

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 27, 2025, at 10:00 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Mike Levak	Chairman
Dario Gerszuny	Assistant Secretary
Felix Castillo	Assistant Secretary

Also present were:

Ginger Wald	District Counsel
Juliana Duque	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. Do I have any direction from the Board to appoint anyone to the unexpired term of office for seat #4?

Mr. Levak: We'll just table for now.

Ms. Duque: Ok, we will table this item.

March 27, 2025**Solterra CDD****THIRD ORDER OF BUSINESS****Approval of the Minutes of the
January 23, 2025 Meeting**

Ms. Duque: Let's move forward to the approval of the minutes of the January 23, 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 January 23, 2025, Meeting were approved.

FOURTH ORDER OF BUSINESS**Consideration of:****A. Resolution #2025-02 Appointing Paul Winkeljohn as Secretary**

Ms. Duque: The next item is the consideration of Resolution #2025-02, which appoints Paul Winkeljohn as Secretary of the District. Currently, Rich Hans serves as Secretary, but as he transitions into semi-retirement, we are pleased that he will remain involved, focusing on assessments and methodology reports. At this time, I recommend appointing Paul Winkeljohn as the new Secretary of the District

On MOTION by Mr. Levak, seconded by Mr. Gerszuny, with all in favor, Resolution #2025-02 appointing Paul Winkeljohn as secretary was approved.

B. Resolution #2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Ms. Duque: Let's move forward to resolution #2025-03 approving the proposed fiscal year 2026 budget and setting the public hearing. I am presenting the Board of Supervisors with a revised proposed budget to provide clarification regarding our current funding status. We remain under developer contribution funding, which is the only change reflected in this proposal; we are not yet on the tax roll, and there have been no changes to the general fund. You will notice increases in management fees and assessment administration costs, as well as a 6% increase in the first two insurance line items and a 10% increase in overall insurance costs. As previously discussed, these figures are based on projected numbers, and again, there are no changes to the general fund. The budget also includes the debt service components: the 2023-01 special assessment notes, with the amortization schedule on page 4 and a maturity date of February 2026, and the 2024

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special assessment notes, with the amortization schedule on page 6 and a maturity date of May 1, 2029. If Board members have any questions, I am available to address them. We also need to schedule a public hearing to adopt the budget, which requires at least 60 days' notice from today. The proposed budget must be transmitted to Broward County before June 15th. Our next meeting is scheduled for May 22nd, which does not meet the 60-day requirement, so the following meeting on June 26th is the earliest available date for adoption. If June 26th works for the Board, we can plan to adopt the budget at that time

Mr. Levak: Ok.

Ms. Duque: Ok, perfect. So, I need a motion from the Board to approve resolution #2025-03 approving the proposed fiscal year 2026 budget and setting the public hearing for June 26th at the same time and same location.

On MOTION by Mr. Levak, seconded by Mr. Gerszuny, with all in favor, Resolution #2025-03 approving the proposed Fiscal Year 2026 Budget and setting the Public Hearing on June 26, 2025, at 10:00 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida, was approved.

FIFTH ORDER OF BUSINESS**: Approval of:****A. Declaration of Restrictive Covenant**

Ms. Duque: The next item is approval of a couple of items, and I will be providing each one of them and asking the Board for approval. I just wanted to say that I spoke with the District engineer, Juan Alvarez, and he approved all of the items that I'm going to be presenting, as well as item No. 6, which is ratification of other items. He's not present today because he had a conflict, but he was also in communication with Ryan, and he agrees and approves of this, as I said before. So, the first one is the declaration of a restrictive covenant, and this is a groundwater declaration for the entire property. I need a motion from the Board to approve it.

On MOTION by Mr. Levak, seconded by Mr. Gerszuny, with all in favor, the Declaration of Restrictive Covenant was accepted.

B. Plat

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Ms. Duque: The next one is the plat, and this is the plat for the subdivision which has been approved by the City of Sunrise, and the commission meeting is scheduled for the April 22nd Broward County Commission meeting. A motion from the Board will take place.

On MOTION by Mr. Levak, seconded by Mr. Gerszuny, with all in favor, accepting the plat was approved.

C. Downrite Engineering Corporation - Site Work Change Order #3

Ms. Duque: The next item is Downrite Engineering preparation site work change order #3, so this change order is for the contractors to implement a pump and sediment tank during the drainage installation, and this is in connection with the Broward County dewatering approval transition, so a motion to approve will take place.

On MOTION by Mr. Levak, seconded by Mr. Gerszuny, with all in favor, accepting the Downrite Engineering Corporation site work Change Order #3 was approved.

D. Downrite Engineering Corporation - Site Work Change Order #4

Ms. Duque: Then next one is the Downrite Engineering Corporation site work change order #4, and this change order is for additional earth work as a result of soil testing and this is in connection also with the county approved soil management plan, there was material considered acceptable by the county which now have certain circumstances under the sampling and this material is required be placed in locations accepted by the county, and those are included for your reference as part of that change order. So, a motion to approve it will take place.

On MOTION by Mr. Levak, seconded by Mr. Gerszuny, with all in favor, accepting the Downrite Engineering Corporation site work Change Order #4 was approved.

March 27, 2025**Solterra CDD****E. Omnibus Modification to Agreements with Solterra Community Development District and CC/WV Sunrise, LLC**

Ms. Duque: The next item is the Omnibus modification to agreements with Solterra Community Development District and CC/WV Sunrise, LLC.

Ms. Wald: These are various agreements that are placed with the notes, the True-Up agreement, the completion agreement, the assignment and acquisition agreement, the collateral assignment agreement, and the partial assignment and assumption agreement of the Downrite site work contract. What has been requested from the lender, City National Bank, is that in case there is an event of default that they are also to be placed on the notification. So, what this agreement does is it modifies those agreements to add this notice provision thereto, so if that occurs, that notice will be provided also to the lender; that's all this does.

On MOTION by Mr. Levak, seconded by Mr. Gerszuny, with all in favor, accepting the Omnibus Modification to the Agreement with Solterra Community Development District and CC/WV Sunrise, LLC was approved.

SIXTH ORDER OF BUSINESS**Ratification of:**

- A. FDEP Form 62-233.060(1) – For NW 30th Place Improvements**
- B. NW 30th Place Improvements - Operation & Maintenance Letter of Intent**
- C. Environmental Resource License Application – For NW 30th Place Improvements**

Ms. Duque: The next item is ratification of three items, and I will just name them all and will ask for ratification at the end. The first one is FDEP Form 62- 233.060 (1) for NW 30th Place improvements. The second one is NW 30th Place improvements. This is the operation and maintenance letter of intent, and last, you have the environmental resource license application for NW 30th Place improvements; a motion to ratify those three will take place.

On MOTION by Mr. Levak, seconded by Mr. Gerszuny, with all in favor, ratifying items A, B, and C as listed above and stated on the record was approved.

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SEVENTH ORDER OF BUSINESS

**: Discussion of Procedures for
Landowners Election –
November 20, 2025**

Ms. Duque: The next item on the agenda is the discussion of procedures for the upcoming landowners' election. As the Board of Supervisors is already familiar with this process, I want to confirm that the election will take place on November 20, 2025. We will provide the official procedures in advance. If any members of the public have questions about the election or the process, they are encouraged to contact GMS or me directly. Again, please note that the landowners' election is scheduled for November 20, 2025

EIGHTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney – Memorandum on Stormwater System Legal Requirements

Ms. Wald: This actually was to the District manager, the stormwater system requirements, you're not in Miami-Dade County, and a lot of this includes Miami-Dade County, but it does provide an update for the state requirements from last year. For this District, it doesn't matter because you're still working on the stormwater system; it's not completed. It will require other things when it is completed, so this is just really for Districts in Miami-Dade County.

Ms. Duque: The only additional item I'd like to raise is one I've already discussed with several bond counsels, Mike from your office, and other developers. Given recent changes in codes and the introduction of new regulations, I believe we should explore the possibility of using bond proceeds to finance stormwater management system improvements, including covering the cost of issuance when structuring future bonds. I've spoken with a few professionals about this, including Juan Alvarez, and there's a consensus that this is worth considering as we plan upcoming bond issuances. I recommend we look into this further as part of our future financial planning for stormwater-related projects

B. Engineer

Ms. Duque: Nothing else to report under the engineer, as I mentioned, I talked to Juan.

C. Manager

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Ms. Duque: Under the manager's report, I don't have anything additional to report.

NINTH ORDER OF BUSINESS**Financial Reports****A. Approval of Funding Requests #33 & #34****B. Acceptance of Unaudited Financials**

Ms. Duque: Let's move forward to financial reports. Tab A is the approval of funding requests #33 and #34, and Tab B is the acceptance of the unaudited financials. 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 #33 & #34 and the Unaudited Financials were approved.

TENTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

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

ELEVENTH 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.

DocuSigned by:



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Secretary / Assistant Secretary

Signed by:



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Chairman / Vice Chairman