

**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 May 17, 2024 at 10:00 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Raisa Krause
Marc Szasz

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Luis Hernandez
Andrew Gill
Jesus Lorenzo
Michael Pawelczyk

District Manager
GMS
GMS (via GoToMeeting)
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
March 15, 2024 Meeting**

Mr. Hernandez presented the minutes from the March 15, 2024 meeting, asked for any comments or corrections, and upon not hearing any, asked the Board for a motion to approve them.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Minutes of the March 15, 2024 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2025 Budget**

A. Motion to Open the Public Hearing

Mr. Hernandez asked the Board for a motion to open the public hearing.

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On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was opened.

B. Public Comment and Discussion

Mr. Hernandez indicated that Mr. Gill had spoken to a few residents who were interested in potentially becoming Board members, but as of right now, there weren't any members from the public in attendance at the meeting for comment or discussion.

C. Consideration of Resolution #2024-03 Annual Appropriation Resolution

Mr. Hernandez reminded the Board that the budget being presented today was exactly the same as what had been discussed at the last meeting with no changes or increases to the assessment level, presented Resolution #2024-03 Annual Appropriation Resolution, explained approving it would adopt the budget, asked for any questions or comments, and upon not hearing any, and asked the Board for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-03 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2024-04 Levy of Non Ad Valorem Assessments

Mr. Hernandez presented Resolution #2024-04 Levy of Non Ad Valorem Assessments, explained that it allowed the District to levy assessments on the tax roll, asked for any questions or comments, and upon not hearing any, and asked the Board for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Hernandez asked for a motion to close the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was closed.

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FOURTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2023

Mr. Hernandez presented the audit from Grau & Associates to perform the audit for fiscal year ending September 30, 2023, indicated that it was a clean audit, and asked for a motion to accept it into the District's records.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the audit for fiscal year ending September 30, 2023 was accepted.

FIFTH ORDER OF BUSINESS

Discussion of Landowners Election Procedures

Mr. Hernandez briefly discussed the procedures for the landowners election and the sample documentation included in the agenda package, and asked if there were any questions or comments.

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Manager – Consideration of Proposed Fiscal Year 2025 Meeting Schedule

Mr. Hernandez presented the proposed fiscal year 2025 meeting schedule, indicated it would probably make sense to table this item until the next meeting.

The Board concurred.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Hernandez presented the financials reports, asked if there were any questions about the check register or unaudited financials, and upon not hearing any, asked the Board for a motion to accept them.

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On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the check register and unaudited financials were accepted.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

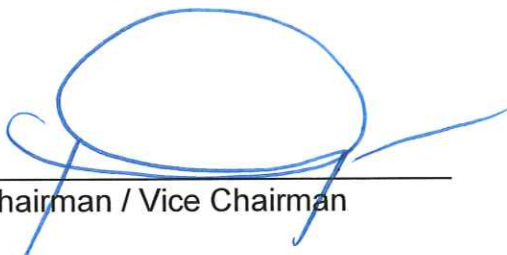
There not being any other District business to discuss,

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

Signed by:

Jesus Lorenzo

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Secretary /Assistant Secretary x


Chairman / Vice Chairman