

**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, September 26, 2024, at 10:00 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Mike Levak
Alex Torres
Dario Gerszuny
Felix Castillo

Chairman
Vice Chairman (by phone)
Assistant Secretary
Assistant Secretary

Also present were:

Ginger Wald
Juliana Duque
Rich Hans

District Counsel
District Manager
Governmental Management Services (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 #4 (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, once again, we have an unexpired term of office for seat #4. Do I have any direction from the Board at this moment?

Mr. Levak: No.

Ms. Duque: Not hearing any, we'll table this item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 27, 2024 Meeting

Ms. Duque: Let's move forward to the approval of the minutes of the June 27, 2024 meeting. This is the moment to present any additions, corrections, or deletions to those.

Ms. Wald: I have two corrections.

Ms. Duque: Go ahead, Ginger.

Ms. Wald: One is on page 4, and I will hand it to you, the word "parking" doesn't belong there, I don't know why it's there. Then page 6, it says "contractual area", it should just be, "that's the contraction area".

Ms. Duque: Ok.

Ms. Wald: So, I will provide those pages to you but, those are the only two that I see.

Ms. Duque: Do I have any other comments, corrections, or deletions? Not hearing any, a motion to approve those changes will take place.

On MOTION by Mr. Levak seconded by Mr. Castillo with all in favor, the Minutes of the June 27, 2024 Meeting with the indicated changes were approved.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2024-08 Designating Sharyn Henning as Assistant Treasurer

Ms. Duque: Let's move forward to consideration of resolution #2024-08 designating Sharyn Henning as assistant treasurer. So, right now we only have Patti Powers who is our treasurer and in case Patti is absent, and we need to sign any checks, Sharyn will be assisting us on that. So, I will ask the Board for a motion to approve the resolution but, before that, I would like to name the slate of officers. So, we have Mike Levak as chairman, Alex Torres as vice chairman, Dario Gerszuny and Felix Castillo are assistant secretaries. You have Patti Powers from my office as the treasurer, and now you have Sharyn Henning as the assistant treasurer, Juliana Duque as assistant secretary, and Rich Hans as your secretary. A motion to approve the resolution and the slate of officers will take place.

On MOTION by Mr. Levak seconded by Mr. Gerszuny with all in favor, Resolution #2024-08 designating Sharyn Henning as Assistant Treasurer and the slate of officers as stated on the record by Juliana Duque was approved.

B. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2024

Ms. Duque: The next item is consideration of the engagement letter with Grau & Associates to perform the audit for the fiscal year ending September 30, 2024, a motion will take place at this time.

On MOTION by Mr. Levak seconded by Mr. Gerszuny with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2024 was approved.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Kimley-Horn and Associates, Inc.

A. Consulting Services Agreement

B. Phase II – Bridge Widening for Inverrary Blvd. Over C-13 Canal (Bridge No. 868305)

Ms. Duque: The next item is ratification of two agreements, and I'm going to read both of them, and those are agreements with Kimley-Horn & Associates, which are consulting services agreement and phase II for the bridge widening for Inverrary Blvd. over C-13 canal, a motion to ratify those two that were already approved by the Board.

On MOTION by Mr. Levak seconded by Mr. Gerszuny with all in favor, ratifying the Consulting Services Agreement and also the Phase II Bridge Widening for Inverrary Blvd. over C-13 canal (Bridge No. 868305) were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney

- 1) Memorandum – 2024 Legislative Update
- 2) 2024 Legislative Update – Supplemental Information
- 3) Affidavit Compliance with Anti-Human Trafficking Laws

Ms. Wald: So, in your tablets starting on page 47 there's the end of the year legislative session for 2024. So, we have a couple of memos here, the first one is just your general one, in fact, we're going to be going over a little bit later with Juliana the first one which is the performance measurers, standards, and goals, that is now a requirement, we have to have that adopted by the Board by October 1st, so we're getting under the wire for that, and then you report whether you met those by December of next year, so December 2025, and you have to put it on the website, so we will be going over that. On the second page of the memorandum, there's some changes specifically as to different laws dealing with wages, and employment terms, some of the local governments had their own, and the state said no you can't do that anymore, so they removed that going forward in 2026. Number three is dealing with CCNA, which we have done, which was going ahead and proceeding forward with retaining consultants, engineers, and the like, they have increased the amount of the CPI so we have a higher amount. So, this could affect this District if we have to go out again for a bid. Numbers four and five deal with HOAs and we put that in there because we have a lot of Districts where the Board members are also HOA Board members and we're providing them that information but you folks don't have to worry about that. Six is squatters, it's a lot easier to get rid of squatters now than it was before so we've also provided that because sometimes people squat on District property. Then registered mail, we finally have a new definition to come up to what we actually use as mail nowadays, so that's in there as well. Number eight is my favorite one, no more sending up balloons with gender reveal parties because now it is a crime, so unless you're a four-year-old who usually lets them go, hand it to them, and if not, don't use balloons. So, that's the first memo that you have there. The second memo, and the reason why it's second is because we didn't catch it until after the first one was done. The anti-human trafficking statutes in the State of Florida have been amended, one of the things they amended, and we really just didn't catch it until later on with one of my city clients is, now any governmental entity that enters into an agreement with a non-governmental entity, as broad as that, a non-governmental entity must complete an affidavit of compliance with human trafficking laws. So, it's an affidavit that is required, not the government entity, but the non-governmental entity, so we have added that to all of our contracts that went into effect on July 1st. It's pretty simple of an affidavit, it's basically saying I'm following the

law, so it will be added to everything that you see, and that's basically it, I don't have anything else unless anyone has any questions.

Ms. Duque: Thank you so much, Ginger. Any questions for Ginger?

B. Engineer

Ms. Duque: Not hearing any, there is no report under the engineer.

C. Manager

- 1) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form**
- 2) Consideration of Performance Measures and Standards as Required by Florida Statute 189.0694**

Ms. Duque: Let's move forward with the manager's report. The first one is a reminder to file the financial disclosure, we only have Jose Jimenez still pending, and we will contact him but, if you could please talk to him again, he needs to file the Form 1 financial disclosure statement, everybody else has filed. The next item is the consideration of the performance measures and standards as required by the Florida Statute. So, as just mentioned by Ginger, the Florida Legislature during the 2024 legislative session established new regulations and this is to enhance the accountability and also the transparency of the Districts. So, as stated by Ginger, starting October 1st we need to have this report on our webpage, and by December 1, 2025, we need to stipulate if we did accomplish or if we did not accomplish those goals and objectives. So, GMS has identified three different key categories that are community, communication and engagement, infrastructure and facilities maintenance and financial transparency and accountability. You're going to be able to see those three categories in exhibit A, and I'm just going to give you one of the examples of community communication and engagement. We have to hold at least three Board of Supervisors meetings per year, and the measurement will be the number of public Board meetings held annually as evidenced by the minutes, and the legal advertisement, and then we need to say that we achieved, or we did not achieve those goals. Similar to that we have the notice of meetings compliance, access to records compliance, and under the infrastructure and facilities maintenance, we have field management and District management site inspections, we have District infrastructure and facilities inspections, and we also have the financial transparency and accountability.

Ms. Wald: Juliana, item #2, I don't know if we need that this year, I would remove it.

Ms. Duque: Yes, and not all of them apply, remember this is the same one that we're using for all of the Districts.

Ms. Wald: Yes, but remember we have to put this on the website so if it says that we're going to do it, we have to show that we're going to do it, which we don't want, so I would recommend removing #2 because for this fiscal year, we're not going to be completely up and running.

Ms. Duque: Ok, we'll do that.

Ms. Wald: And we haven't issued bonds for the engineer to have to his one annual report, so I would just remove #2.

Ms. Duque: Ok, so delete #2.

Ms. Wald: I would remove #2 completely at this time.

Ms. Duque: Ok, we can do that. Then the last one is financial transparency and accountability, which is related to the annual budget, the financial reports, and also the annual financial audit. So, once again, the recommendation from the management company is that the Board of Supervisors adopt those goals and objectives with the changes that were just mentioned so that we are in compliance with HB7013 to enhance accountability and transparency of the District, a motion to approve them will take place.

On MOTION by Mr. Levak seconded by Mr. Castillo with all in favor, accepting the Performance Measures and Standards as required by Florida Statute 189.0694 with the indicated changes as stated on the record was approved.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Requests #28 & #29

B. Acceptance of Unaudited Financials

Ms. Duque: The next item is the financial reports, approval of funding requests #28 & #29, and also the acceptance of the unaudited financials. I have attached a set of the financials for your review as well. Unless there are any questions, a motion to approve them will take place.

On MOTION by Mr. Levak seconded by Mr. Gerszuny with all in favor, Funding Requests #28 & #29 and the Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

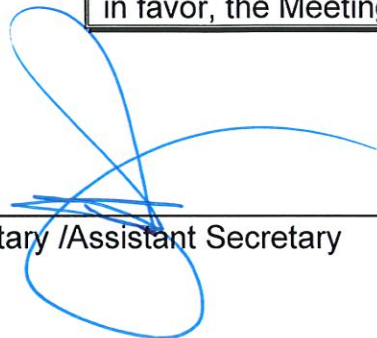
Ms. Duque: Do I have any Supervisor's requests? Not hearing any, there is no audience present, so no audience comments.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Duque: A motion to adjourn will take place.

On MOTION by Mr. Levak seconded by Mr. Gerszuny with all in favor, the Meeting was adjourned.



Secretary /Assistant Secretary

Chairman / Vice Chairman