

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, May 21, 2026, at 10:45 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Raisa Krause
Vanessa Perez
Lilibeth Hauck
Marc Szasz

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Michael Pawelczyk
Juliana Duque
Andrew Gill
Juan Alvarez

District Counsel
District Manager
Governmental Management Services
District Engineer (by phone)

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 19, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the March 19, 2026 meeting. Are there any additions, corrections, or deletions to those minutes? If there are none, a motion to approve them will take place.

On MOTION by Ms. Krause seconded by Ms. Hauck with all in favor, the Minutes of the March 19, 2026 Meeting were approved.

May 21, 2026**Solterra CDD****THIRD ORDER OF BUSINESS****Public Hearing to Adopt the
Fiscal Year 2027 Budget****A. Motion to Open the Public Hearing**

Ms. Duque: Let's move forward to the public hearing to adopt the fiscal year 2027 budget, which begins on page 10. At this time I will take a motion to open the public hearing.

On MOTION by Ms. Krause seconded by Ms. Perez with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion**C. Consideration of Resolution #2026-05 Annual Appropriation Resolution**

Ms. Duque: Next, we will open the public hearing for comments regarding the proposed Fiscal Year 2027 budget. There is no one present from the public today, and no members of the public have joined via teleconference. The proposed Fiscal Year 2027 budget is included in the agenda package beginning on page 13. The budget reflects total general fund revenues and expenditures of \$561,363. The assessment schedule includes 900 assessable units and reflects no increase in the per-unit assessment from Fiscal Year 2026; therefore, the assessment remains unchanged. As previously presented to the Board, the proposed special assessment per unit is \$663.55 for single-family homes, townhomes, and affordable housing townhomes. The Board previously approved the proposed budget and set today's public hearing for its final adoption. The next item is consideration of Resolution No. 2026-05, the Annual Appropriations Resolution. This resolution adopts the Fiscal Year 2027 budget for the period beginning October 1, 2026, and ending September 30, 2027. Are there any comments from the Board regarding this resolution?

Ms. Krause: No.

Ms. Duque: If there is none, then I'll take a motion to approve resolution #2026-05 for fiscal year 2027 budget.

On MOTION by Ms. Krause seconded by Ms. Perez with all in favor, Resolution #2026-05 the Annual Appropriation Resolution was approved.

May 21, 2026**Solterra CDD****D. Consideration of Resolution #2026-06 Levy of Non Ad Valorem Assessments**

Ms. Duque: Let's move forward to consideration of resolution #2026-06 levy of Non Ad Valorem Assessments. This resolution takes the required debt and allocation findings and imposes Non Ad Valorem Assessments for the fiscal year 2027, it also provides for collection and enforcement of those assessments and verifies the assessment roll, and allows those amounts to the assessment roll as required by Florida Statute. As noted, the assessment schedule reflects no increase to those assessments on the amounts for fiscal year 2027. Does the Board have any questions? If not, a motion to approve resolution #2026-06 levy of Non Ad Valorem Assessments will take place.

On MOTION by Ms. Krause seconded by Ms. Perez with all in favor, Resolution #2026-06 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Duque: Let's move forward to a motion to close the public hearing.

On MOTION by Ms. Krause seconded by Ms. Perez with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS
**Ratification of Interlocal
Agreement for Uniform
Collection Non Ad Valorem
Special Assessments**

Ms. Duque: The next item is ratification of the interlocal agreement for the uniform collection of those Non Ad Valorem Special Assessments, and this beings on page 36 of your agenda. This agreement is between the District and Broward County Tax Collector. It establishes the terms under which the Tax Collector will collect and it also enforces those assessments on the Non Ad Valorem Assessments using the uniform method of collection. Unless I have any questions, a motion to ratify the interlocal agreement for uniform collection of those Non Ad Valorem Assessments will take place.

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On MOTION by Ms. Krause seconded by Ms. Perez with all in favor, ratifying the Interlocal Agreement for Uniform Collection of Non Ad Valorem Assessments was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let's move forward to staff reports, Mike do you have anything to report?

A. Attorney

Mr. Pawelczyk: No, we do not have anything to report for Solterra.

Ms. Duque: Thank you so much Mike.

B. Engineer

1) Consideration of:

a. Supplemental Amendment #1 Widening of SR 816/W Oakland Park Boulevard and Reconstruction of Inverrary Boulevard West

Ms. Duque: Let's move to the next item, the Engineer's Report. The first item is consideration of Supplemental Amendment No. 1 for the widening of SR 816/W. Oakland Park Boulevard and the reconstruction of Inverrary Boulevard West, beginning on page 47 of your agenda package. This supplemental amendment from Alvarez Engineers relates to additional design work required in response to permitting comments and coordination with the City of Lauderhill and the developers. The scope of work includes updates to roadway connections, pavement markings, drainage, signalization, and permitting exhibit. The total proposed amount is \$23,810. Juan is joining us by phone. Juan, would you like to add anything further?

Mr. Alvarez: No but, this is really in connection with the widening with the City of Lauderhill to the permitting that the city has asked for additional components to the road, the asked for additional items to let us change the typical section. (inaudible comment) So, that's where the road changes in the design (inaudible comment) in case we have to change the alignment of the roadway. (inaudible comment) So, we've been dealing with the city for the addition of the right-of-way. (inaudible comment) So with this supplemental amendment I think we should be able to fulfill the requirements of the city. (inaudible comment)

Ms. Duque: Thank you, Juan. Unless there are any questions from the Board about this supplement amendment, a motion to approve will take place.

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On MOTION by Ms. Krause seconded by Ms. Perez with all in favor, accepting the Supplemental Amendment #1 widening of SR 816/W. Oakland Park Boulevard and reconstruction of Inverrary Boulevard West was approved.

b. Proposal for Engineering Services Related to Widening of SR 816/W Oakland Park Boulevard and Reconstruction of Inverrary Boulevard West

Ms. Duque: Let's move to the next item, which is the proposal for engineering services related to the widening of SR 816/W. Oakland Park Boulevard and the reconstruction of Inverrary Boulevard West. Juan, is this additional to what The Board just approved?

Mr. Juan: Yes, this is the same thing, what happened is there was a repeat in the agenda through an email because we're already in a contract so this is just for informational purposes, so it's actually the same thing, so items A and B is the same thing.

Ms. Duque: Ok, so I think we have that motion already provided under item A as Juan just stated.

Mr. Alvarez: I have something else Juliana.

Ms. Duque: Ok, go ahead Juan.

Mr. Alvarez: During the meeting of March 19th the CDD gave me direction to move forward with the project on NW 30th Place, and there is one item, but we suspended it at that meeting because I understand the developer has entered into an agreement with Downright Engineering, so we are not going ahead with that item right now, I just wanted to inform the Board that is literally not happening. So, instead following that meeting the developer will now continue with that approved contractor that has components of that and the developer (inaudible comment), and the CDD would pay for the completed infrastructure and use the funds in the construction account that I understand is an amount of \$899,000. (inaudible comment). So, this is just for informational purposes only.

Ms. Duque: Thank you, Juan. Since the Board has been provided with this information, staff recommends that the Board ratify these actions.

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Mr. Gill: Juliana, sorry you cut out a little bit, can you go back to what you're ratifying?

Ms. Duque: Yes, ok, sorry Andrew, can you hear me?

Mr. Gill: Yes, I can.

Ms. Duque: I was asking because the Board provided direction through a motion at the last meeting, but the direction has since changed and the developer has proceeded differently. I wanted to confirm whether the Board should take a motion to ratify the revised actions before moving forward. It may not be necessary, but I thought it would be prudent to have the Board's confirmation.

Mr. Pawelczyk: No because the CDD is not taking any action at this time, I don't think there's anything to ratify, we can't ratify the developer's actions.

Ms. Duque: Okay, Juan, perhaps I misunderstood. Did you indicate that the CDD would be responsible for paying? I just want to make sure I understood correctly.

Mr. Pawelczyk: Juan said that the developer is going to complete this work and then submit requisitions for the sale, once they're completed pursuant to the acquisition agreement, so I don't think there's anything to ratify.

Ms. Duque: Ok, thank you Mike for clarification.

Mr. Pawelczyk: You're welcome.

Ms. Duque: That makes sense. I misunderstood, and I appreciate the clarification. Thank you. Juan, is there anything else you would like to add?

Mr. Alvarez: No. (inaudible comment)

Mr. Pawelczyk: Juliana, Juan is breaking up a lot here, so what is the proposal for the next meeting that he's going to submit, just because we couldn't hear it?

Mr. Alvarez: So, the proposal is for services dealing with construction for phase 1, with Ford Engineers who is the engineer of record, and they provided a proposal.

Mr. Pawelczyk: Ok, alright, perfect, you were breaking up a little bit, we just wanted to make sure that was clear on our end.

Mr. Alvarez: That's all I have to report.

Ms. Duque: Thank you so much Juan, I appreciate it.

C. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

May 21, 2026**Solterra CDD**

Ms. Duque: Let's move forward to the next item which is the manager's report, so the first item is the consideration of the proposed fiscal year 2027 meeting schedule. The Board of Supervisors will keep the regular meetings at 10:45 a.m. on the third Thursday of each month at the offices of Governmental Management Services, South Florida, located at 5385 N. Nob Hill Road, Sunrise, Florida and those meeting dates are on your agenda. Unless there are any changes to it, a motion will take place.

On MOTION by Ms. Krause seconded by Ms. Perez with all in favor, the Fiscal Year 2026 Meeting Schedule was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

4) Number of Registered Voters in the District - 0

Ms. Duque: Let's move to the next item, a reminder regarding Form 1 financial disclosure, which is due by July 1, 2026. The financial disclosure report included in the agenda package reflects the prior year's filing and does not reflect the current Board of Supervisors, as the filing for the previous fiscal year has already been completed. Please remember that, as Board members, you are required to file a Form 1 for each District on whose Board you serve. My office will follow up by email with additional information and the filing link for your convenience. The next item is a reminder to complete the annual ethics training by December 31, 2026. I will also send an email with links and information to assist you in completing this requirement. The next item is the number of registered voters in the District, which is included on page 82 of the agenda package. The Broward County Supervisor of Elections has reported that, as of April 15, 2026, Solterra has zero registered voters. This information is required to be presented to the Board annually. The final item under the Manager's Report concerns the Stormwater Management Financial Capability Form. I received an email from the developer regarding this form, which is required by the permitting agency in connection with the stormwater management system. The form addresses the District's financial capability and its responsibility to operate, maintain, repair, and replace applicable components of the project. I will forward the information received from the developer to the Board and District Counsel for review. At this time, staff requests a motion authorizing staff to move forward with these actions.

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Solterra CDD

On MOTION by Ms. Hauck seconded by Ms. Perez with all in favor, authorizing District Manager to move forward with the actions as described was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Ms. Duque: The next item is the financial reports, approval of the check register on page 83 and the unaudited financials is on page 88 of your agenda . Unless there are any questions about those, a motion to approve them will take place.

On MOTION by Ms. Krause seconded by Ms. Perez with all in favor, the Check Register and Unaudited Financials were approved.

SEVENTH 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.

TENTH ORDER OF BUSINESS

Adjournment

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

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

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Secretary /Assistant Secretary

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Chairman / Vice Chairman

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Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

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Teresa Baluja

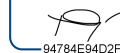
teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

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Agent Delivery Events

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