

**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 20, 2022 at 10:00 a.m. at Lennar Homes, 730 NW 107th Avenue, Suite 300, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Vice Chairperson
Vanessa Perez	Assistant Secretary
Carmen Orozco	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. Consideration of Resolution #2022-01 Canvassing and Certifying
Results of Landowner's Election**

Mr. Hernandez: The first action that we need to take is consideration of resolution #2022-01 canvassing and certifying the results of the landowner's election. Unless anyone has any questions in regard to that resolution, a motion to adopt resolution #2022-01 would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2022-01 canvassing and certifying the results of the Landowner's Election was approved.
--

Mr. Pawelczyk: And just for the record, you received oaths for all those elected at the landowner's election, right?

Mr. Hernandez: That is correct sir, yes, and thank you for clarifying that.

Mr. Pawelczyk: Just for the record.

Mr. Hernandez: Yes, all that has been taken care of prior to this meeting.

B. Consideration of Resolution #2022-02 Electing Officers

Mr. Hernandez: Moving on, we have consideration of resolution #2022-02 electing officers for Campo Bello. At this point, prior to the elections, the Board had Carolina Herrera acting as chairman, Tery Baluja was vice chairman, and the remainder of the Supervisors, Vanessa Perez, Carmen Orozco and Raisa Krause were assistant secretaries. At the same time, we had Patti Powers, from GMS, was the treasurer, I was the secretary, and Rich Hans was an assistant secretary. At this point, what I need from the Board is to either re-elect the same slate of officers, or if you want to make any type of changes this would be the time to do it, so I just need direction from the Board for that.

Ms. Baluja: Motion to re-elect the same slate of officers.

Mr. Hernandez: Perfect, so a motion and a second to adopt resolution #2022-02 re-electing the same slate of officers would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2022-02 electing officers, re-electing the same slate of officers as stated on the record was approved.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
August 20, 2021 Meeting**

Mr. Hernandez: Moving on, you have consideration of the minutes of the August 20, 2021 meeting. This would be the time to make any changes, corrections, additions or deletions. So, unless anyone has any comments, hearing none, a motion to approve the minutes for August 20, 2021 would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Minutes of the August 20, 2021 Meeting were approved.

**FOURTH ORDER OF BUSINESS Considerations of Resolution
#2022-03 Approving the Proposed
Fiscal Year 2023 Budget and
Setting the Public Hearing**

Mr. Hernandez: Moving on, and coming to the main reason for this meeting, first we will go to the proposed budget, and that you will find on page 14. The importance and intent with this is for the District to go and advise what is the estimated cost for all the services the District provides, and by doing so determine if there is a need for an increase or not. The beauty and importance to be passed on to the Supervisors is that the District will be able to levy the same assessments as the prior with no increases, and maintaining the same level of services. With that being said, you will see the description of the different line items that the District is responsible for. The obligation as per the bonds of the District has been issued, that all constitutes, and putting altogether the District's proposed budget. With that being said, does anyone have any questions? Hearing no questions, let's move on to resolution #2022-03 which is going to make this the District's proposed budget, and at the same time it's going to set when the Board is going to meet and adopt the District's budget. The recommendation at this point is to have it on August 19th, at the Lennar offices, that being at 5505 Blue Lagoon Drive, in Miami, Florida 33126, and at the same time as the regular meeting that being at 10:00 a.m. So, with all those indications, unless anyone has any problem with either the place or the time, I will ask for a motion to adopt resolution #2022-03.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2022-03 approving the proposed Fiscal Year 2023 Budget and setting the Public Hearing on August 19, 2022 at 10:00 a.m. at 5505 Blue Lagoon Drive, Miami, Florida was approved.

**FIFTH ORDER OF BUSINESS Ratification of Engagement Letter
with Grau & Associates to
perform the Audit for Fiscal Year
Ending September 30, 2021**

Mr. Hernandez: Moving on, we have ratification of the engagement letter with Grau & Associates to perform the audit for the District, so I would just ask the Board for a motion to ratify the engagement letter.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, ratifying the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2021 was approved.

SIXTH ORDER OF BUSINESS Staff Reports

Mr. Hernandez: Moving on, staff reports, Mike?

A. Attorney

Mr. Pawelczyk: I don't have anything to report on Campo Bello.

Mr. Hernandez: Thank you very much.

B. Engineer – Discussion/Updates on Stormwater Management Needs Analysis

Mr. Hernandez: As to the engineer, the engineer is not joining us today but the part I need to indicate is that the engineer is working on already, and I have spoken to George, on the stormwater needs analysis so that it will be not only prepared but will be provided to the county as per the deadline of June 30th.

C. Manager – Selection of District Records Office within Miami-Dade County – 2804 NE 8th Street, Suite 202, Homestead, Florida 33033

Mr. Hernandez: As for the manager, once again I need to present to the Board to allow for the District's records office to be moved. The new location is 2804 NE 8th Street, Suite 202, in Homestead, Florida. I just need a motion to select this as the District's records office.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, accepting the District's records office within Miami-Dade County as 2804 NE 8th Street, Suite 202, Homestead, Florida was approved.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Combined Balance Sheet

Mr. Hernandez: Item No. 7 contains the financial reports, tab A has the check register, and tab B has the balance sheet and income statement. Unless anyone has any questions in regard to the financials, a motion to accept financials would be in order.

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

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Hernandez: Are there any Supervisors requests? Not hearing any, we don't have any audience today, so it's not that we are skipping over that, but before we adjourn just for the Board to know, there are some units, 28 to 30 units, that were not set up with a folio last year. The District sent a letter to all those 28 lots indicating that they need to pay the District assessments, and as of yet none of them have paid, so what is going to take place is the District will be sending a new letter giving them the option to either pay what corresponds to this fiscal year, and if not, those amounts will be included on the TRIM notice. So, I'm just making that notice so the Board will be aware of it. It is normal that when it is in transition of properties being sold, and the plat doesn't take place, especially when something is being subdivided from the period of June to September, often those units are not included in the tax bill because there is no folio for those particular units. So, I'm just making everybody aware that's one of the steps the District is taking, but it's fulfilling all the requirements so that the assessments will be able to be levied in the worst case scenario for the tax bill 2022.

NINTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: With all those indications, unless anyone has any 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.



Secretary /Assistant Secretary


Teresa Baluja (Aug 23, 2022 10:52 EDT)

Chairman / Vice Chairman

05-20-22Minutes-CampoBello

Final Audit Report

2022-08-23

Created:	2022-08-23
By:	Luis Hernandez (lhernandez@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAxFaX3K4TlxLbSKuYyTsTaH6XHhMxresq

"05-20-22Minutes-CampoBello" History

-  Document created by Luis Hernandez (lhernandez@gmssf.com)
2022-08-23 - 2:17:39 PM GMT- IP address: 50.196.79.65
-  Document e-signed by Luis Hernandez (lhernandez@gmssf.com)
Signature Date: 2022-08-23 - 2:37:05 PM GMT - Time Source: server- IP address: 50.196.79.65
-  Document emailed to teresa.baluja@lennar.com for signature
2022-08-23 - 2:37:07 PM GMT
-  Email viewed by teresa.baluja@lennar.com
2022-08-23 - 2:52:23 PM GMT- IP address: 104.28.39.137
-  Signer teresa.baluja@lennar.com entered name at signing as Teresa Baluja
2022-08-23 - 2:52:45 PM GMT- IP address: 99.93.59.115
-  Document e-signed by Teresa Baluja (teresa.baluja@lennar.com)
Signature Date: 2022-08-23 - 2:52:46 PM GMT - Time Source: server- IP address: 99.93.59.115
-  Agreement completed.
2022-08-23 - 2:52:46 PM GMT