

**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, December 19, 2024, 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
Felix Castillo	Assistant Secretary

Also present were:

Ginger Wald	District Counsel
Juliana Duque	District Manager
Juan Alvarez	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

Organizational Matters

A. Consideration of Appointment to Fill Unexpired Term(s) of Office for Seat #4 (11/2025)

B. Oath of Office for Elected/Newly Appointed Supervisor(s)

C. Election of Officer(s)

Ms. Duque: The next item is the organizational matters, once again, I would like to remind the Board of Supervisors that we have an open seat, seat #4, do I have any appointment at this moment?

Mr. Levak: No.

Ms. Duque: Ok, so not hearing any, we will table this item for the next meeting.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 26, 2024 Meeting

Ms. Duque: The next item is the approval of the minutes of September 26, 2024 meeting. This is the moment to present any additions, corrections, or deletions to those. If there are 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 September 26, 2024 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Amended and Restated Development Agreement by and Between the City of Sunrise and CC/WV Sunrise, LLC

Ms. Duque: The next item is consideration of a couple of agreements, and the first one is the amendment and restated development agreement by and between the City of Sunrise and CC/WV Sunrise, LLC. It is our understanding that this has been recorded already.

Ms. Wald: Yes, the CDD was not made a party to the agreement, it was placed on here because we were not sure if the CDD was going to have to be made a party to the agreement. It was already approved by the City of Sunrise and was recorded on November 14, 2024. As you know from before the original development agreement that was entered into was before the CDD was formed but the CDD was discussed throughout the agreement and of course also with this amendment it was restated. So, it's basically for informational purposes, the CDD is already on its way with proceeding forward with the improvements that they have agreed to do so, so there's nothing to approve.

B. First Amendment to Consulting Services Agreement with Whitmore Consulting Engineers, Inc.

Ms. Duque: The next item is the first amendment to consulting services agreement with Whitmore Consulting Engineers, and this about the reduction of services.

Ms. Wald: So, the consultant services agreement that we had with Whitmore Consulting Engineers, they were having some time issues with providing the completion of the Oakland Park Boulevard/Inverrary Drive West improvements and therefore the discussion was to remove those services from the original agreement and that also

reduces the amount of money, so this is a first amendment doing that, so we would need a motion to approve.

On MOTION by Mr. Gerszuny seconded by Mr. Levak with all in favor, accepting the First Amendment to Consulting Services Agreement with Whitmore Consulting Engineers, Inc. was approved.

C. Termination of Recorded Agreements by and Between The Regency Club Community Association, Inc. a Florida not-for-profit corporation and CC/WV Sunrise, LLC

Ms. Duque: The next item is termination of recorded agreements by and between The Regency Club Community Association, a Florida not-for-profit corporation and CC/WV Sunrise, LLC. So, this is a termination of the recorded easements, and this agreement pretty much terminates the easements granted by the previous golf course owner. Ginger, do you have any additional comments?

Ms. Wald: Yes, these agreements came out of the original title search that we had and then the new one with the next set of purchasing property by the CDD and then the parties agreed that they should be terminated, these are the old access agreements. So, this is agreeing to the termination of those agreements since the CDD now is a property owner.

On MOTION by Mr. Levak seconded by Mr. Torres with all in favor, accepting the termination of recorded agreements by and between The Regency Club Community Association, Inc., a Florida not-for-profit corporation and CC/WV Sunrise, LLC was approved.

D. Engagement with Urban Group to Perform Appraisal for Park Parcel

Ms. Duque: Then the last one is consideration of engagement with Urban Group to perform the appraisal for the park parcel, and you have a copy of the appraisal in front of you.

Ms. Wald: So, what has been requested is from the developer and that is the park property that is going to be conveyed to the city eventually, the 7.7 acres, it was not originally contemplated that the CDD was going to purchase that property from the property owner but, that property owner has requested that be done, that is also within that

amended development agreement that we have within our packets. So, to do so we have to get an appraisal for that because it wasn't included, so this proposal by Bob Miller who did the first appraisal is \$3,500 to go ahead and appraise that park property, so this would be approving that. Along with that, would be approving proceeding forward with the purchase of the park property and giving the authority to the chairman or vice chairman to take all actions necessary to effectuate the same because that wasn't included in the property. So, you can put that all in one if you would like to do that motion.

On MOTION by Mr. Levak seconded by Mr. Torres with all in favor, accepting the engagement with Urban Group to perform the appraisal for the park parcel and also accepting the proposed amount of \$3,500 for the appraisal of the park property was approved.

FIFTH ORDER OF BUSINESS

Ratification of:

A. Application to the South Florida Water Management District for Issuance of a Right of Way Occupancy Permit with South Florida Water Management District

Ms. Duque: The next item is ratification of two agreements, the first one is the application to the South Florida Water Management District for issuance of the right-of-way of the occupancy permit with South Florida Water Management District, and this is for the bridge widening, so a motion to ratify will take place.

On MOTION by Mr. Levak seconded by Mr. Castillo with all in favor, ratifying the application to the South Florida Water Management District for issuance of the right-of-way occupancy permit with South Florida Water Management District for the bridge widening was approved.

B. Approval for Construction Dewatering Activity with Broward County Florida Environmental Permitting Division

Ms. Duque: The next item is the ratification of the approval for construction dewatering activity with Broward County Florida Environmental Permitting Division, and this is for the drainage installation associated with the assigned Downright site work contract.

On MOTION by Mr. Levak seconded by Mr. Torres with all in favor, ratifying the approval for the construction dewatering activity with Broward County Florida Environmental Permitting Division was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let's move forward to the staff reports, Attorney, and I don't know if Ginger or Juan is going to present this item.

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

Ms. Wald: Juan can present that.

Ms. Duque: Alright, so do you have anything else to report Ginger?

Ms. Wald: No, other than to make sure the Board members complete their 4 hours of ethics training by the end of this year.

Ms. Duque: Thank you, and I'll send the memorandum again to make sure everyone has that.

B. Engineer

Ms. Duque: Let's move forward to the engineer which is the proposal for engineering services related to the widening of the Oakland Park Boulevard and reconstruction of Inverrary Boulevard West. So, Juan, if you could please present that item to the Board.

Mr. Alvarez: Yes, thank you Juliana. So, we're proposing to assist the developer with, or actually the CDD with the design of the Oakland Park Boulevard intersection and Inverrary Boulevard West. We're going to be designing that intersection and we're going to be helping with the permitting and construction. So, this proposal has been reviewed by Ryan Palonka and he didn't have any issues with it, the scope of warranty is complete, and the proposal is in your packages there. So, if you have any questions, I'll be happy to answer them.

Ms. Duque: Are there any questions from the Board?

Mr. Levak: No questions.

Ms. Duque: If not, a motion to approve will take place.

On MOTION by Mr. Levak seconded by Mr. Torres with all in favor, accepting the proposal for engineering services related to widening of SR 816/W. Oakland Park Boulevard and reconstruction of Inverrary Boulevard West was approved.

C. Manager

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

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Requests #30 & #31

B. Acceptance of Unaudited Financials

Ms. Duque: The next item is the financial reports, approval of funding requests #30 & #31, and 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. Torres with all in favor, Funding Requests #30 & #31 and the Unaudited Financials were approved.

EIGHTH 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.

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.


Secretary / Assistant Secretary


Chairman / Vice Chairman