

MINUTES OF THE MEETING SOLTERRA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Solterra Community Development District was held on Thursday, March 23, 2023, at 10:00 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Hal Eisenacher
Alex Torres
Joe Jimenez

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Ginger Wald
Juliana Duque
Rich Hans
Keith Nelson
Rhonda Mossing

District Counsel
District Manager
Governmental Management Services
Governmental Management Services (by phone)
MBS Capital Markets (by phone)

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointment to Fill Unexpired Term(s) of Office for Seat #1 – 11/2025

B. Oath of Office for Elected/Newly Appointed Supervisor(s)

C. Election of Officer(s)

Ms. Duque: The next item is the organizational matters, and I would like to remind the Board of Supervisors that we have an open seat to fill the unexpired term of office for seat #1 which will expire November, 2025. Do I have any direction from the Board at this moment? Not hearing any, we can table this item. Once again, it's my understanding there were a couple of discussions that some of the Board of Supervisors would like perhaps present their resignations, and then move forward with other Supervisors. If

that's the case, we have already provided you with those documents, and if you have any questions, you can always reach out to me.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 16, 2023 Meeting

Ms. Duque: Let's move forward to the approval of the minutes of February 16, 2023 meeting. This is the moment to present any additions, corrections, or deletions to those. If there is none, a motion to approve them will take place.

On MOTION by Mr. Jimenez seconded by Mr. Torres with all in favor, the Minutes of the February 16, 2023 Meeting were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Imposition of Special Assessments

A. Motion to Open the Public Hearing

Ms. Duque: The next item is, the Board of Supervisors set up today's meeting as the public hearing to consider the imposition of Special Assessments, and we start the public hearing by a motion to open the public hearing. So, if there is someone that could please open the public hearing by motion, that would be appropriate.

On MOTION by Mr. Jimenez seconded by Mr. Torres with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Acceptance of Engineers Report

Ms. Duque: With that motion the public hearing for today's Special Assessments is open, and this is the time we would take any public comments or discussion. For our records, there is no public present today, and also for the record this meeting was properly advertised for legal purposes. We will take the items one at a time, and then we will go down to resolution #2023-05 at the end of this process and adopt it. So, the next would be the acceptance of the District engineer's report. In your agenda package, you have the District's engineer's report for Solterra CDD, and the engineer's report describes in general terms the proposed infrastructure to the District. It also itemizes the costs and states the benefits to the public, so the report goes and describes all of the different

infrastructure and comes up to an estimated \$69,970,410, and this cost does include the onsite and offsite improvements, the soft costs, permits, deeds and easements estimated for the proposed infrastructure. This engineer's report was also presented by Juan during our last meeting, so if there are no questions, a motion to accept the engineer's report would be in order at this time.

On MOTION by Mr. Torres seconded by Mr. Jimenez with all in favor, accepting the Engineers Report was approved.

D. Acceptance of Master Assessment Methodology Report

Ms. Duque: So, the next item is the acceptance of the master assessment methodology report, and this report basically takes the costs described in the engineer's report for the amount that was outlined by Juan Alvarez, and this is going to size a bond to pay for those costs, and then allocate them to the different product types based on their benefit. So, the easiest thing to do is look at the tables towards the end of the report. You will see that there are three basic product types, the 87 townhomes, which is the affordable housing, there's also 413 townhomes, and 400 single-family homes. Table 4 summarizes the cost of the three product types within the District, there are once again 87 affordable townhome units and have been assigned the ERU value of .90, which is the equivalent residential units, at the allocated cost of \$5,526,766, the 413 townhome lots have been assigned an ERU value of 1.0 at \$29,151,397, and based on the relative size and use of the 400 single family homes those lots have been assigned an ERU value of 1.25 at the \$35,292,248. So, those three product types are the \$69,970,411 in the engineer's report. If we issue the bonds to pay for all of this infrastructure, including the cost of the issuance, the debt service reserve, the capital interest, and the underwriter's discount, the total bond size is estimated to be \$103,190,000. Now, let me go to table 5, so then a total par amount per unit and the annual debt assessment per unit for the proposed debt has been calculated per unit, as illustrated in table 5. Those amounts represent the preliminary anticipated per unit debt assessment allocation, so assuming that all anticipated units are built and sold in the proportions as planned in the entire proposed infrastructure program as constructed or acquired and financed by District or other finance sources. So, it's also important to mention that the development area within the District may be reduced to contract the District boundaries to remove that portion of the District land, there are plans to contain the 87

affordable townhome units which contractually is through the approval of the CDD, the developer, and the District Board of Supervisors. The current assessment roll is shown as well in table 6. I don't have anything else to report in terms of the methodology report unless there are any questions. We also talked about the methodology report during our last meeting, so again, unless there are any questions a motion to approve will take place.

Mr. Eisenacher: Quick question, it says the capitalized interest period is 3 years?

Mr. Hans: It's just the maximum.

Mr. Eisenacher: Ok, and these are always not to exceed numbers, right?

Mr. Hans: Yes.

On MOTION by Mr. Eisenacher seconded by Mr. Jimenez with all in favor, accepting the Master Assessment Methodology Report was approved.

Mr. Hans: Juliana, I just wanted you to know that Rhonda joined the meeting.

Ms. Duque: Ok, good morning, Rhonda.

Ms. Mossing: Good morning.

E. Approving the Project and Declaring Special Assessments to Fund Project

Ms. Duque: Now, moving forward and having heard the description by the engineer's report of the project and having also heard the description of the master methodology report, and the way the cost the project is, and the cost of issuance of the finances are being allocated against the properties, at this point if the Board is ready to proceed it would be appropriate to take up a motion approving the project as described by the engineers report, and declaring your intention to pay for the project by levying Special Assessments.

On MOTION by Mr. Jimenez seconded by Mr. Torres with all in favor, approving the project and declaring Special Assessments was approved.

F. Equalization of Assessments**G. Adoption of Resolution #2023-05 Authorizing District Projects; Equalizing, Approving, Confirming and Levying Special Assessments**

Ms. Duque: Moving on to item F, having decided to go forward as outlined in the two reports that you have accepted, you are now required to meet during this public hearing as an equalizing Board. That's essentially a step that Florida Law requires to make sure that you are comfortable as representatives for the future owners of those residences, and the people who would pay those assessments with the allocation of the Special Assessments, the amount are levied to the different properties within the District. So, if you're satisfied that the manager and engineer have gotten those reports right, and that you're comfortable with the allocation of the assessments, then we can move to the adoption of resolution #2023-05, authorizing the District project, equalizing, approving, confirming, and levying Special Assessments.

On MOTION by Mr. Eisenacher seconded by Mr. Torres with all in favor, Resolution #2023-05 authorizing District projects; equalizing, approving, confirming, and levying Special Assessments was approved.

H. Motion to Close the Public Hearing

Ms. Duque: Then to close the public hearing I'll need a motion.

On MOTION by Mr. Jimenez seconded by Mr. Eisenacher with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS**Staff Reports**

Ms. Duque: Let's move forward to staff reports, attorney, Ginger.

A. Attorney

Ms. Wald: I have some good news to report, we have the bond validation hearing set for April 25th at 3:00 p.m. and the email will go out by Mike today, I just talked to him late yesterday and he informed me of that, so that's some good news. The other is that I'm waiting for one other item, and I already have the petition for the contracted boundaries prepared, it's already been executed by the chairman, and hopefully, once I

receive that other item we can go ahead and get that filed with the City of Sunrise, fingers crossed next week.

Ms. Duque: Thank you so much Ginger for that report. Are there any questions for the attorney? Not hearing any we can move on to the next item.

B. Engineer

Ms. Duque: There is no additional report under the engineer.

C. Manager

Ms. Duque: Moving on to the manager's report, the only thing that we need to inform the Board at this moment is that we have pending the appraisal. It's our understanding that we will be getting it next week but, we're still good in terms of the timing. Nothing else to report, is there anything else that you like to add Rich?

Mr. Hans: Well, just that I think there was an email that went out yesterday, a calendar invite, for the next meeting to start the proposed budget. We have to start it before June 15th, we have to propose it, so that would be our May meeting, or maybe our April meeting.

Mr. Eisenacher: What date is that on?

Mr. Torres: The 27th I think of April.

Ms. Wald: April 20th and May 18th are our next two meetings.

Mr. Hans: So, the next meeting is April 20th?

Ms. Duque: Yes.

Mr. Eisenacher: Wait, so the next two meetings are what?

Ms. Wald: April 20th and May 18th.

Mr. Hans: So, if one of those is better then we could move it.

Mr. Torres: I think either of those works for me.

Ms. Wald: One second, we lost the quorum.

Mr. Eisenacher: Either one of those would work for me.

Mr. Hans: We're just confirming, to make sure we have a quorum.

Ms. Duque: So, just for the record, Joe stepped out for a moment so we're just waiting for him to come back to continue our meeting.

Ms. Wald: And there he is so good timing.

Mr. Eisenacher: And we're checking to see which of these two dates would work or not work for everybody, Is either one of these fine with you?

Mr. Jimenez: May 18th is fine.

Mr. Hans: We actually have 4/27 and 5/25.

Ms. Duque: Yes, I have April 27th and May 25th, those are the next two meetings.

Mr. Jimenez: Yes, I'm fine with that.

Mr. Eisenacher: This is for 4/27 because I'm going out on the 27th.

Mr. Jimenez: I'm fine on April 20th or the 27th.

Ms. Duque: Not the 20th, it's the 27th.

Mr. Jimenez: Ok.

Mr. Torres: But he's out the 27th.

Mr. Hans: Then the next meeting is 5/25.

Ms. Duque: Correct.

Mr. Torres: I'm available either or the 27th or the 25th right?

Ms. Duque: Or May 25th.

Mr. Eisenacher: So, April 27th or May 25th.

Ms. Duque: Correct.

Mr. Jimenez: I assume at this time?

Ms. Duque: Yes, the same time.

Mr. Jimenez: May 25th works fine for me.

Ms. Duque: Ok.

Mr. Eisenacher: May 25th works fine me too.

Ms. Wald: Ok.

Mr. Torres: So, I'm fine with May 25th and I'm fine with April 27th.

Ms. Duque: Perfect, ok. Thank you so much.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Request #16

B. Balance Sheet

Ms. Duque: Let's move forward to financial reports. Tab A is approval of funding request #16, and tab B is the balance sheet. Unless there are any questions about those, a motion to approve them will take place.

On MOTION by Mr. Eisenacher seconded by Mr. Jimenez with all in favor, Funding Request #16, and the balance sheet were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor's requests? Not hearing any, are there any audience comments?

Ms. Mossing: Juliana, this is Rhonda Mossing with MBS Capital Markets, did you guys just cancel the April meeting?

Mr. Hans: We didn't cancel it.

Ms. Duque: We were trying to establish the date for the budget.

Ms. Mossing: Ok, so for the April meeting we'll probably put on the agenda, all the documents related to the closing on the Bond Anticipate Note, because we're targeting May 1 for that closing.

Ms. Duque: Ok.

Ms. Mossing: So, I just wanted to make sure I didn't misunderstand, and I didn't, so on April 27th we're going to have bond documents on the agenda.

Mr. Hans: So, if we're going to have to meet on the 27th for bond documents, we might as well just start the budget.

Ms. Duque: Can Dario make it on the 27th?

Mr. Eisenacher: I have no idea.

Mr. Hans: So, we might not have a quorum, Rhonda.

Ms. Mossing: Ok, I guess it's really up to the developer if they don't mind closing later.

Ms. Duque: Ok.

Ms. Mossing: Let me get back to you and if we need to call a special meeting just for this, I'll let you know.

Mr. Hans: Ok, because as of now it doesn't look like we'll have a quorum for the 27th of April.

Mr. Eisenacher: My guess would be to call him and see.

Ms. Duque: So, for quorum we'll need Dario.

Ms. Wald: Or if we have someone we could appoint today for the open seat, and have them sworn in, and then they can make the quorum. Rhonda, did you hear what I said, that we got the bond validation for April 25th at 3:00 p.m.?

Ms. Mossing: Oh, I wrote down 2:00 p.m., so I didn't hear it that well.

Ms. Wald: Ok.

Ms. Mossing: So, it's April 25th at 3:00 p.m.?

Ms. Wald: Yes, and Mike will be sending out an email today.

Ms. Mossing: Ok.

Ms. Duque: We're going to take a brief recess right now. So we are back on the record of the meeting, and under Supervisor's request, I understand that we do have a consideration to appoint a Supervisor for the unexpired term of office for seat #1.

Mr. Torres: Yes.

Ms. Duque: So, I have a motion made by Alex to appoint Mike Levak.

On MOTION by Mr. Torres seconded by Mr. Eisenacher with all in favor, appointing Mike Levak to fill the unexpired term of office for seat #1 expiring November, 2025 was approved.

Ms. Duque: Thank you so much. Are there any other Supervisor's requests?

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Duque: Not hearing any, a motion to adjourn will take place.

On MOTION by Mr. Jimenez seconded by Mr. Torres with all in favor, the Meeting was adjourned.



Secretary /Assistant Secretary



Chairman / Vice Chairman