MINUTES OF MEETING
CAMPO BELLO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Campo Bello Community Development District was held on March 17, 2023 at 10:00 a.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Carmen Orozco	Vice Chairperson
Vanessa Perez	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Michael Pawelczyk	District Counsel

FIRST ORDER OF BUSINESS Roll Call

Mr. Hernandez called the meeting to order and called roll.

SECOND ORDER OF BUSINESS Organizational Matters

A. Acceptance of Resignation from Ms. Maria Carolina Herrera

Mr. Hernandez: Under Organizational Matters, the first item that we have is Acceptance of Resignation from Ms. Maria Carolina Herrera. It would be appropriate for the Board to accept her resignation at this time.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Ms. Maria Carolina Herrera's resignation was accepted.

B. Consideration of Appointment of Supervisor to Unexpired Term of Office – Seat #1 (11/2023)

Mr. Hernandez: So, now the Board has a vacancy, which is Seat #1. That term expires in November 2023. At this point, I will ask if the Board has anyone to appoint.

Ms. Baluja: Marc.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Mr. Marc Szasz was appointed the vacant seat.

C. Oath of Office for Newly Appointed Supervisor

D. Election of Officers

Mr. Hernandez: Since Marc is not here, we will table his oath until the next meeting, but I do think that we should consider the Election of Officers, though, because right now we don't have a Chair.

Mr. Pawelczyk: Why don't you just do a motion to elect the slate so you have a Chairperson and Vice Chairperson, then everyone else will be Assistant Secretaries and so on.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the slate of officers was elected as follows: Teresa Baluja as Chairperson, Carmen Orozco as Vice Chairperson, Vanessa Perez, Raisa Krause, Marc Szasz, and Rich Hans as Assistant Secretaries, Luis Hernandez as Secretary, and Patti Powers as Treasurer.

E. Consideration of Resolution #2023-01 Adjusting Terms of Office of the Board of Supervisors

Mr. Hernandez: This District was established during an odd year, so we are on not on the even year cycle once we start to convert to electing Board members through the general election run by Miami-Dade County. We have a couple of CDDs that either have reached the 250 registered voters mark or are very close, and in trying to be proactive, Resolution #2023-01 will adjust the terms, so that instead of expiring in November 2023, Seat #1, Seat #2, and Seat #5 will now expire in 2024 and Seat #3 and Seat #4 will now expire in 2026. Once again, this is just to set everything up for the general election process. With that being said, unless anyone has any questions, a motion to approve Resolution #2023-01 would be in order.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-01 Adjusting Terms of Office of the Board of Supervisors was approved.

THIRD ORDER OF BUSINESS — Approval of Minutes of the August 19, 2022 Meeting

Mr. Hernandez: Moving on, you have Approval of Minutes of the August 19, 2022 Meeting. This would be the time to make any changes, corrections, additions, or deletions. Hearing none, a motion to approve the minutes would be in order.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Minutes of the August 19, 2022 Meeting were approved as-presented.

FOURTH ORDER OF BUSINESS — Ratification of Cost Share Covenant and Agreement for Engineering Controls

Mr. Hernandez: The next item that we have is Ratification of Cost Share Covenant and Agreement for Engineering Controls. We previously approved this, but didn't have the document nor was executed until after the last meeting, so we are just including a copy in the District's records and looking for a motion to ratify that it was signed between meetings.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the cost share covenant and agreement for engineering controls was ratified.

FIFTH ORDER OF BUSINESS — Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2022

Mr. Hernandez: Moving on, next we have Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2022.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2022 was ratified.

SIXTH ORDER OF BUSINESS Acceptance of Audit for Fiscal Year Ending September 30, 2022

Mr. Hernandez: The next item is the audit for fiscal year ending September 30, 2022. It is a clean audit, so unless there are questions or the Board wants me to go over it in further detail, I will just be asking the Board for a motion to accept it for the District's records.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the audit for fiscal year ending September 30, 2022 was accepted.

SEVENTH ORDER OF BUSINESS Consideration of Resolution #2023-02 Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing

Mr. Hernandez: Moving on, first we will discuss the proposed budget for fiscal year 2024. Basically, what you are seeing is the same budget from last year with the same amounts and no changes will be necessary to maintain the same level of services. It is important to note that a homeowner approached me to ask why the assessments couldn't be reduced since not all of the funds seem to be needed or spent. The portion I indicated that if the District were to reduce the assessments one year, then find that it incurred more expenditures, then it would have to increase the assessments the following year. On the contrary, any excess funds will carry forward to the following year and those can be used towards any unforeseen items. So, for that reason, even though the District is not spending all of these funds, it does not mean that it would be wise to reduce the assessment amounts. With that being said, the District should be able to continue operating at the same assessment level as last year, and the presented amount for the operations and maintenance correlates with the amounts in the District's restrictive covenants that the developer has with Miami-Dade County. Based on all of those explanations, does anyone have any questions or comments about the budget? Hearing none, the recommendation would be to set this public hearing date to coordinate with the prior meeting, which would be on May 19, 2023, our regular meeting day at 10:00 a.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida. Based on all of that, if there are no objections, I am requesting a motion from the Board to approve Resolution #2023-02, which will approve the proposed budget and set the public hearing, and be filled in with all of the information that I just indicated.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-02 Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing was approved; and the public hearing was scheduled to be held on May 19, 2023 at 10:00 a.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Hernandez: Moving on, next we have Staff Reports. Mike?

Mr. Pawelczyk: Nothing to report for Campo Bello.

B. Engineer

C. Manager

Mr. Hernandez: Same goes for the Engineer and Manager, no report from either or anything to discuss.

NINTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Combined Balance Sheet

Mr. Hernandez: Next we have the Financial Reports. Tab A is Acceptance of Check Register, and tab B is Acceptance of Combined Balance Sheet. Unless anyone has any questions in regard to the financials, a motion to accept them would be in order at this time.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Check Register and the Combined Balance Sheet were accepted.

TENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Hernandez: Are there any Supervisor's requests? Hearing none, I just want to indicate for the record that we don't have any audience today, so we are not skipping over this item.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: With no other District business to discuss, a motion to adjourn would be in order.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the meeting was adjourned.

Teresa Baluja (May 22, 2023 12:06 EDT)

Secretary /Assistant Secretary	Chairman / Vice Chairman

05-19-23documentstobesigned-CampoBello

Final Audit Report 2023-05-22

Created:	2023-05-22
By:	Luis Hernandez (lhernandez@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7967leNP8Tf2gVvtvPGLSRaJ3qX-6okZ

"05-19-23documentstobesigned-CampoBello" History

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Document emailed to teresa.baluja@lennar.com for signature
2023-05-22 - 3:58:32 PM GMT

Email viewed by teresa.baluja@lennar.com
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Signer teresa.baluja@lennar.com entered name at signing as Teresa Baluja
2023-05-22 - 4:06:45 PM GMT- IP address: 104.12.66.99

Document e-signed by Teresa Baluja (teresa.baluja@lennar.com)
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