

**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 19, 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

Also present were:

Ginger Wald
Juliana Duque
Juan Alvarez

District Counsel
District Manager
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
January 22, 2026 Meeting**

Ms. Duque: The next item is the approval of the minutes of the January 22, 2026 meeting. This is moment to present any additions, corrections, or deletions, if there are none, a motion to approve them will take place.

On MOTION by Ms. Krause seconded by Ms. Perez with all in favor, the Minutes of the January 22, 2026 Meeting were approved.

March 19, 2026**Solterra CDD****THIRD ORDER OF BUSINESS****Consideration of Resolution
#2026-04 Approving the
Proposed Fiscal Year 2027
Budget and Setting the Public
Hearing**

Ms. Duque: Let's move on to consideration of Resolution 2026-04, approving the proposed Fiscal Year 2027 budget and setting the public hearing. Before we take up the resolution, I'd like to briefly walk through the key pages of your proposed budget. Pages 19 and 20 contain the General Fund; pages 3 and 4 are the narrative, which provides a detailed explanation of each line item; and pages 23 and 24 (pages 5 and 6 of the budget) are the Debt Service Fund. I do want to note one correction in the narrative: the landscape line item that currently references "Woodlands Section 9" should instead read "park maintenance." This was a typo carried over from our prior discussion about another District, and we will correct it to align with the budget. Continuing through the budget, the Series 2025 Debt Service is shown on page 5, with the amortization schedule on page 6, and page 7 is the Non-Ad Valorem Assessment Comparison. The Series 2025 Bonds and related interest are fixed amounts and are secured by the Non-Ad Valorem Assessments levied on the benefitted lands. The Series 2025 Bonds mature on May 1, 2055. As shown on the Non-Ad Valorem Assessment Comparison, there are no changes to the proposed budget at this time, and the total assessment per unit remains the same. Today, the Board is being asked to approve this proposed budget so that it can be transmitted and a public hearing date and time can be set for final adoption. The adopted budget and hearing information must be provided to the Clerk of the Miami-Dade County Board of County Commissioners before June 15. Sixty days from today would fall on May 17, and our next scheduled meeting is May 21. If the Board is in agreement, we can schedule the public hearing for May 21 to adopt the budget

Ms. Krause: I agree.

Ms. Duque: Okay, at this time I need a motion to approve Resolution 2026-04, approving the proposed Fiscal Year 2027 budget and setting the public hearing for May 21, 2026, at the same time and location.

March 19, 2026

Solterra CDD

On MOTION by Ms. Krause seconded by Ms. Perez with all in favor, Resolution #2026-04 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on May 21, 2026 at 10:45 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida was approved.

FOURTH ORDER OF BUSINESS

Consideration of Revised Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Ms. Duque: Let's move on to the next item, which is consideration of the revised engagement letter with Grau & Associates to perform the audit. This engagement is for the Fiscal Year 2025 audit, with a not-to-exceed fee of \$9,300 and the same scope and timing as in prior years. If there are no questions from the Board, a motion to approve would be in order.

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

FIFTH ORDER OF BUSINESS

Discussion of:

A. Correspondence with Broward County Florida Public Works and Environmental Services Department Regarding (NFAC) Approval Letter

Ms. Duque: Let's move on to discussion of item A, the correspondence with the Broward County Public Works and Environmental Services Department regarding the NFAC approval letter. There is no further action required under the conditional letter we received. The County has classified the site as inactive, and as the Board knows, the groundwater remains restricted by the recorded restrictive covenants. This item is for informational purposes, and I will need a motion to accept the letter.

On MOTION by Ms. Hauck seconded by Ms. Perez with all in favor, accepting the correspondence with Broward County Florida Public Works and Environmental Services Department regarding (NFAC) approval letter was approved.

March 19, 2026

Solterra CDD

B. Agreements with the City Regarding Public Spaces

Ms. Duque: Let's move on to the agreements with the City regarding the public spaces. This item is for discussion and Board direction on those agreements. I'm not sure if Ginger would like to add any comments, or if any Board members have additional comments at this time.

Ms. Wald: Does everyone know what this is about?

Ms. Krause: I know what it's about.

Ms. Duque: Ginger, these relate to the agreements for maintenance of the open spaces or park areas that we have already discussed.

Ms. Wald: I thought that was for the other one.

Ms. Duque: No, for the park.

Ms. Wald: Are you talking about the maintenance agreement with the park?

Ms. Duque: Yes.

Ms. Wald: Ok, so that's the utilization of the spaces, and the reason why I asked that because Mainstreet has an agreement for the city to use open spaces, this is different, oh yes the typo was there.

Ms. Duque: Yes, this is for the park.

Ms. Wald: So, there is a maintenance agreement that the CDD Board had approved many years ago after formation with the City of Sunrise. It's the City of Sunrise park, it's the entranceway that you come into when everything is completed and so it's their park. The CDD had agreed to take on as part of the bond issuance, the improvements within the park. In the maintenance agreement there's two parts to it, the CDD Board has already approved it but, the two parts to it is that the city is going to maintain their community center or whatever they call that thing, everything else, the landscaping, and all of that is going to be maintained by the CDD to the standards that the City of Sunrise wants because it's their park, and you folks are used doing it anyway. So, it's that agreement that gives them those options to do it themselves for the whole thing and have the CDD pay, or vice versa where the CDD is providing it, that's the maintenance agreement that the CDD had originally approved. There were a couple of little changes that the city wanted because they changed a couple of city attorneys over the time period, they were fairly minor, they were made, we've reviewed

March 19, 2026

Solterra CDD

them, and didn't see any problems with that. That's basically the agreement, it's dealing with the maintenance with that.

Ms. Duque: And we've already discussed this; we just want to ensure everything is in place and that the City understands the District is comfortable with the agreement.

Ms. Wald: Right.

Ms. Krause: They have the draft agreement and they're already doing it because they have to go before the commission.

Ms. Wald: Yes, and for some reason I had work with the original with the attorney, like when we were approving the CDD because it was part of the development agreement with the developer and for whatever reason it went forward here, but it didn't go forward on their end, so that's what that is about, just to get this new Board up to date.

Ms. Duque: Thank you Ginger.

C. Change of Order for NW 30th Place/Discussion of Second Amendment to Consulting Services Agreement with Whitmore Consulting Engineers, Inc.

Ms. Duque: Let's move on to the change order for NW 30th Place: discussion of the Second Amendment to the Consulting Services Agreement with Whitmore Consulting Engineers. This amendment adds construction observation services for NW 30th Place and increases the contract amount by \$20,000, from \$64,500 to \$84,500, with all other terms remaining unchanged. We also have the District Engineer, Juan Alvarez, joining us by phone, Juan, do you have any additional comments for the Board?

Mr. Alvarez: I have reviewed the proposed change order from Whitmore and I think that it's reasonable what they're asking for and I am comfortable with it. (inaudible comment)

Ms. Duque: Thank you very much, Juan, we appreciate it. At this time, I need a motion from the Board to approve the Second Amendment to the Consulting Services Agreement and to authorize the Chair and District staff to finalize and execute the agreement.

March 19, 2026**Solterra CDD**

On MOTION by Ms. Hauck seconded by Ms. Perez with all in favor, accepting the Second Amendment to Consulting Services Agreement with Whitmore Consulting Engineers, Inc. and authorizing District staff to draft the agreement and the Chairman to execute the document was approved.

D. Solterra Phase 1 and 30 Place Bids**1) Draft Invitation to Bid – Phases I and 30 Place****2) Draft Instructions to Bidders**

Ms. Duque: Let's move on to the next item, Solterra Phase 1 and 30th Place bids. There are two related items for discussion, beginning on page 35 of your agenda.

Mr. Alavez: I can take that one.

Ms. Duque: Okay, go ahead, Juan, and walk us through the draft invitation to bid for Phase 1 and NW 30th Place, as well as the draft instructions to bidders.

Mr. Alvarez: Yes, that is correct. I understand that the CDD wants to obtain public bids from contractors for the construction of what is called the phase 1 project and for 30th Place. So, what you have in front of you are the documents that are necessary to begin the process of inviting contractors to bid. In essence you have two documents, one is an invitation to bid which should be published in a newspaper of circulation in Broward County, and any interested contractor could respond and request the second set of documents that are included in your agenda which are for the instruction to bidders. Those instructions would be supplied to any contractor who is qualified to do this kind of work and that will enable them to prepare their bid, and submit it to the CDD. Now, in my experience this whole process takes about 10 weeks. The invitation to bid gets published in the newspaper and that takes usually about a week, then it takes about another week for contractors to see the invitation in the newspaper, and decide to pick up the bid package or not. Then we also offer the interested contractor and opportunity to come and discuss the project with us and that takes another week, and then after that the contractor will be in a position to present their bids and we should give them about 30 days, that's about 4 weeks. So after all the bids are received we need to analyze them and make sure they are comparable and we're comparing apples to apples, and there may be some clarification questions and then it should take about 2 weeks for me, the District engineer, to send to the District their recommendations. The CDD does not really have to select the lowest priced bid,

March 19, 2026**Solterra CDD**

but also because there are other measures for measuring the qualifications of the contractors. So, you can see the qualifications in the instructions to bidders. So, in essence these two documents that are in draft form if the Board now is in agreement with the invitation to go ahead and publish the invitation, I would suggest that we, as the District engineer, get together with Lennar's land development management to go over the details and get together also with District management to finalize the invitation and publish in the newspaper if you want to go ahead and do that.

Ms. Duque: Ok, thank you Juan. Do I have any questions from the Board?

Ms. Krause: I don't have any.

Mr. Alvarez: Are there any questions for me?

Ms. Duque: No, Juan, I don't have any questions. We already have direction from the Board to move forward with this, so no motion is needed.

Ms. Wald: We just wanted Juan to go over the process with you and make sure you have the package for the invitation to the bidders.

Ms. Duque: Thank you so much, Ginger. Thank you, Juan.

Mr. Alvarez: You're welcome.

SIXTH ORDER OF BUSINESS

Ratification of:

A. First Amendment to Engineering Agreement by and between Solterra Community Development District and Alvarez Engineering, Inc.

B. Engineer's Personnel Billing Rates

Ms. Duque: So, let's move on to the next item which is ratification of the First Amendment to Engineering Agreement by and between Solterra Community Development District and Alvarez Engineering, a motion will take place.

On MOTION by Ms. Hauck seconded by Ms. Perez with all in favor, ratifying the First Amendment to Engineering Agreement by and between Solterra CDD and Alvarez Engineering, Inc. was approved.

March 19, 2026**Solterra CDD**

Ms. Duque: The next item is the engineer's personnel billing rates. These rates fall within the existing engineering budget, and a motion is requested to ratify the updated billing rates as presented

On MOTION by Ms. Krause seconded by Ms. Hauck with all in favor, ratifying the engineer's personnel billing rates as presented was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports**

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

A. Attorney

Ms. Wald: Nothing to report.

B. Engineer

Ms. Duque: Juan, do you have anything additional to report?

Mr. Alvarez: No, nothing else.

Ms. Duque: Thank you so much Juan.

C. Manager – Ratification of Fiscal Year 2026 Meeting Schedule

Ms. Duque: Let's move forward to the manager's report, which is the ratification of fiscal year 2026 meeting schedule. Once again, we are asking the Board to ratify the schedule as presented, unless there are any questions, a motion will take place.

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

EIGHTH ORDER OF BUSINESS**Financial Reports****A. Approval of Unaudited Financials**

Ms. Duque: Let's move forward to the financial reports, which is the approval of the unaudited financials. Unless there are any questions, a motion to approve will take place.

March 19, 2026

Solterra CDD

On MOTION by Ms. Hauck seconded by Ms. Perez with all in favor, the Unaudited Financials were approved.

NINTH 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 and no audience joining us over the phone.

TENTH ORDER OF BUSINESS

Adjournment

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

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

DocuSigned by:



63215D558947430...
Secretary / Assistant Secretary

DocuSigned by:



94784E94D2FF4EE...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 0E585728-A06F-87D9-80A4-7F956A7428AE

Status: Completed

Subject: Solterra: Complete with Docusign: 3-19-26 Minutes.pdf, Resolution 2026-05.docx, Resolution 2026-06

Source Envelope:

Document Pages: 30

Signatures: 7

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

6/3/2026 6:54:24 AM

eacosta@gmssf.com

Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 63215D558947430...

Signature Adoption: Drawn on Device

Using IP Address:

2601:586:5382:cb60:7180:5433:8ea1:5605

Timestamp

Sent: 6/3/2026 6:58:54 AM

Viewed: 6/3/2026 7:04:37 AM

Signed: 6/3/2026 7:04:45 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Teresa Baluja

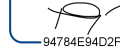
teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

Security Level: Email, Account Authentication (None)

DocuSigned by:

 94784E94D2FF4EE...

Signature Adoption: Uploaded Signature Image

Using IP Address: 204.109.18.254

Sent: 6/3/2026 6:58:54 AM

Viewed: 6/3/2026 7:21:54 AM

Signed: 6/3/2026 7:22:42 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

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

Envelope Sent

Hashed/Encrypted

6/3/2026 6:58:54 AM

Certified Delivered

Security Checked

6/3/2026 7:21:54 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	6/3/2026 7:22:42 AM
Completed	Security Checked	6/3/2026 7:22:42 AM
Payment Events	Status	Timestamps