

**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, January 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
Felix Castillo

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Ginger Wald
Juliana Duque
Juan Alvarez

District Counsel
District Manager
District Engineer

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, so once again, I would like to remind the Board of Supervisors that we have an open seat, seat #4, for the unexpired term of office which will expire in November 2025, do I have any appointment at this moment?

Mr. Levak: No.

Ms. Duque: Ok, we will table this item for the next meeting.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
December 19, 2024 Meeting**

Ms. Duque: The next item is the approval of the minutes of the December 19, 2024 meeting. This is the moment to present any additions, corrections, or deletions. 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 December 19, 2024 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2025-01 Designating Michael J. Pawelczyk as the District's Registered Agent

Ms. Duque: The next item is consideration of resolution #2025-01 designating Michael Pawelczyk as the District's registered agent. So, each District needs to have a registered agent, and our current registered agent is Dennis Lyles from the same office but he has retired, so we're requesting the Board to designate at this point Michael as the registered agent.

On MOTION by Mr. Torres seconded by Mr. Levak with all in favor, Resolution #2025-01 designating Michael J. Pawelczyk as the District's Registered Agent was approved.

B. Second Amendment to Assignment and Acquisition Agreement with CC/WV Sunrise, LLC

Ms. Duque: The next item is the second amendment to the assignment and acquisition agreement with CC/WV Sunrise, LLC.

Ms. Wald: So, and we talked about this last time, this is the amendment to the original agreement with CC/WV assignment and acquisition agreement, the park property, the 7.7 acres park property was not originally a part of the engineer's report, and now it's supplemented with the engineers report, so now we have to do an acquisition agreement or amend the acquisition agreement to include that as well, and the valuation. This is also predicated on the appraisal that we recently received from Urban Group, which is also included, we will fill in that clause with those numbers therein but, that's basically what this is. The property purchase price for the second parcel and the amount therein, the 62.74

acres based upon the calculations that were previously done and are also in the supplemental engineer's report comes out to \$4,360,408.89. So, this is providing for that in this second amendment, and we would need a motion to approve as amended.

On MOTION by Mr. Levak seconded by Mr. Torres with all in favor, accepting the Second Amendment to Assignment and Acquisition Agreement with CC/WV Sunrise, LLC as amended was approved.

C. Second Supplemental Engineer's Report

Ms. Duque: The next item is the second supplemental engineer's report, Juan.

Mr. Alvarez: Yes, the draft that you have in your agenda is based on the facts, first of all, it states that the developer paid \$76,808 per acre. Also, the plat of the development has already been completed it's in final form, so they have the description of the land that is about to be acquired by the CDD has been defined so that is in the engineer's report. Originally, it was not intended for the CDD to acquire 7.7. acres park but, because the developer was going to get some park impact fees. (inaudible comment) So, the developer agreement gave a formula for what is considered usable land of the park which is the portion of the park that the developer is going to get park credits, so when you apply that formula is about 1.8 acres where the developer is not going to get credit, so the CDD can purchase and pay for those 1.8 acres of land, so we made point in the report. Another thing is, within the original report, the CDD was going to finance the improvements in the park and convey it to the city, and the developer would convey the land itself to the city, but for efficacy purposes, it's better that the CDD acquire the park and together with the improvements the CDD can convey to the city, so the park has been included in this future purchase. (inaudible comment) The draft that you have here was prepared before the January 17th appraisal, so we assumed that the project was going to be greater but, I included that in the report. (inaudible comment)

On MOTION by Mr. Levak seconded by Mr. Torres with all in favor, accepting the Second Supplemental Engineer's Report as amended was approved.

D. Appraisal

Ms. Duque: Then the last item would be the approval of the appraisal that was already discussed and mentioned by Ginger and also Juan from the Urban Group, a motion to approve will take place.

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

FIFTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney

Ms. Wald: Nothing else to report.

Ms. Duque: Thank you.

B. Engineer

Ms. Duque: I don't believe anything else under the engineer's report.

C. Manager

Ms. Duque: And nothing under the manager's report.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Request #32

B. Acceptance of Unaudited Financials

Ms. Duque: The next item is the financial reports, tab A is the approval of funding request #32, 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 Request #32 and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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

January 23, 2025

Solterra CDD

EIGHTH 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