

## **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, October 23, 2025, 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  
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 the organizational matters, and I would like to remind the Board of Supervisors that we have an open seat, seat #4 for the unexpired of November, 2025. Do I have any direction from the Board?

Mr. Levak: No, just table it.

Ms. Duque: Ok, perfect.

**October 23, 2025****Solterra CDD****THIRD ORDER OF BUSINESS****Approval of the Minutes of  
the July 24, 2025 Meeting**

Ms. Duque: Let's move forward with the next item, which is the approval of the July 24, 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. Torres with all in favor, the Minutes of the July 24, 2025 Meeting were approved.

**FOURTH ORDER OF BUSINESS****Consideration of:****A. Engagement Letter with Grau & Associates to perform the Audit for  
Fiscal Year Ending September 30, 2025**

Ms. Duque: Let's move forward with consideration of the engagement letter with Grau & Associates. This letter confirms the audit engagement between Grau & Associates and the District for the fiscal year ending September 30, 2025, and the fee will not exceed \$8,300 for the fiscal year 2025, a motion to approve will take place.

On MOTION by Mr. Torres seconded by Mr. Levak with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

**B. Arbitrage Engagement Letter with LLS Tax Solutions, Inc.**

Ms. Duque: Let's move on to the next item: the arbitrage engagement letter with LLS Tax Solutions. This letter confirms that Tax Solutions will provide annual arbitrage rebate compliance services for the CDD's \$18,000,000 Series 2025 Bonds. Their fee is \$550 per year for these services, which includes reasonable out-of-pocket expenses. Additional fees may apply if they are required to handle extraordinary data requests, bond commingling issues, or IRS reviews. A motion to approve this engagement will be made

On MOTION by Mr. Levak seconded by Mr. Torres with all in favor, accepting the engagement letter with LLS Tax Solutions Inc. was approved.

**October 23, 2025****Solterra CDD****FIFTH ORDER OF BUSINESS****Discussion of Remedial Action Plan Update #5 with Broward County Florida Public Works and Environmental Services Department**

Ms. Duque: Let's move forward to the discussion of remedial action plan update #5 with Broward County Florida Public Works and Environmental Services Department. So, the division reviewed the 5th status report for the RAP at Sunrise Golf and Country Club, and the lab tests confirm that arsenic levels in all affected lots and open spaces meet the clean up standards, so that is good news, and the dewatering is underway for utility installation, so that's just for informational purposes more than anything else.

**SIXTH ORDER OF BUSINESS****Staff Reports**

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

**A. Attorney**

Ms. Wald: So, it has been relayed to me by the developer group, not the CDD group, that they do not want to proceed with the amendment of the boundaries of the District which is contraction of the affordable townhomes, that's going to stay within the boundaries, and if you recall there was like a little sliver that's actually owned by the CDD and a small part of that is outside the CDD boundaries, and if we were going to move forward with the contraction it made sense to go ahead and add that in. It does not look like that is something that is necessary since it's already owned by the CDD, it will not be assessed under the bonds or O&M and it's part of from what I'm told, the landscaping, the buffer around the roadways. So, to avoid additional costs and proceeding forward it was determined by the development group and to the ask from the CDD, since you're a petitioner, not to proceed forward with a petition to amend the boundaries, and if that is the consensus of the group, I don't need a motion but, if that is consensus of the group, that's what we'll do. I had spoken with the chairman prior to the meeting, and we normally do this as a plat fee and we collect at the end for attorney's fees but, we will not do that in this case, we will just go ahead and bill to the CDD for the hourly amount that we did and that will be for the next meeting. That's it,

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that's my report, and don't forget to do your 4 hours of ethics training before the end of the year.

Ms. Duque: Thank you so much for that Ginger.

**B. Engineer**

Ms. Duque: Let's move forward with the engineer report, I do not have anything additional to report under the engineer.

**C. Manager – Final Approval of the FY2024 Report Performance Measures and Standards**

Ms. Duque: The next item is the final approval of the FY2024 report on performance measures and standards. So, once again, this is the final report that details the accomplishments for the fiscal year 2025. It confirms that the District is in compliance with the new accountability and transparency requirement as per House Bill 7013 and it also demonstrates that all of the goals and objectives of the year were met. So, we recommend the Board accept this document as the official required annual report.

On MOTION by Mr. Levak seconded by Mr. Torres with all in favor, accepting the final approval of the FY2024 Report Performance Measures and Standards was approved.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Funding Requests #39, #40,& #41**

**B. Acceptance of Unaudited Financials**

Ms. Duque: The next item is the financial reports. Tab A includes approval of funding requests #39, #40, and #41. Tab B is the acceptance of unaudited financials. For reference, Ryan also sends those funding requests to the District Engineer for their approval. If there are no questions, a motion to approve these items will be made.

On MOTION by Mr. Levak seconded by Mr. Torres with all in favor, Funding Requests #39, #40 & #41 and the Unaudited Financials were approved.

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**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and  
Audience Comments**

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

Mr. Levak: No.

Ms. Duque: None. For the record, there is no one attending via teleconference and no members of the public present for audience comments today.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

DocuSigned by:



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Secretary / Assistant Secretary

DocuSigned by:



94784E94D2FF4EE...

Chairman / Vice Chairman

## Certificate Of Completion

Envelope Id: 51E00625-33AB-4D12-88CF-6DD2A3492E94

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Document Pages: 16

Signatures: 8

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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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## Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

## Signature

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Signature Adoption: Drawn on Device

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Teresa Baluja

teresa.baluja@lennar.com

Chair

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Signature Adoption: Uploaded Signature Image

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## Electronic Record and Signature Disclosure:

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## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

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Hashed/Encrypted

1/23/2026 8:07:35 AM

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| Envelope Summary Events | Status           | Timestamps            |
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| Completed               | Security Checked | 1/23/2026 12:56:43 PM |
| Payment Events          | Status           | Timestamps            |