

**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 19, 2023 at 10:00 a.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Carmen Orozco
Vanessa Perez
Raisa Krause

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Luis Hernandez
Michael Pawelczyk

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Marc Szasz

SECOND ORDER OF BUSINESS

Roll Call

Mr. Hernandez called the meeting to order, called the roll, and indicated that Mr. Szasz's oath of office would be administered at the next meeting he attended.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 17, 2023 Meeting

Mr. Hernandez: Moving on, the next item that we have is Approval of Minutes of the March 17, 2023 Meeting. This would be the time to make any changes, corrections, additions, or deletions. If there are none, then a motion to approve them would be in order at this time.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Minutes of the March 17, 2023 Meeting were approved as-presented.
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FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2024 Budget

A. Motion to Open the Public Hearing

Mr. Hernandez: Moving forward, next we have the public hearing. I just need to a motion to open the public hearing.

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

B. Public Comment and Discussion

C. Consideration of Resolution #2023-03 Annual Appropriation Resolution

Mr. Hernandez: We do not have anyone from the public here with us today in person, via telecommunication, or by phone. I have logged in and the District has advertised the meeting and also given anyone who wants to attend the option to attend virtually or by phone if they could not be here. As of yet, no one else is here other than whom I have already indicated. The only note I will include before we move on to the resolutions is that the budget being presented today is exactly the same from what we presented at the last meeting, which if compared to the prior year does not have any increases, and at the same time contains the same amounts per the restrictive covenants. Based on those indications, unless anyone has any questions, we can move on to Resolution #2023-03 Annual Appropriation Resolution. This resolution takes the District's proposed budget and makes it the District's adopted budget. Based on that explanation, unless anyone has any questions, the recommendation from staff is to approve Resolution #2023-03.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-03 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2023-04 Levy of Non Ad Valorem Assessments

Mr. Hernandez: The next one is to consider is Resolution #2023-04 Levy of Non Ad Valorem Assessments. This resolution allows the District to levy assessments on the Miami-Dade County tax bill. Unless anyone has any questions, a motion to approve Resolution #2023-04 would be in order at this time.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Hernandez: And lastly, we just need a motion to close the public hearing.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
#2023-05 Establishing an
Electronic Signing Policy**

Mr. Hernandez: Next we have Resolution #2023-05 Establishing an Electronic Signing Policy. Rather than repeating myself, I will just note that this sets up a policy that allows the District to have documentation signed electronically, so unless anyone has any questions, a motion to approve this resolution would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-05 Establishing an Electronic Signing Policy was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Hernandez: Staff Reports. Mike?

Mr. Pawelczyk: Nothing for Campo Bello.

Mr. Hernandez: Thank you very much.

B. Engineer

There not being any report, the next item followed.

C. Manager

1) Consideration of Proposed Fiscal Year 2024 Meeting Schedule

Mr. Hernandez: Under Manager, first we have Consideration of Proposed Fiscal Year 2024 Meeting Schedule. As we have done in the past, we advertise a monthly meeting schedule on the third Friday of each month, but we will only have meetings as-

needed. Unless anyone has any questions or comments, a motion to approve the proposed fiscal year 2024 meeting schedule would be in order, and this will also authorize staff to advertise it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Proposed Fiscal Year 2024 Meeting Schedule was approved as-presented.

2) Financial Disclosure Report Not Updated Yet, but Staff's Understanding is that Everyone Has Filed Annual Form

Mr. Hernandez: All of the Supervisors have already filed their annual financial disclosure forms, but we cannot provide you with proof yet since the website has not yet been updated. We do want to put on the record that all of the Supervisors have filed their forms, though, and we will continue to monitor things as they update their information and it becomes available.

3) Number of Registered Voters in the District – 629

Mr. Hernandez: And last but not least, there are currently 629 registered voters in the District, meaning that when the District has six years of establishment, the Supervisors will start being elected through the general elections process since it has already met the 250 registered voters requirement. The District still has a couple of years to go to reach that point.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Combined Balance Sheet

Mr. Hernandez: Next we have Financial Reports, Tab A has the check register, and Tab B has the combined balance sheet. Unless anyone has any questions, I will be asking for a motion to accept those.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the check register and the combined balance sheet were accepted.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

Mr. Hernandez: Are there any Supervisors' requests at this time? Hearing none, once again, we don't have any audience here today.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Hernandez: And with nothing else, 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 (Sep 15, 2023 11:30 EDT)

Chairman / Vice Chairman

09-15-23meetingdocumentstobesigned-Campo Bello

Final Audit Report

2023-09-15

Created:	2023-09-15
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2KAzIEI1g-6DT0tTpcGC1YULxo4j7s_r

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