

**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, July 27, 2023, at 10:00 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Mike Levak	Chairman (by phone)
Alex Torres	Vice Chairman
Dario Gerszuny	Assistant Secretary
Joe Jimenez	Assistant Secretary

Also present were:

Scott Cochran	District Counsel
Juliana Duque	District Manager
Rich Hans	Governmental Management Services (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 #2 – 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, and the first item is consideration of appointment to fill the unexpired term of office for seat #2. Is there any direction from the Board at this moment or would you like to table this for the next meeting?

Mr. Jimenez: Mike, do you want to mention Felix right now?

Mr. Levak: Yes, so I talked to Felix Castello who has agreed to join the Board at the next meeting, and I'll facilitate that process as directed.

Ms. Duque: Thank you so much, Mike, I'll follow up with you with an email as well.

Mr. Levak: Perfect.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 19, 2023 Meeting

Ms. Duque: Let's move forward then to the next item, which is the approval of the minutes of the May 19, 2023 meeting. This is the moment to present any additions, corrections, or deletions to those. If there is none, a motion to approve them will take place.

On MOTION by Mr. Jimenez seconded by Mr. Torres with all in favor, the Minutes of the May 19, 2023 Meeting were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2024 Budget

A. Motion to Open the Public Hearing

Ms. Duque: The next item is a public hearing to adopt the fiscal year 2024 budget, and I will need a motion from the Board to open the public hearing.

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

B. Public Comment and Discussion

C. Consideration of Resolution #2023-07 Adopting the Final Budget

Ms. Duque: Is there any discussion from the Board on the budget? Not hearing any, I just want to mention for the record that there is no public present today, so there are no public comments. Let's move forward to consideration of resolution #2023-07 which is adopting the final budget. I need a motion from the Board to adopt that resolution.

On MOTION by Mr. Jimenez seconded by Mr. Torres with all in favor, Resolution #2023-07 adopting the Final Budget was approved.

D. Consideration of Developer Funding Agreement

Ms. Duque: The next item is consideration of the developer funding agreement, a motion to consider the developer funding agreement will take place.

On MOTION by Mr. Torres seconded by Mr. Gerszuny with all in favor, accepting the Developer Funding Agreement was approved.

E. Motion to Close the Public Hearing

Ms. Duque: A motion to close the public hearing will take place.

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

FIFTH ORDER OF BUSINESS

Ratification of:

A. Interlocal Agreement for Uniform Collection of Non-Ad Valorem Assessments Between Broward County and Solterra CDD

B. Environmental Assessment and Remediation License

Ms. Duque: The next item is ratification of interlocal agreement for the uniform collection of the Non-Ad Valorem Assessments between Broward County and the Solterra CDD, a motion to ratify will take place.

On MOTION by Mr. Jimenez seconded by Mr. Torres with all in favor, ratifying the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Assessments between Broward County and Solterra CDD was approved.

Ms. Duque: The next item for ratification is the environmental assessment and remediation license, a motion to ratify will take place.

On MOTION by Mr. Jimenez seconded by Mr. Torres with all in favor, ratifying the Environmental Assessment and Remediation License was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney

Mr. Cochran: Good Morning, Scott Cochran, I'm covering for Ginger, she's out of town this week. We circulated our annual legislative update to the District managers, it wasn't in time to be included in the actual agenda package, but actually, they've given you loose copies of it. It just summarizes laws that the legislature has passed in the last year

that impacts Special Districts, including CDDs. There's a summary of the laws, and I'm not going to go through all of them, there's a lot of them but, just a couple that I'll touch on real quick. The first one deals with punch list items and construction agreements with local governments, and contractors that are doing construction work, and basically it just discusses the process for payment and for identification of punch lists. It clarifies that the local government entity must pay the undisputed portions of the contract within 20 days request for payment but, it allows them to withhold a certain amount, 50% of the balance that's attributed to the punch list items until those items are completed. There's more on like affordable housing which is the second one, the third one deals with comprehensive plans and land development regulations, it just essentially provides that certain things dealing with the development agreements where they're trying to change the way that the governing body elected, it goes into detail and the procedures for that. There's a couple of ones that were talked about in the news, one that prevents public depositories under the State Board of Administration Account from putting into practice things that take into account ESG-type of considerations. There's one for tablets, like your tablets here, they're coming out with a list that prohibits applications from having any government devices, phones, tablets, laptops, etc. so since GMS maintains those, you guys don't have to worry about that. Then there's another one that's also been found in the news where it restricts the ability of government bodies to issue contracts for economic development initiatives to foreign entities that are controlled or owned by foreign countries of concern, which are defined in one of the footnotes there. So, that's pretty much it, so if you guys have any trouble falling asleep and what to be bored with the details, we've also given them the backup for the laws if you want to see any of the actual laws themselves. Other than that, I talked to Ginger, she didn't have anything specific to report but, if you have any questions I'd be happy to pass them along or try to tackle them myself.

Ms. Duque: Thank you so much for that report, Scott.

Mr. Cochran: Sure.

B. Engineer

Ms. Duque: Let's move forward, nothing to report under the engineer.

C. Manager

- 1) Consideration of Proposed Fiscal Year 2024 Meeting Schedule**
- 2) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form**

Ms. Duque: For the manager's report, we have the consideration of the proposed fiscal year 2024 meeting schedule. So, once again, our meetings if approved by the Board, will take place on the fourth Thursday of the following months, there are two exceptions and those are in your agenda package. The two exceptions are the November 16th meeting which is the landowner's meeting, and December 21st because of the holidays. So, just for the record, and if the Board agrees we will have our meetings on the fourth Thursday at the GMS office which is 5385 N. Nob Hill Road, Sunrise, Florida, 33351. A motion to approve will take place.

On MOTION by Mr. Gerszuny seconded by Mr. Torres with all in favor, accepting the proposed Fiscal Year 2024 Meeting Schedule was approved.

Ms. Duque: The next item is the discussion of the financial disclosure report from the Commission on Ethics and a reminder to file the annual form. So, this is just a reminder, and pretty much all of you have filed, there is only one Supervisor who has not, and I have already had a conversation with them and will follow up with that.

SEVENTH ORDER OF BUSINESS

Financial Reports

- A. Approval of Funding Request #19**
- B. Balance Sheet**

Ms. Duque: The next item is the financial reports. Tab A is approval of funding request #19, and tab B is the balance sheet. Unless there are any questions about those, a motion to approve them will take place.

On MOTION by Mr. Jimenez seconded by Mr. Torres with all in favor, Funding Request #19 and the balance sheet were approved.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

Ms. Duque: Are there any Supervisor's requests? Go ahead Joe.

Mr. Jimenez: I'd like to resign from the Board.

Ms. Duque: Ok, so I have received a resignation letter from Joe Jimenez, and I'll need a motion from the Board to accept the resignation letter.

On MOTION by Mr. Torres seconded by Mr. Gerszuny with all in favor, accepting the resignation letter from Joe Jimenez was approved.

Ms. Duque: There is no audience present, so there are no audience comments.

NINTH ORDER OF BUSINESS

Adjournment

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

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



Secretary /Assistant Secretary



Chairman / Vice Chairman