

**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, June 26, 2025, at 10:00 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Mike Levak
Dario Gerszuny
Felix Castillo

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Ginger Wald
Juliana Duque

District Counsel
District Manager

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 Newly Appointed Supervisor(s)

C. Election of Officer(s)

Ms. Duque: The next item is organizational matters, and I would like to remind the Board of Supervisors that we have an open seat for the unexpired term of office for seat #4, which will expire in November 2025.

Mr. Levak: Table.

Ms. Duque: Ok, perfect.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
May 22, 2025 Meeting**

Ms. Duque: Let's move forward with the approval of the minutes of the May 22, 2025, meeting. This is the moment to present any additions, corrections, or deletions. If there is none, a motion to approve them will take place.

On MOTION by Mr. Levak, seconded by Mr. Gerszuny, with all in favor, the Minutes of the May 22, 2025, Meeting were approved.

FOURTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2026 Budget**

A. Motion to Open the Public Hearing

Ms. Duque: Let's move forward to the public hearing to adopt the fiscal year 2026 budget. A motion to open the public hearing will take place.

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

B. Public Comment and Discussion

C. Consideration of Resolution #2025-04 Adopting Final Budget

Ms. Duque: Let's move on to public comment and discussion. Today's meeting was scheduled as a public hearing to consider and adopt the District's final budget. However, since the developer has requested to be placed on the roll, we will not be adopting the budget today. Instead, we will continue the meeting to a later date, July 24th, if that works for the Board. This postponement is necessary so that we can provide the required public notice and mail notification to the property owner. If the Board agrees, we will reconvene on July 24th at the same time and location.

Mr. Levak: Agreed.

Ms. Duque: Ok, so I have a motion made by Mike.

On MOTION by Mr. Levak, seconded by Mr. Gerszuny, with all in favor, authorizing to continue the public hearing to adopt the Fiscal Year 2026 Budget on July 24, 2025, at 10:00 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida, and also to mail notice to the owner of the property was approved.

D. Motion to Close the Public Hearing

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

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

FIFTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2025-05 Amending the Boundaries

Ms. Duque: Let's move forward to resolution #2025-05, which is the resolution amending the boundaries of the District, Ginger.

Ms. Wald: Yes, so previously, or over a year ago, you had approved by resolution the contraction of the boundaries, and it was understood and we talked about it a few times at different meetings that we were waiting for getting closer to the plat and also specifically speaking with the city to make sure they were comfortable with exactly what the boundary is going to be for the removal of the townhomes and affordable homes and additional what the entrance was going to be with a park because that was the park's decision. So, that has changed from the original legal description that we had from the original resolution that approved the contraction. What has happened now is they're small little slivers, .16 acres, and that's in your packet and so it's going to be two things, it's going to be contracting the boundaries with that parcel as we discussed, and then also it's going to be adding that .16 acres of property into the boundaries of the CDD which is going to be owned by the CDD once all of this occurs because from the information I'm provided and if you look at the sketches that are included with the legal descriptions that are attached to your resolution you can see these little slivers and it's seems to be that they are located where it's going to be the area adjacent to the public roadway that the CDD is going to own and construct and they're just like little fallouts, they're more likely than not just going to be landscaped general areas. So, with that, what we need to do is we need to proceed forward with this resolution 2025-05, which authorizes District counsel to amend the boundaries of the District and for any other action to effectuate amending of the boundaries of the District pursuant to Section 190.046 Florida Statutes and as provided. So, I would need a motion to approve that.

On MOTION by Mr. Levak, seconded by Mr. Gerszuny, with all in favor, Resolution #2025-05 amending the boundaries was approved.

B. Interlocal Agreement Between City of Sunrise and Solterra Community Development District for Entrance Area Maintenance and Perimeter Roadway Surface Water Management

Ms. Duque: Let's move forward with the next item, which is the interlocal agreement between the City of Sunrise and Solterra Community Development District for the entrance area maintenance and perimeter roadway surface water management, Ginger.

Ms. Wald: Just like it says, so in the development agreement the developer agreed to provide the maintenance of the entry area roadway, the sidewalks, the landscaping, the multi-use pathway, irrigation, and other related improvements within the entrance area partially owned by the city and there's some parts that are going to be owned by the CDD that the CDD is constructing. With that, it provided that the CDD could take responsibility, therefore, the maintenance after completion of construction, and the CDD Board members have agreed to do so with the adoption of the engineer's report. So, this interlocal agreement provides for the parameters of the maintenance of that area that I just described to you. It also has a secondary purpose, the secondary purpose is to deal with the perimeter roadway improvement. That is being constructed or will be constructed by the CDD but, it is going to be owned and maintained by the city but, part of that perimeter roadway includes part of the surface water drainage system. That surface water drainage system is being constructed and is going to be owned and maintained by the CDD. Due to the requirements under the permit with Broward County, and a lot of things have changed recently, changes to the state law, Broward County is required that you have in place that the CDD has the ability to maintain these areas that the city is going to own if the city fails to maintain the perimeter roadway. We're not saying they're going to, we just need to have the ability so we can move forward on that permit for the surface water management system with Broward County. So, this interlocal agreement also provides for that, this has been provided to the city for its approval, I'm not sure if it was approved at the last meeting, I need to double check on that but, I would recommend, if everyone is comfortable would be to go ahead and approve this in substantial final form just in case the

city has some tweaks that it wanted to make and of course its approval by the city commission.

On MOTION by Mr. Levak, seconded by Mr. Gerszuny, with all in favor, accepting the Interlocal Agreement between the City of Sunrise and Solterra CDD for entrance area maintenance and perimeter roadway surface water management in substantial final form was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney

Ms. Wald: Just your Form 1s that are due on July 1st.

Ms. Duque: So far, only Dario has completed his since the last time I checked. I will resend the email to the Board today. Congratulations, Dario. Alright, let's move on to the next item. Ginger, is there anything else you'd like to add?

Ms. Wald: No.

B. Engineer

Ms. Duque: There is nothing to report under the Engineer's Report at this time. As mentioned during our meeting with the developer yesterday, you will receive both the Engineer's Report and the Assessment Methodology Report at that meeting as well.

C. Manager

- 1) **Consideration of Proposed Fiscal Year 2026 Meeting Schedule**
- 2) **Form 1 Financial Disclosure Due July 1, 2025**
- 3) **Reminder to Complete Annual Ethics Training by December 31, 2025**

Ms. Duque: Let's move forward to the manager's report, so we have consideration for the proposed fiscal year 2026 meeting schedule. So, we will hold our regular scheduled meetings for fiscal year 2026 at the office of GMS – South Florida at 5385 N. Nob Hill Road, Sunrise, Florida 33351, at 10:00 a.m. on the fourth Thursday of each month.

Ms. Wald: I think you might need a different location for the budget.

Ms. Duque: We can do that.

Ms. Wald: Just in case the location changes.

Ms. Duque: Yes, we can do that, yes. Did the location change?

Mr. Levak: Maybe.

Ms. Duque: Alright, that sounds good. We can defer this item to the next meeting and discuss the upcoming meetings then, if time permits.

Ms. Wald: So, we'll get a time and then we'll have a better idea of that at that time, and what happens with the development and the bonds.

Ms. Duque: Alright, that makes sense. Let's move on to Form 1, which Ginger has already covered. I'd also like to remind everyone to complete your required ethics training by December 31, 2025. I'll include that information in my follow-up email as well, in case you haven't completed it yet.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Request #37

B. Acceptance of Unaudited Financials

Ms. Duque: Let's move forward to financial reports. Tab A is the approval of funding request #33, and Tab B is the acceptance of the unaudited financials. A motion to approve them will take place.

On MOTION by Mr. Levak, seconded by Mr. Gerszuny, with all in favor, Funding Request #37 and the Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests?

Mr. Levak: No.

Ms. Duque: Not hearing any, there is no audience present, so no audience comments.

NINTH ORDER OF BUSINESS

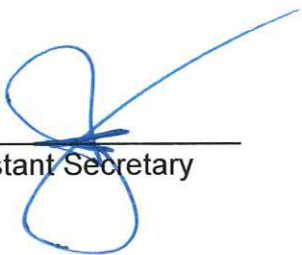
Adjournment

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.

June 26, 2025

Solterra CDD



Secretary / Assistant Secretary



Chairman / Vice Chairman