

**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, January 22, 2026, at 10:00 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Mike Levak	Chairman
Alex Torres	Vice Chairman
Dario Gerszuny	Assistant Secretary
Teresa Baluja	Chairman
Raisa Krause	Vice Chairman
Vanessa Perez	Assistant Secretary
Lilibeth Hauck	Assistant Secretary
Marc Szasz	Assistant Secretary

Also present were:

Scott Cochran	District Counsel
Ginger Wald	District Counsel (by phone)
Juliana Duque	District Manager
Juan Alvarez	District Engineer (by phone)
Angel Camacho	District Engineer (by phone)

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Mike Levak and Mr. Felix Castillo Jr.

Ms. Duque: The first item that we have is the oath of office for Mike, so Mike, I'm going to read the oath of office, and after I say "I", just provide me with your name, and at the end, you would just say, I do, or I agree, so "I".

Mr. Levak: Mike Levak.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Solterra Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and

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will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Solterra Community Development District, Broward County, Florida.

Mr. Levak: I do.

Ms. Duque: Thank you so much.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2026-01 Canvassing and Certifying Results of Landowners Election

Ms. Duque: The next item is the organizational matters, the first item is the consideration of resolution #2026-01, canvassing and certifying the results of the landowners' election. This resolution #2026-01 canvases and also certifies the results of the November 20, 2025, landowners' election. The resolution certifies that Mike Levak and Felix Castillo were each elected with 900 votes to seats #1 and #2 for a 4-year term, and seat #4 received zero votes and remains vacant with a 2-year term. So, at this moment, unless there are any questions from the Board, a motion to approve resolution #2026-01 will take place.

On MOTION by Mr. Levak, seconded by Mr. Torres, with all in favor, Resolution #2026-01 canvassing and certifying the results of the landowners' election was approved.

B. Consideration of Appointment to Fill Unexpired Term(s) of Office for Seat #4 (11/2027)

C. Oath of Office for Newly Appointed Supervisor(s)

Ms. Duque: The next item is consideration of appointment to fill the unexpired term of office for seat #4, which expires in November 2027. Do I have any direction at this moment from the Board?

Mr. Levak: Yes, I'd like to appoint Teresa.

Ms. Duque: Perfect.

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On MOTION by Mr. Levak, seconded by Mr. Torres, with all in favor, appointing Teresa Baluja to fill the unexpired term of office for seat #4 was approved.

Ms. Duque: So, Teresa, welcome. I'm going to read the oath of office, and please provide me with your name, and then towards the end, you would say, I do or I agree, so "I".

Ms. Baluja: Teresa Baluja.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Solterra Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Solterra Community Development District, Broward County, Florida.

Ms. Baluja: I do.

Ms. Duque: Thank you so much. Welcome, Teresa.

D. Consideration of Resolution #2026-02 Electing Officers

Ms. Duque: The next item on the agenda is the consideration of Resolution No. 2026-02, regarding the election of officers. Since I understand that some members of the Board of Supervisors intend to resign, with the Board's approval, we will move this item to the end of the meeting.

Mr. Levak: Yes.

Ms. Duque: Thank you.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the
October 23, 2025, Meeting**

Ms. Duque: Let's move on to the approval of the minutes from the October 23, 2025, regular meeting. The minutes are included in your agenda package. At this time, are there any additions, corrections, or deletions? If there are none, we'll proceed with a motion to approve them.

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On MOTION by Mr. Torres seconded by Mr. Levak, with all in favor, the Minutes of the October 23, 2025, Meeting were approved.

Ms. Duque: Do I have any direction from the Board at this moment?

Mr. Levak: No.

Ms. Duque: Okay, it's my understanding that I was supposed to receive a resignation letter from Felix Castillo, indicating that he is declining his appointment to the Board. This was related to the landowners' election held at the last meeting. I'll check now to confirm whether I've received that letter. If so, I'll need a motion from the Board to accept Mr. Castillo's letter declining his position as Supervisor.

On MOTION by Mr. Levak, seconded by Mr. Torres, with all in favor, accepting the resignation letter from Felix Castillo Jr was approved.

Ms. Duque: With that, I'd like to inform the Board of Supervisors that Seat #2, previously held by Felix Castillo, is now vacant. Do I have any direction from the Board at this time?

Ms. Baluja: I'd like to make a motion to appoint Vanessa Perez.

Ms. Duque: Ok, so I have a motion on the table made by Teresa to appoint Vanessa Perez for the open position, seat #2.

On MOTION by Ms. Baluja, seconded by Mr. Torres, with all in favor, appointing Vanessa Perez to fill the unexpired term of office for seat #2 was approved.

Ms. Duque: So Vanessa, I'm going to read the oath of office, so "I".

Ms. Perez: Vanessa Perez.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Solterra Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the

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office of Supervisor of the Solterra Community Development District, Broward County, Florida.

Ms. Perez: I do.

Ms. Duque: Thank you so much, Vanessa.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2026-03 Budget Amendment for Fiscal Year 2026

Ms. Duque: So, Let's move on to the next item, which is the consideration of Resolution No. 2026-03, a budget amendment for Fiscal Year 2026. This amendment pertains to the Debt Service Fund, and the attached Exhibits A, B, and C reallocate the debt service revenues and expenditures for the Series 2023-1 Notes, Series 2024 Notes, and Series 2025 Bonds. The amendment aligns with the adopted assessment schedule and the amortization schedule for the 2025 Bonds. I'd like to note for the record that this amendment reduces certain direct assessment interest lines to zero for the 2023-1 and 2024 Series, and incorporates the Series 2025 principal and interest payments, as well as related surplus, into the 2025 Debt Service budget. If there are no questions from the Board, I'll request a motion to approve the resolution as presented.

On MOTION by Mr. Levak, seconded by Ms. Baluja, with all in favor, Resolution #2026-03, the Budget Amendment for Fiscal Year 2026 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let's move forward to the attorney.

A. Attorney

Mr. Cochran: Yes, I don't have anything specific to report, just that I'm here for Ginger today. She had to cover another meeting where they're doing a whole bunch of stuff. It's nice to meet you all. She should be back in future meetings.

Ms. Duque: Thank you so much, Scott. It's very nice to have you here with us today.

B. Engineer – Updated Billing Rates

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Ms. Duque: Let's move on to the Engineer's Report. The first item I'd like to present to the Board is the consideration of updated billing rates from Alvarez Engineering. The letter dated January 2, 2026, included in your agenda package, requests Board approval of the revised 2026 hourly rates and staff classifications. The engineer has noted that these changes are not expected to exceed the engineering budget adopted for Fiscal Year 2026. Juan and Angel are also joining us on the line if there are any questions. If there are none, we'll proceed with a motion to approve the updated billing rates.

On MOTION by Ms. Baluja, seconded by Mr. Torres, with all in favor, accepting the updated billing rates as presented was approved.

Ratification of:

- A. Environmental Resource License Erl Application for Solterra**
- B. Notice of Intent for NPDES stormwater coverage for Solterra NW 30th Place**
- C. Florida Department of Environmental Protection Application**
- D. Engineering Permit Application for the Solterra NW 30th Place Improvement Project**
- E. Notice of Intent to use the FDEP general permit for the construction of potable water**
- F. Application to Construct a wastewater collection transmission system, phase 1**
- G. Application to Construct the Solterra wastewater collection and transmission system**
- H. Commitment Letter from Solterra to the City of Sunrise regarding exiting utilities**

Ms. Duque: The next item was received just two days ago, which is why it was not included in your agenda package. This item involves the ratification of several permits provided to the District by CC Homes. Before I present the details of these permits and their ratification, Juan, would you like to address the Board of Supervisors?

Mr. Alvarez: Yes, I have reviewed the applications that were the city fees related to phase 1, and also to the 30th Place project plan, and one of the applications has to do with the lake at the entrance of the development, so these are the applications that have been dedicated to the CDD and submitted to the different agencies. They are being presented for classification by the Board, and I have no objection to the Board ratifying them.

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Ms. Wald: And I've been working directly with Juan, and I'm actually in his office now.

Ms. Duque: Hi, Ginger.

Ms. Wald: Hello. (inaudible comment) And I also received another proclamation email for more items, and I don't see any issues today with the approval and ratification of those applications.

Ms. Duque: Thank you for that, Ginger. So, I'm just going to mention each one of them, and towards the end, I will ask the Board for a motion to ratify them all. So, the first is from Florida Department of Environmental Protection application, which is the legal permit to construction phase 1 domestic wastewater collection and the transmission system for the CDD, the second one is the engineering permit application of the Solterra NW 30th Place improvement projects, the third one is the application to construct the Solterra wastewater collection and transmission system associated with the NW 30th Place improvement plans in Sunrise. The next one is the application to construct a wastewater collection transmission system in phase 1, and this covers the sanitary sewer, the force main, the use main, and the associated pump station that will serve the 300 residential units. The next one is the notice of intent to use the FDEP general permit for the construction of the potable water main extension services in Solterra phase 1. The next one is the environmental resource license for the ERL application for the Solterra phase 1, and the next one is the notice of intent for the NPDES, which is the stormwater coverage for the Solterra NW 30th Place improvement projects, and this is once again the permit for the stormwater discharge from construction activities. The last one is the commitment letter from the Solterra Community Development District to the City of Sunrise regarding the existing utility easement associated with the Solterra project. So, I will need a motion from the Board to ratify them all.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, ratifying items A through H listed above was approved.

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Ms. Duque: If the Board agrees, I could provide each one of them via email today after the meeting, since they are not part of your agenda package, so that you have a copy also.

C. Manager

Ms. Duque: Let's move forward to the manager's report. I don't have anything additional to report at this point.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Unaudited Financials

Ms. Duque: Let's move on to the financial reports, which include the acceptance of the unaudited financials. These statements are through December 31, 2025, and include the combined statement of revenues, expenditures, and the balance sheet. Item 7A also includes the unaudited financials for the Series 2025 Construction and Revenue Accounts. If there are no questions from the Board, we'll proceed with a motion to accept them.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Duque: It's my understanding, based on what I'm hearing from the Board of Supervisors, that there are some resignations to be presented. With the Board's permission, I'd like to ask each Supervisor to please state their name and formally announce their intent to resign from their position so that we can proceed accordingly.

Mr. Levak: Yes, Mike Levak, it is my intention to resign.

Ms. Duque: Ok, perfect, Mike, we appreciate all your hard work during this time. Do I have any motion from the Board to accept the resignation?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, accepting the resignation of Mike Levak was approved.

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Ms. Duque: Alright, so right now we have seat #1 open. Do I have any direction from the Board to appoint anyone to that seat?

Ms. Baluja: Motion to appoint Raisa Krause.

Ms. Duque: Ok, so I have a motion to appoint Raisa to seat #1. Is there a second?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, appointing Raisa Krause to fill the unexpired term of office for seat #1 was approved.

Ms. Duque: So I'm going to read the oath of office, Raisa, so "I".

Ms. Krause: Raisa Krause.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Solterra Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Solterra Community Development District, Broward County, Florida.

Ms. Krause: I do.

Ms. Duque: Thank you so much, Raisa. Now, do I have any other resignations to be presented to the Board by the Board of Supervisors?

Mr. Torres: Yes, I, Alex Torres, would like to give my intent to resign from the Board.

Ms. Duque: Thank you so much, Alex. I have a resignation. Do I have a motion to accept the resignation?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, accepting the resignation of Alex Torres was approved.

Ms. Duque: Thank you once again, Alex. Now we have seat #3 open, do I have any direction from the Board to appoint anyone to seat #3?

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Ms. Baluja: Motion to appoint Lilibeth Hauck.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, appointing Lilibeth Hauck to fill the unexpired term of office for seat #3 was approved.

Ms. Duque: So, Lilibeth, I'm going to read the oath of office, so "I".

Ms. Hauck: Lilibeth Hauck.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Solterra Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Solterra Community Development District, Broward County, Florida.

Ms. Hauck: I do.

Ms. Duque: Thank you so much, Lilibeth. Now, do I have any other resignations from the Board of Supervisors?

Mr. Gerszuny: Yes, I intend to resign, Dario Gerszuny.

Ms. Duque: Thank you, Dario. So, I have a resignation on the table. Is there a motion to accept the resignation?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, accepting the resignation of Dario Gerszuny was approved.

Ms. Duque: And we currently have seat #5 open. Do I have any appointment from the Board of Supervisors?

Ms. Baluja: Motion to appoint Marc Szasz.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, appointing Marc Szasz to fill the unexpired term of office for seat #5 was approved.

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Ms. Duque: Marc, I'm going to read the oath of office, so "I".

Mr. Szasz: Marc Szasz.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Solterra Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Solterra Community Development District, Broward County, Florida.

Mr. Szasz: I do.

Ms. Duque: Thank you so much, welcome, Marc. So, we do not have any other resignations. Do I have any other supervisor's requests at this moment?

D. Consideration of Resolution #2026-02 Electing Officers (Cont.)

Ms. Duque: Not hearing any, we'll now return to the consideration of Resolution No. 2026-02, which pertains to the election of officers. For today's meeting, we'll need to appoint a Chair, Vice Chair, and Assistant Secretaries. My office is recommending Patti Powers to serve as Treasurer, Paul Winkeljohn as Secretary, me as Assistant Secretary, and Sharyn Henning as Assistant Treasurer. At this time, I'll need a motion from the Board to appoint individuals to the positions of Chair and Vice Chair.

Ms. Baluja: I motion to appoint myself as chairman, Raisa Krause as vice chairman, and Lilibeth, Vanessa, and Marc as assistant secretaries.

Ms. Duque: Ok, so the motion was made by Teresa to appoint Teresa Baluja as chairman, Raisa Krause as vice chairman, Marc Szasz, Lilibeth Hauck, and Vanessa Perez as assistant secretaries. Once again, Juliana Duque will be your assistant secretary, Patti Powers as your treasurer, Paul Winkeljohn as your secretary, and Sharyn Henning as your assistant treasurer.

On MOTION by Ms. Baluja seconded by Ms. Perez, with all in favor, Resolution #2026-02, electing officers, electing Teresa Baluja as chairman, Raisa Krause as vice chairman,

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Marc Szasz, Lilibeth Hauck, and Vanessa Perez as assistant secretaries, and all others as stated on the record by Juliana Duque, was approved.

Ms. Duque: So, we have the slate of officers, and just for the record, we don't have any audience present, and we don't have any audience over the teleconference.

NINTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Meeting was adjourned.

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Secretary / Assistant Secretary

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94784E94D2FF4EE
Chairman / Vice Chairman

Certificate Of Completion

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Signatures: 5

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

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1001 Bradford Way

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Kingston, TN 37763

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eacosta@gmssf.com

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3/20/2026 7:24:41 AM

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Signer Events

Juliana Duque

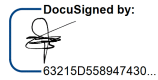
jduque@gmssf.com

District Manager - Assistant Secretary

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Signature

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Electronic Record and Signature Disclosure:

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Teresa Baluja

teresa.baluja@lennar.com

Chair

Security Level: Email, Account Authentication (None)

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In Person Signer Events

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Editor Delivery Events

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Agent Delivery Events

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Envelope Sent

Hashed/Encrypted

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Security Checked

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