Party") from and against any and all claims, suits, judgments, costs and expenses, including reasonable attorneys' fees, arising from any third party claims or suits brought against the Indemnified Party alleging the Indemnifying Party's failure to perform this Contract or any negligent or intentionally wrongful acts or omissions of the Indemnifying Party, its agents, servants, employees, contractors, sub-contractors, invitees or licensees; provided, however, that Contractor's liability to the Indemnified Party shall be limited to the Indemnified Party's direct damages and shall not extend to consequential, special or secondary damages, such as loss of revenue or profits, business or service interruption, cost of capital, cost of purchase or replacement of work, materials or equipment in excess of the cost of repair, or lack of access to the Property. The obligations in this Section III shall survive and continue in the event that this Contract is terminated for any reason.

IV. [INSURANCE]

[Except as may be otherwise specified in the Proposal:

- A. Contractor shall obtain, pay the premiums for and keep in force during the term of this Contract, insurance written by companies licensed and authorized to conduct business in the state where the Property is located in dollar amounts hereinafter specified or as required by law, whichever is greater:
- (a) Workers Compensation and Employers Liability Insurance: Statutory amounts and coverage as required by law including employer's liability with a policy limit of at least \$1,000,000 (or such other amount to comply with the underlying requirement for any umbrella/excess liability policy) including a provision for extending the policy in accordance with the law of other jurisdictions.
 - (b) Commercial General Liability; Bodily Injury, Personal Injury and Property Damage: At least \$1,000,000 each occurrence and \$2,000,000 aggregate. [Such coverage shall include bodily injury and property damage directly or indirectly related to hazardous chemicals.]

- (c) Automobile Liability Insurance (Owned, Non-Owned and Hired Car): Bodily injury and property damage at least \$1,000,000 combined single limit (Each accident).
 - (d) Umbrella Liability: Each occurrence \$5,000,000 and \$5,000,000 aggregate.
- B. Contractor's insurance shall name the Customer and, if applicable, it's managing agent as additional insureds. Contractor shall, upon request, provide Customer with a certificate of insurance confirming the insurance required herein before the commencement of any work on the Project and in no event later than [10] days after such request. Upon reasonable prior written request, Customer may request copies of any and all insurance policies required by this Contract. Each policy carried by Contractor as required herein shall be primary with respect to any insurance carried by Customer and any coverage carried by Customer shall be excess insurance.
- C. Nothing herein shall require Customer or its officers, directors, managers, agents or employees to carry insurance coverage of any type, kind or nature.]

V. PRICING; COMPENSATION; PAYMENT

- A. Contract Price. Subject to adjustment, and except as may be otherwise set forth in the Proposal and/or this Contract, Customer shall pay Contractor the sum of \$166,329, for the base cost of the Project (the "Contract Price").
- B. Payment; Deposit. Payment shall be made in accordance with the following terms: Customer shall pay Contractor (i) 30% of the Contract Price (the "Deposit") upon execution of this Contract (and prior to commencement of any on-site work at the Project), (ii) 50% of the Contract Price upon start of the Project, and (iii) 20% at conclusion, inspection and execution of "Sign Off Form" (Exhibit A) of completed work on the Project as invoiced by Contractor. The quoted price in this Contract does not include unforeseen problems once the work has begun if the existing lot or other Property was not built to specifications. If a treatment area requires multiple application days or phases and the days or phases are greater than 3 weeks apart, each phase of work will be billed upon completion of that phase.
- C. Additional Work. Any work required in addition to that set forth in this Contract (including the Proposal) shall be completed only after execution of a written change order executed by Contractor and Customer. The costs of any such additional work shall be as set forth in such change order and, unless otherwise set forth and agreed to in such change order, shall be consistent with the rates and costs set forth in the Proposal. Payment for any such additional work shall be paid to Contractor in accordance with the terms set forth in the executed change order.
- D. Pricing Adjustments. Customer acknowledges that prices stated in the Proposal shall remain firm for a period of one hundred and eighty (180) days from the date thereof (unless otherwise provided), contingent upon (i) Contractor's receipt of acceptance of such Proposal within (180) days thereof; (ii) receipt of full payment of the Deposit within (180) days thereof. If any of the foregoing conditions are not timely met, then Contractor may

adjust prices based upon the change in prices charged by its suppliers as of the date of Contractor's receipt of such acceptance or deposit. In addition, in the event Customer requests any reduction in the size of the Project area (i.e., not treating a portion of the Property (the "Deduct Area") previously contemplated to be treated as part of the Project under the Proposal), the Contract Price will be reduced by an amount equal to the product of (a) 75%, multiplied by (b) the portion of the Contract Price allocable to the Deduct Area (based on the Contract Price per square footage and/or yardage of the entire original proposed Project area).

- E. Delinquency Charge; Termination by Contractor. Contractor reserves the right to charge interest at the rate of 1.5% per month (but not more than the maximum percentage permitted by law) on all balances not paid by Customer within the designated net terms. Contractor reserves the right at any time to revoke any credit extended to Customer because of Customer's failure to pay for any services when due or for any other reason deemed to be good and sufficient by Contractor. Contractor shall have no obligation to make sales or ship materials to Customer facilities, or perform any other portion of the Services in any manner, if at any time Contractor has reason to believe that the financial responsibility of Customer is impaired or unsatisfactory to Contractor, or if at the time of such sale or shipment, Customer is delinquent in the payment of any account to Contractor. In the event Customer shall be in default of any terms and conditions hereof (after notice and opportunity to cure as set forth in Section V.G), or becomes insolvent or proceedings are instituted to declare Customer bankrupt, or a receiver is appointed for Customer in any court, Contractor may at its option terminate this Contract and/or declare any and all claims or demands against Customer held by Contractor immediately due and payable, together with any and all attorneys' fees and costs incurred by Contractor in enforcing its rights hereunder, any or all of which Contractor may set off and retain from the Deposit and/or sue for and recover from Customer.
- F. Cancellation. This Contract can be cancelled by either party upon written notice to the other at any time for convenience subject to the following restrictions and conditions:
- (a) In the event that Customer so cancels this Contract, it agrees to reimburse Contractor (as liquidated damages, but without limiting any of Contractor's other rights or remedies hereunder) in an amount equal to either: (i) 15% of the Contract Price (which equals one-half of the Deposit amount) if Customer cancels more than 30 days prior to the scheduled commencement of work on the Project at the Project site, or (ii) 30% of the Contract Price (which equals the entire Deposit amount) if Customer cancels within 30 days prior to the scheduled commencement of work on the Project at the Project site. Contractor may retain all or any applicable portion of the Deposit in satisfaction of such reimbursement obligation, and shall remit the remaining balance of the Deposit, if any, to Customer.
 - (b) If Contractor so cancels this Contract more than 30 days prior to the scheduled commencement of work on the Project at the Project site, Contractor shall [promptly] return the entire Deposit amount to Customer; provided, however, that if during such period an Uncontrollable Event (as defined below) occurs, which in Contractor's reasonable business judgment prevents or unduly adversely affects Contractor's ability to proceed with or complete the Project as planned, (i)

Contractor shall continue to hold the Deposit until such Uncontrollable Event ceases and thereafter resume work on the Project, and (ii) this Contract is not deemed terminated during such time unless this Contract is cancelled by the Customer pursuant and subject to the provisions of Section V.F(a) above. For the avoidance of doubt, nothing contained in this Section V.F(b) shall prohibit or restrict Customer from cancelling this Contract due to an Uncontrollable Event subject to Customer's compliance with the provisions of Section V.F(a) above (including, but not limited, Customer's obligations to reimburse and pay Contractor liquidated damages set forth therein).

- G. Termination for Breach of Contract. In the case of a material breach of this Contract by either party, the other party shall have the right to terminate this Contract and be entitled to recover attorneys' fees and costs and other damages associated with such a violation or breach; provided, however, that such other party shall have first given the breaching party written notice specifying such breach in reasonable detail and the opportunity to cure such breach within 15 days of the breaching party's receipt of such notice (and, in the event such breach is not reasonably capable of being cured within such 15 day period, the breaching party shall have commenced and continues to diligently pursue such cure, but in no event later than 30 days). Upon termination, Contractor shall reasonably promptly remove any and all of its equipment, tools, and supplies from the Property. Contractor shall be compensated for work properly performed up to the date of termination on a *pro rata* basis.

VI. WARRANTY - NOTE: PLEASE READ CAREFULLY.

- A. General. Subject to the limitations set forth below, Contractor warrants that from the date its rejuvenator/sealer product ("Rejuvenator/Sealer") is applied and the work accepted by Customer (i) for a period of one year, workmanship on the Project, and (ii) for a period of five years, the Rejuvenator/Sealer treatment will reduce the viscosity in the top three eighths inch of the treated asphalt surface as noted below in section B (collectively, the "Warranty").
- B. Testing; Remedies. Customer has the right to request core sampling and testing of viscosity of the treated pavement at the fourth year following the application of the Rejuvenator/Sealer and Customer's acceptance of the work in order to document performance at no cost to the Customer.

Should Customer desire testing to be performed, Customer must notify Contractor of intent to test and work with Contractor on-site to determine an appropriate area, (no larger than a 3' x 3'), to be sampled as the Control Section. This Control Section will remain untreated.

A single core will be extracted from the Control Section and a Treated Section. These cores will be sent to a certified testing facility. Asphalt binder will be recovered from the two samples, (Control and Treated), from the top 1/2-inch layer of the cores and tested for viscosity and penetration as prescribed by California Test Method (CTM) 365 and (CTM) 348 and the results recorded by Customer and Contractor. At the Customers request, at the beginning of the fourth year after treatment, cores will be taken from a section of the control and treated pavement and sent to the lab where the same set of tests will be

performed and compared with the initial testing to determine viscosity and penetration over time. Subject to the limitations set forth below, should verified failure be reported as no reduction in viscosity, Contractor will re-treat the asphalt at no charge to the Customer.

Warranty Limitations: The Rejuvenator/Sealer is intended to provide a rejuvenating treatment over existing pavement surface material. It does not permanently repair cracks or provide structural support or integrity to such pavement materials. The Rejuvenator/Sealer treatment does not address, correct, or remediate structural problems, failures, or deficiencies within or underlying the pavement, including but not limited to base failure, subgrade instability, alligator cracking caused by structural fatigue, or any other condition reflecting a deficiency in the structural integrity of the pavement system. Customers with existing structural pavement issues should seek separate remediation prior to or in lieu of rejuvenator/sealer treatment, as application of the Rejuvenator/Sealer to structurally compromised pavement does not constitute a structural repair and will not prevent the progression of structural deterioration. This Warranty does not apply to product defects or damage caused by: (i) acts of God, accident or disaster, (ii) improper maintenance or excessive loading or misuse of the pavement, (iii) alterations made after installation, (iv) the acts or omissions of others, (v) cracking of, or water or moisture migrating from below or around, the pavement materials, (vi) movement, disturbance or settlement of the pavement base materials, or (vii) other factors beyond the reasonable control of Contractor. The Proposal is based on the existence of a workable sub-based layer. It shall not be the responsibility of Contractor to check the sub-base unless requested and paid for by the Customer. Contractor shall not be responsible for consequences of sub-base failures. The performance of Warranty repairs or re-treatments does not extend the original Warranty period. All pavement is different and the Warranty does not cover variations in color or wear patterns.

- C. No Other Warranties. Except as expressly stated in this Section VI, Contractor makes no representations or warranties as to any of the products (including Rejuvenator/Sealer) or services provided in connection with the Project, including, but not limited to, any warranties of merchantability or fitness for a particular purpose. The sole remedy for breaches of the Warranty set forth in this Section VI is limited to performance of repairs and re-treatment as set forth herein.

VII. CUSTOMER RESPONSIBILITIES

- A. Notices to Public; Site Preparation. Customer will provide timely written notice to the public and all other persons affected by the work to be performed by Contractor prior to the scheduled commencement date for the work at the Project site and will submit all written notices to Contractor for approval no later than seven (7) days in advance of distribution, and/or publication, and will remove all vehicles or obstacles from the Project site, prior to commencement of work. It shall not be the responsibility of Contractor to remove vehicles or obstacles, and Contractor may delay work (at Customer's expense) until the work area is free of vehicles and obstacles. Any delay occasioned by the failure of Customer to remove vehicles, obstacles, or other extractions prior the scheduled commencement of work shall be charged to the Customer in accordance with the delay schedule set forth in Section VII.D below.

- B. Customer's Liaison. Customer shall / may be represented by its Board of Directors and its Managing Agent, or such other individual or entity retained and/or appointed who shall serve as Customer's liaison with Contractor ("Customer's Liaison"). Customer shall promptly notify Contractor in writing of any change in, replacement or successor to Customer's Liaison. Unless otherwise expressly designated in writing by Customer, Customer's Liaison, if any, shall be Contractor's principal point of contact and communication with Customer, and Contractor shall have the right to rely on actions, directions or statements made by such Customer's Liaison on Customer's behalf without any further investigation or inquiry.
- C. Final Inspection; Acceptance. Upon completion of work on the Project, Customer will, prior to Contractor leaving the job site, arrange for an authorized representative or agent of Customer (who may be the Customer's Liaison) to inspect all completed Contractor work, including the work of the subcontractors to Contractor, in the company of a Contractor representative and execute the "Sign Off Form" (Exhibit A). Customer's failure to inspect the job site as stated above will signify acceptance of work performed by Contractor and its subcontractors and its agreement to pay all invoices in full.
- D. Notice of Delay. Unless prevented by an "Uncontrollable Event" (hereinafter defined) (i) Customer agrees to notify Contractor at least 24 hours prior to the scheduled time for commencement of the work (or any phases of the work) at the Project site if such work cannot be commenced at the scheduled time. In the event of failure of the Customer to provide such notification(s), Customer agrees to pay the following charges as liquidated damages for such failure to provide timely notifications: (i) pavement rejuvenation—\$2,500 per event and (ii) pavement marking—\$500 per event. Notwithstanding said payments, this Contract shall remain in full force and effect and the above damages shall be paid within 10 days of the date incurred, and shall be in addition to any other fee, charges or payment under this Contract. For purposes of this Contract, an "Uncontrollable Event" means an event or circumstance or other condition which is beyond the control of the party or parties affected in the reasonable conduct of their business, which includes, but is not limited to, acts of God, storm, flood, war, terrorist actions, riot, embargo, act of civil or military authority, casualty event, strike or labor delay, transportation delay, shortages of fuel or material, loss of power and intervening acts of third parties.

VIII. MISCELLANEOUS

- A. Notices. Except as maybe otherwise specifically provided in this Contract (including the Proposal), all notices or other communications pertaining to this Contract shall be in writing directed to the following:

For Customer:

 Attn: _____
 Fax: _____
 E-Mail: _____

For Contractor:

Total Asphalt Rejuvenation
 600 N. Hartley Street, Suite 170
 York, PA 17404
 Attn: Ethan Mills
 Fax: 717-845-5161
 E-Mail: ethan@totalasphalt.com

All notices required by this Contract shall be deemed delivered (i) when delivered in person or (ii) 3 days after deposited in the United States Mail, addressed as indicated above, postage pre-paid, registered or certified mail, return receipt requested or (iii) upon written confirmation of receipt if sent by e-mail or facsimile (which confirmation may be generated automatically or in the form of e-mail).

- B. Non-assignable without Consent. Neither Customer nor Contractor shall assign this Contract without the prior written consent of the other party; provided, however, (i) either party may assign its rights to receive money under this Contract without such notice or consent, (ii) Contractor may (upon notice) assign all or any of its rights or obligations under this Contract to one or more of its affiliates without Customer's consent, and (iii) Contractor may, without notice or consent, subcontract the whole or any part of the work to be performed under this Contract.
- C. Modification. No modification of this Contract (including, but not limited to, change orders) shall be binding on the parties hereto unless it is in writing and signed by both parties.
- D. No Third-Party Beneficiaries; Binding on Successors. This Contract shall solely inure to the benefit of and be binding on the successors and permitted assigns of the parties hereto and no other person or entity shall have any right, benefit, priority or interest in, under or because of the existence of this Contract.
- E. Complete Understanding of the Parties. This Contract (including the Proposal) constitutes the complete understanding of the parties hereto with respect to the subject matter hereof. In the event that there is a conflict between the terms set forth in this Contract and the terms of the Proposal attached hereto, the terms set forth in this Contract shall control.
- F. Governing Law. This Contract shall be governed by and interpreted in accordance with the laws of the Commonwealth of Pennsylvania without regard to its principals of conflicts of law. Any litigation between the parties arising out of this Contract or the performance thereof shall be litigated in any federal or state court located in the County of York, Pennsylvania and having jurisdiction over the matter.
- G. Severability. It is understood and agreed by the parties hereto that if any part, term, or provision of this Contract is adjudged by a court of competent jurisdiction to be illegal or in conflict with any law of the state where made, said part, term or provision is deemed severed from this Contract, and the validity of the remaining portions or provisions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if this Contract did not contain that particular part, term or provision held to be invalid.
- H. Attorneys' Fees. In the event litigation is necessary to enforce the terms of this Contract, the prevailing party shall be entitled to recover its reasonable attorneys' fees and disbursements incurred therein.
- I. Entity Customer's Representations. If Customer is a legal entity, the person signing this contract on its behalf certifies that (i) Customer is duly formed and in good standing under the laws of its state of formation, (ii) this Contract has been duly authorized by all

necessary corporate or similar actions on Customer's part, and (iii) such person is duly and fully authorized to negotiate, sign and carry out the provisions of this contract, including making payments when due on behalf of such entity.

IN WITNESS WHEREOF, the parties have signed this Contract as of the date first above written by their duly authorized representatives.

CUSTOMER:

[_____]

By: _____
(Signature)

Print Name: _____

Title: _____

Date: _____

CONTRACTOR:

Total Asphalt Rejuvenation

By: _____
(Signature)

Print Name: _____

Title: _____

Date: _____

Exhibit A:
Project Completion Acceptance & Sign-Off

Project Information:

Project Name

Solterra Resort CDD

Street Address

5200 Solterra Boulevard Davenport, FL 33837

City, State, Zip

Davenport, FL 33837

Start Date

Completion Date

Contact Information:

Project Representative

Robert Voisard

Phone Number

VP Operations

John McNamara

Phone Number

717-887-4965

Project Notes:

Signing off on this document signifies that I have reviewed the completed project treatment areas with the facility / community representative.

VP Operations Signature_____
Date

By signing below, the facility / community representative acknowledges satisfaction and completion of the project.

Project Representative Signature_____
Date

ASPHALT 101

FOR FLORIDA BOARDS

How to manage private roads without a surprise assessment

For HOA and CDD boards and community association managers





COMMUNITY ROADS

TIME + MONEY



Your community owns its roads. No county crews, no state resurfacing program.



Every foot is funded off your assessment base.

200–300%

return on well-timed
preservation

WEEKS

of closed streets and
blocked driveways

IT STARTS WITH OXIDATION

UV and heat harden the binder and the pavement turns brittle from the surface down. Traffic and water accelerate the cracking oxidation started.

\$6–\$10

of future reconstruction
avoided per \$1 of
preservation
FHWA estimate

4–5×

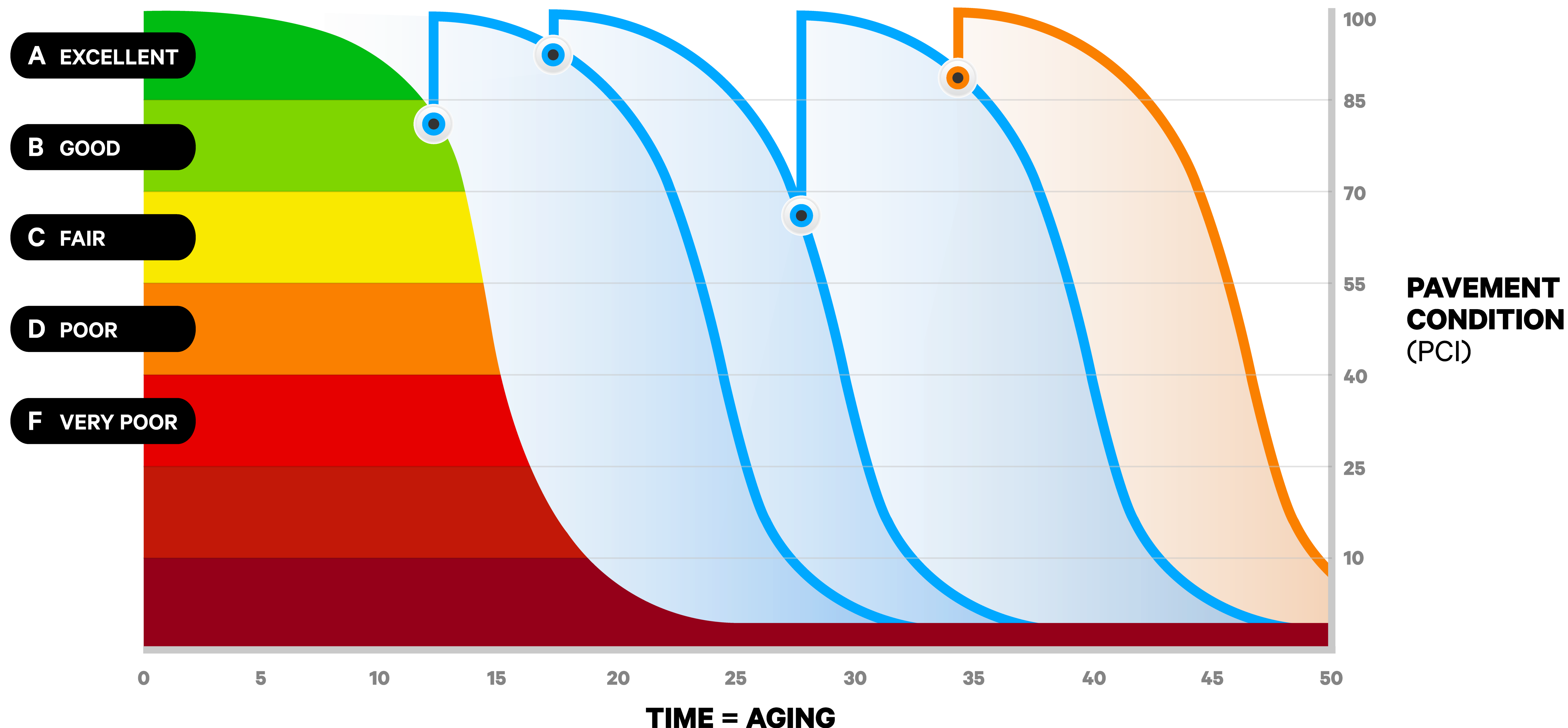
higher restoration cost for
every 2–3 years of missed
treatment
FHWA data



REJUVENATION VS. REPAVING

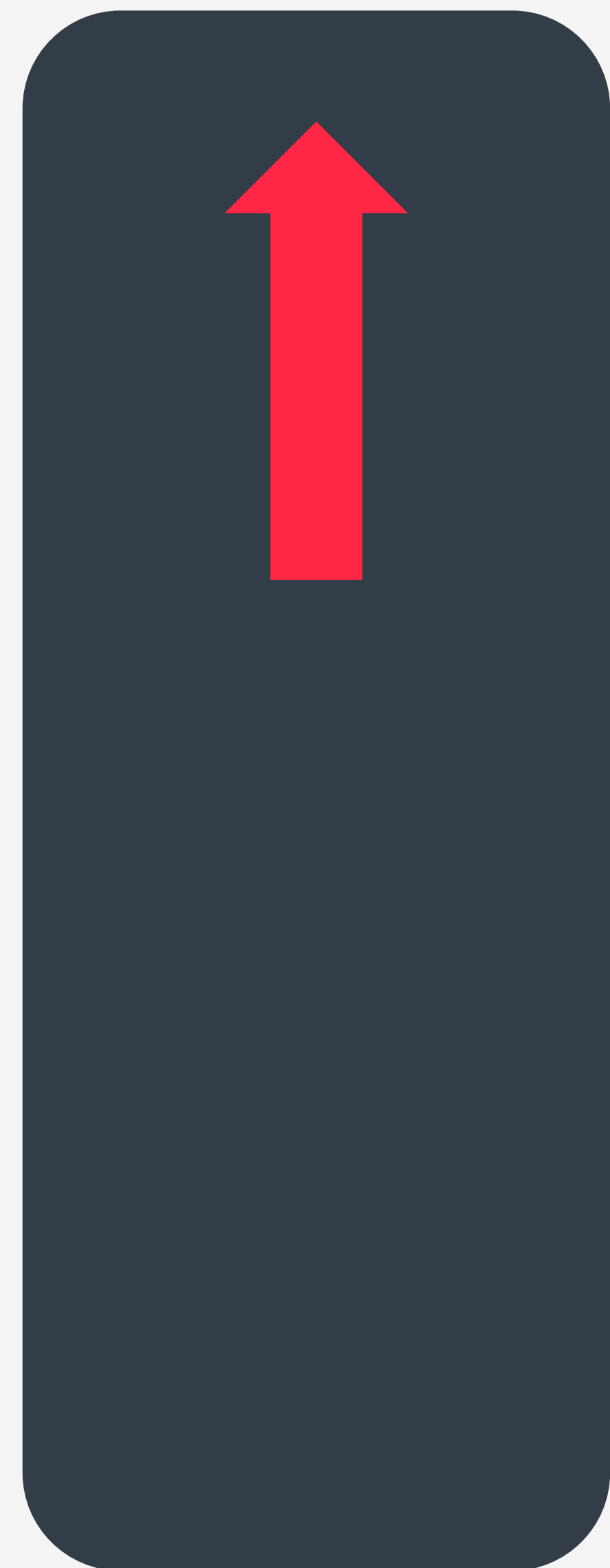
Blue: each rejuvenation resets the curve and holds the pavement in the A–B range.

Orange: wait it out and you repave once — then start the same decline over.



\$2 M

AND INCREASING



Paving

\$300 K



Rejuvenating

Average Cost For 100,000 SY of Pavement In Florida

REJUVENATION COST BENEFITS

\$1.7 M SAVED

With each treatment of Veritas Green Rejuvenator, the pavement's service life is extended by 4-5 years.





HOW TREATMENT WORKS

Asphalt rejuvenator treatment keeps good roads in good condition. Rejuvenating asphalt offers three main benefits:



01

Extends Life Cycle

Increases penetration values and lowers the viscosity of the binder in the top of the pavement, extending its service life.

02

Provides Protection

Seals the pavement against air and water intrusion, slowing oxidation and preventing stripping and raveling.

03

Increases Durability

Improves the balance of chemical fractions in the binder, restoring durability at the pavement surface.

TIMING DECIDES IT

Rejuvenation restores the binder in the pavement you already own. Where your roads sit in their life is the whole decision:



1

ON CYCLE

Structure intact. Rejuvenation restores the binder and resets the clock 4–5 years.

2

WINDOW CLOSING

The surface is drying and cracking. Still treatable, but the margin shrinks each season.

3

PAST THE WINDOW

Only a rebuild or full resurfacing will do, and the reserve line comes due in full.

You do not have to guess. Every road is surveyed and documented before anything is applied — the board decides on evidence, not estimates.

CASE STUDY

LARGE SCALE COMMUNITY

A private community with 32 miles of community-owned roads and parking areas.

A network that size cannot be resurfaced in one cycle, and one large assessment was not an option. The board runs a rolling rejuvenation program instead: a share of the network treated every year; each road held inside its treatment window.

Five consecutive years, 2022–2026: 372,748 SY treated — with the annual footprint shrinking as the network caught up.

32

miles of private roads

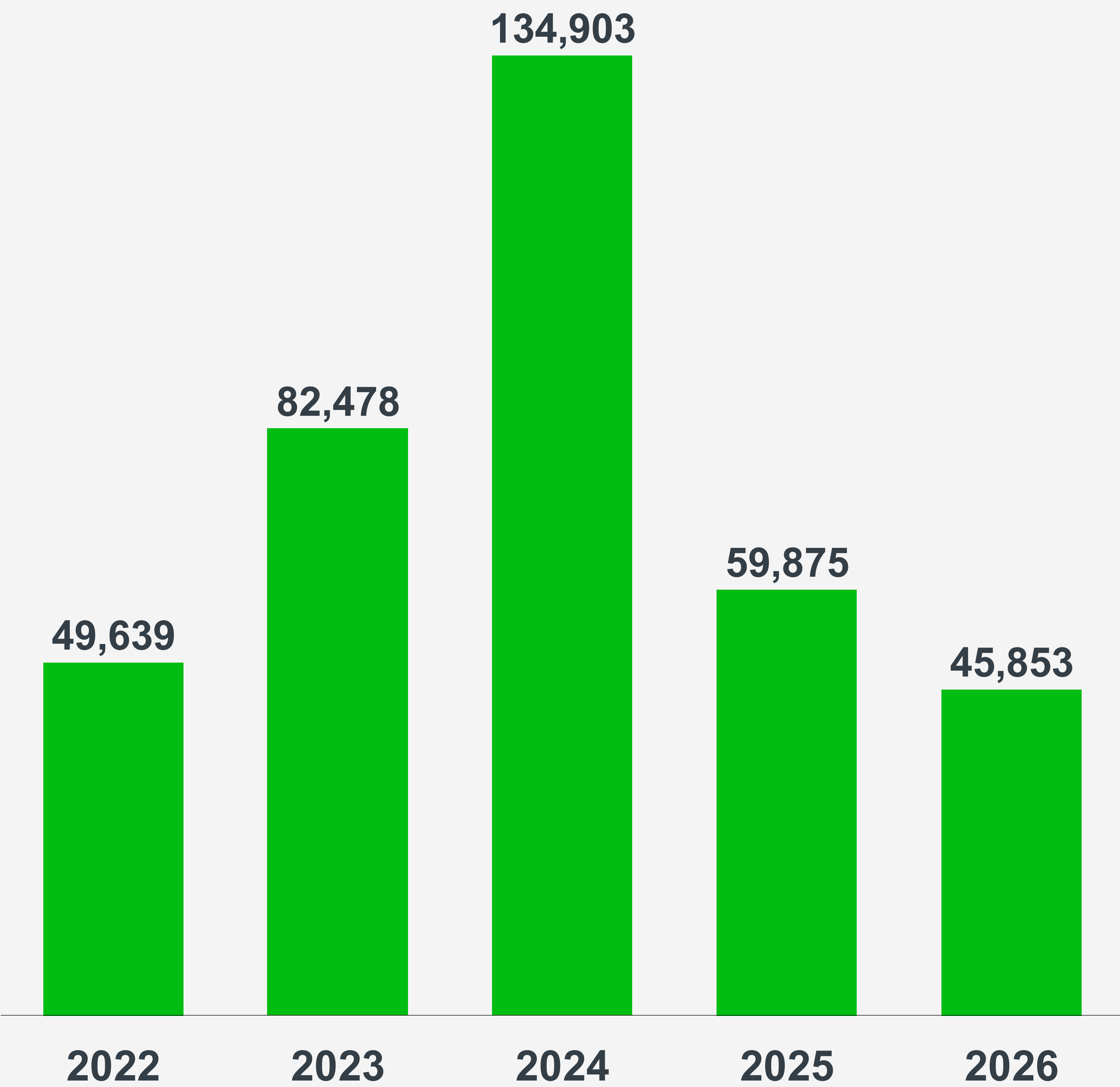
5

consecutive treatment years

372,748

total SY treated

Square Yards Rejuvenated Per Year



PERFORMANCE FEATURES

Developed specifically for public and private roadways.

NON-HAZMAT

No risk to pets, children, lawns, or water

WATER-BASED

Cleans up with soap and water

ZERO VOC

No odor during or after application

LOW DECIBEL

Application vehicles are quieter than a passing car

NO SOLVENTS

Bio-based, derived from pine, non-food chain

FAST DRYING

Roads reopen the same day, often within hours

ZERO TRACKING

Nothing carried onto paws, driveways, or garages

5-YEAR WARRANTY

Written warranty, unique in the industry

TOP RATED

30+ years serving community associations

OUR PROCESS

1

Initial On-Site
Qualification
of Your Roads

2

On-Site
Demonstration
of Application

3

Hi-Def Video
of Roads and
Custom
Dashboard

4

Project
Commencement

5

5-Year
Performance
Warranty

EASY
STEPS

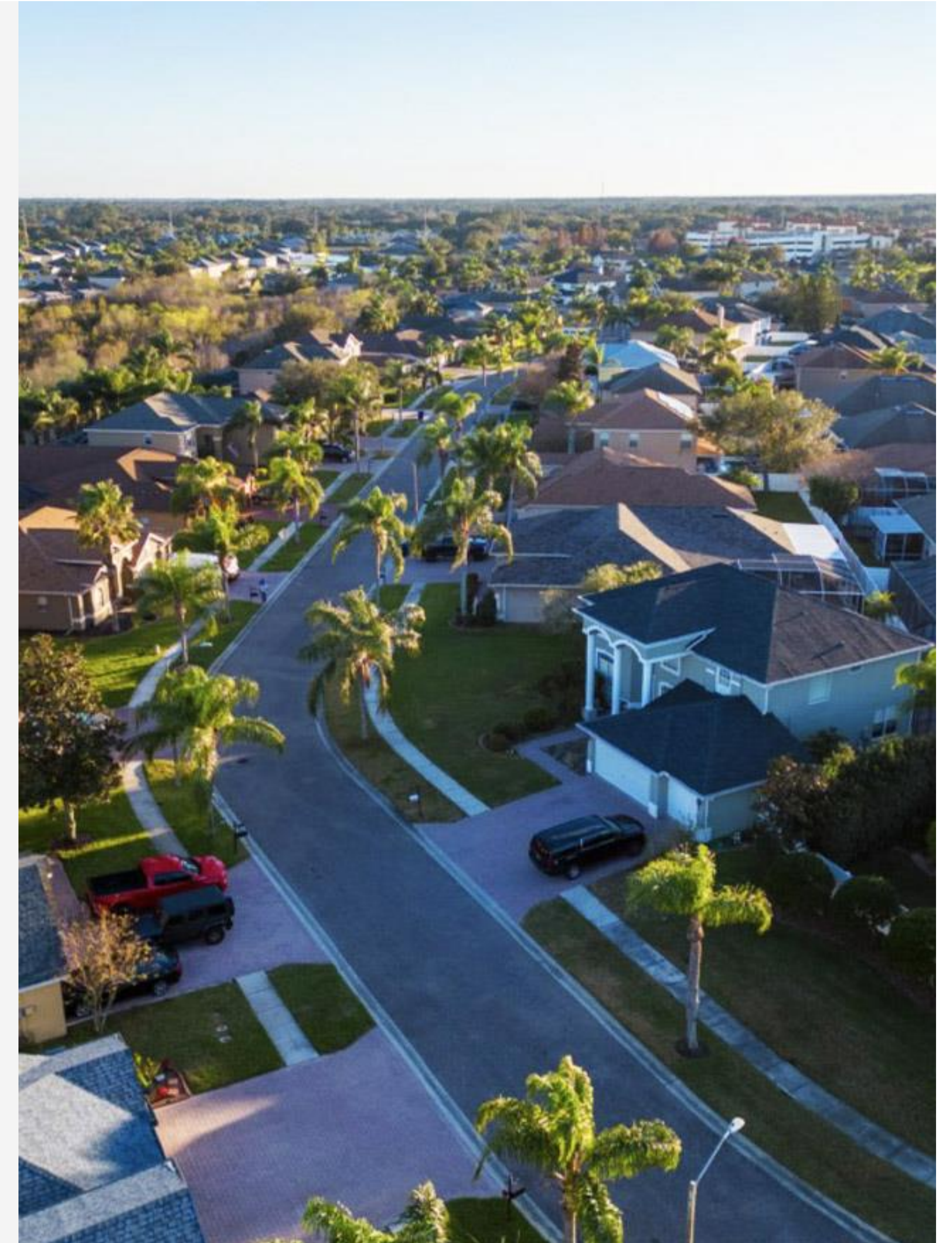
Our process has been created with HOA Managers in mind. The product demonstration allows you to show your Board and residents how the product works in real-time, and our cloud-based dashboard is a custom tool that will stay with your community long after the project is complete.



OUR COMPANY

Total Asphalt Maintenance and Rejuvenation has been the leading provider of asphalt rejuvenation services to HOAs for over 30 years. We are experts in dealing with HOA managers, Boards, and residents' unique needs.

Our white-glove service supports your mission as a management team while delivering substantial cost benefits to your communities compared to traditional road maintenance programs.



CONTACT US

Contact us today and have a Total Asphalt expert contact you about options on how to preserve your pavement assets.



totalasphalt.com



ethan@totalasphalt.com

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600 N. Hartley Street
York, PA 17404
(717) 846-7908



SOURCES & REFERENCES

- **Federal Highway Administration — Pavement Preservation** Program guidance and treatment-timing research: \$6–\$10 of future reconstruction avoided per \$1 of preservation; cost of restoration rises 4–5× once the treatment window is missed. (slide 3)
- **Pavement condition (PCI) deterioration curve** FHWA pavement lifecycle and preservation-timing literature, as illustrated in the rejuvenation-vs-repaving curve. (slide 4)
- **Transmap — “Exploring the Benefits of Pavement Preservation” (2025)** Preservation applied at the right time returns 200–300% on the investment. (slide 2)
- **National Park Service — “Pavement Preservation: A Proactive Approach”** Typical 15–20 year asphalt service life; low-cost treatments applied every few years to keep good roads good.
- **NCAT, Auburn University — Pavement Preservation Group Study** Field performance and measured life extension of preservation treatments.
- **Total Asphalt Rejuvenation project records** Community cost comparisons and the Keowee Key case study; road survey and condition data. (slides 5, 9)
- **Manufacturer product data and safety data sheets** Basis for non-hazmat, water-based, zero-VOC and skid-resistance claims. (slides 10–11)