

**MINUTES OF MEETING
CAMPO BELLO
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Campo Bello Community Development District was held on Friday, July 25, 2025 at 9:30 a.m. at Silver Palms by Lennar Clubhouse, 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

Ramon Castro
Mauricio Pelaez
Isis Gonzalez

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Juliana Duque
Michael Pawelczyk
Gabriela Fernandez
Brittany Martinez

District Manager, GMS
District Manager, GMS
District Counsel
District Counsel
HOA Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of Minutes of the June
27, 2025 Meeting**

Mr. Lorenzo: You have the minutes from the June 25, 2025 meeting in your agenda package. Are there any comments, corrections, or changes to the minutes?

Mr. Pelaez: I have none.

On MOTION by Mr. Pelaez seconded by Ms. Gonzalez with all in favor, the Minutes of the June 25, 2025 Meeting, were approved as presented.

July 25, 2025

Campo Bello CDD

THIRD ORDER OF BUSINESS

**Consideration of Engagement
Letter with Grau & Associates to
perform the Audit for Fiscal Year
Ending September 30, 2025**

Mr. Pawelczyk: We don't have much on the report except for the legislative memo. Gabby will present the legislative memo and then if the Board has any questions on anything else or you want us to go over anything, we can do that as part of our report or at the end of the meeting, however you wish to proceed.

Mr. Lorenzo: The next item on the agenda is consideration of an Engagement Letter with Grau & Associates to perform the audit for the fiscal year ending September 30, 2025. This letter was reviewed at the last meeting. Grau & Associates was the only one that submitted a proposal for the audit of this District.

Mr. Pawelczyk: For the Board's understanding, you're contemplating the motion on an annual basis, the District has to have its books and records audited by an independent auditor. This Board has selected an auditor through a competitive selection process. Grau & Associates was the only one who submitted, but they do a lot of CDD work. I think they've been the auditor here for the last several years. They'll perform the audit and work with the manager's office to get all the records, the accounting, the financials, and review what they need to review. They'll prepare a report. That report will get presented to you usually between March and May. Once the report is accepted, GMS sends it to the auditor general's office and also posts it on our website. Your past audits are on your Campo Bello CDD website if you wanted to look at them. I'm sure they're clean audits. Jesus would know because nothing has happened here. The only time you'll have a bad audit is if you have a bad manager or sometimes if the developer, for instance, has defaulted on paying assessments. We're not going to have that problem because all your assessments are collected on the taxpayer. Sometimes as the developer develops, frankly, this really hasn't happened since probably 2008 when there was a big crash, the developer stopped paying its assessments. The engagement letter authorizes them to perform the audit for Fiscal Year 2025. That's the year that ends September 30th of this year. They'll start working on the audit right after that. If there's no other questions, a motion to authorize the acceptance of the engagement letter with Grau would be appropriate.

July 25, 2025**Campo Bello CDD**

On MOTION by Mr. Pelaez seconded by Mr. Castro with all in favor, Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025, was approved.

FOURTH ORDER OF BUSINESS Staff Reports

A. Attorney – Memorandum – 2025 Legislative Update

Ms. Fernandez: I want to introduce myself. I'm Gabriela, I work with Mike at the firm. This legislative cycle year, six pieces of legislation were passed that do affect CDDs or could potentially. The first one, as you all know since you're a local government entity, you are subject to public records request. Anything written is a public record. However, they have created an exemption to the public records request law where a specific public officer, their spouse, or children can request their partial home address and telephone number to be stricken. However, the definition of public officer doesn't per se pertain to a CDD Board member. It's more higher-level officials such as state legislators, governor, mayor, commissioners, school Board members. However, if you hold both offices then you can it also mainly affects your records custodian, GMS, that if you do hold one of these offices and a request is made, they don't have to give your information out.

Mr. Pawelczyk: It kind of expands on current legislation, which is already there for police, firefighters, federal agents, judges. They can call the property appraiser's office and say I would like you to exempt my personal information on your website. It's just so people can't find you if you're in those positions. That hasn't dropped down to someone like a Special District officer. But if someone like a school Board member was also a CDD Board member, they could exempt their personal information, as Gabby explained, from the CDD's records and we wouldn't be able to disclose that to others.

Ms. Fernandez: The next piece of legislation has to do with bonds and issuing bonds. It essentially just says that you're not allowed to impose stricter bond requirements than what is allowed by state law.

Mr. Pawelczyk: I don't believe any of GMS's Districts invest in bonds to begin with because it's not as safe an investment as the State Board of Administration. The State Board pays almost 5.5% interest, and that's for the money you have lying around in your

July 25, 2025

Campo Bello CDD

financials. This really doesn't impact CDDs as much as it impacts cities and counties and the state itself.

Ms. Fernandez: The next one has to do with rulemaking and adopting rules. It changes the guidelines and the timeline. There's a seven-day window to separate a notice of rule development from the proposed rule publication which allows the public some notice and input. Another key difference is that now the agencies have to publish the full text, underline any additions, and strike through any deletions.

Mr. Pawelczyk: You have rulemaking power. Not a whole lot of rules in Campo Bello I don't think would be necessary, but for this District here in Palm Glades, they have club rules. They have to go through rulemaking. And when they go through rulemaking, now you have an extra seven-day ad that you have to publish when you're noticing to the public. That ad is in the newspaper a general circulation. And then as Gabby indicated, any rules that Palm Glades changes, they have to show that change in underline and strikethrough format and put on their website so the public has more notice as to what's going on. They already do that because the agenda package is on the website anyway. It's really kind of already there, so it really doesn't change the way CDDs do anything that GMS represents other than to add seven days to the advertising requirement.

Ms. Fernandez: The next piece of legislation is a stolen valor provision which prohibits public officials such as you all from fraudulently claiming military services, medals or honors. So if you're campaigning for your seat, you're not allowed to fraudulently claim these military honors. It also authorizes the Attorney General to enforce unpaid ethics violations and do wage garnishment. For example, if you don't file your Form 1 statement of interest, eventually it could get to the point once they start putting those fees that they could garnish wages. The next one is more for developer-controlled Boards. It has to do with platting and replatting. It essentially takes away that approval process from a Board and puts it within an administrative process. It's more like a planning and zoning department rather than the city commission.

Mr. Pawelczyk: That really doesn't affect us so much.

Ms. Duque: More developers.

Ms. Fernandez: Yeah, more developer-controlled Boards. the last piece of legislation has to do with synthetic turf. It essentially sets some standards that you have

July 25, 2025

Campo Bello CDD

to follow now if you're going to be implementing synthetic turf anywhere and also revises local government contracting laws. A change order is something that's for unforeseen work. Now this piece of legislation states that you have 35 days to approve or deny a change order, which is that contract for any unforeseen work. Since you are a local government, you have requests for proposals. If you deny a contractor's bid, you have to give them time to make corrective steps to why you deny their bid. You're not allowed to waive those provisions by contract. That's a process that has to happen. It cannot be waived through any sort of agreement.

Mr. Pawelczyk: It protects contractors and makes sure that if there is a change order, the local government acts on it right away. Again, we shouldn't have a problem in Campo Bello, but a good example would be here, if we're redoing the whole clubhouse again and the contractor submits a change order, it requires a local government to act on that within a certain period of time.

Mr. Pawelczyk: Regarding the synthetic turf, we throw that in there because it's kind of interesting. The Florida DEP is now required to adopt minimum standards for installing synthetic turf on residential property. The state is now saying that local ordinances, like the city of Homestead or Miami Dade county, they cannot adopt ordinances that will conflict with those standards adopted by DEP. I think they're trying to, in some cases, push the use of synthetic turf over grass because of watering and all that stuff.

Ms. Fernandez: If any of these particularly interest you and you want to read them more; we've circulated the laws in their entirety to GMS. If you have any other questions, we're both here to answer them.

B. Engineer

There not being any report, the next item followed.

C. Manager – Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Mr. Lorenzo: You'll see in the agenda package the proposed schedule from Lennar that was proposed. I can't do that day because I have other conflicts and other meetings that day. But we were proposing to possibly meet either the second or fourth Thursday of every month if that works for the Board. You can keep the morning meetings. I reached

July 25, 2025

Campo Bello CDD

out to the HOA of Campo Bello, unfortunately we can't meet at the clubhouse there unless anything has changed since they reached out on Monday. We can meet here at the clubhouse of Silver Palms. The item is open for discussion. I don't know if Thursday is good for everyone. This District doesn't have a lot to do. It's more administrative.

Mr. Pelaez: The second Thursday probably works better, if that's okay with you guys.

Mr. Lorenzo: Do you want to meet bimonthly or should we meet monthly?

Ms. Duque: In reality you don't have to meet that much because of the needs of the community. You can set up bimonthly so we can advertise at least six meetings through the year. It's up to the Board. If you want to do it monthly, we can also do it monthly. Then we just cancel the meetings as we go.

Mr. Pawelczyk: GMS will send you an email like two weeks before saying do you have any items for the agenda? If not, we're probably going to cancel because there's nothing to talk about. Then other times we'll say hey, we have to have this meeting. This is going to be the proposed budget or this is going to be the final budget. It's really up to you. If you schedule 12 meetings once a month, every second Tuesday, then you have it on the calendar. Sometimes it allows you some more flexibility with vacation schedules than if you just advertise the six meetings. I always say just advertise the 12; at least for this year and then if you figure out that you're only going to meet four times a year, then you can schedule four for the following year.

On MOTION by Mr. Pelaez seconded by Mr. Castro with all in favor, the Proposed Fiscal Year 2026 Meeting Schedule on the Second Thursday of Every Month at 9:30 a.m. at 23770 SW 115th Avenue, Miami, Florida, was approved.

Ms. Martinez: What is it that the CDD does for Campo Bello? If this is not the time to ask that, please let me know, because I'll wait for it to be open. But unfortunately, people don't make a big fuss about things until it hits their pocket. Now that the budget increased, they're attacking me. But is there any way that I can get the information of what you guys cover?

July 25, 2025

Campo Bello CDD

Mr. Lorenzo: Everything is on the website. I will send you the information. The reason for the increase was almost \$13,000 to pay for Supervisor's fees.

Mr. Pawelczyk: Chapter 190 of the Florida Statutes, which is linked on the website, states that a Supervisor is entitled to up to \$200 per meeting, not to exceed \$2,400 a year. So, if you have 12 meetings with five Supervisors, that's \$12,000.

Ms. Duque: They might have only two meetings the entire year. Lennar has tried for several years to step out of this Board and bring in residents. Ramon and Isis are two Board members who are residents within your community, and they were appointed by that Board. Lennar does not want to stay here and make decisions for you. There are two more seats that could be occupied by residents that would like to be part of the Board.

Ms. Martinez: And nobody else reached out?

Ms. Duque: Nobody else.

Ms. Duque: Jesus sent a mailed notice to each homeowner. This is why Ramon was here. This is why Isis is here. That mailed notice had two components. Number one was letting them know that the budget was going to be increased and the amount it increased. Number two, also inviting them to be part of this Board. Every single unit within the community received that.

Ms. Martinez: They totally bypassed that and they were like, why is it increasing?

Mr. Pawelczyk: And on the website, to find out what the District is spending its money on just go to the website and pull up the budget and it will indicate exactly what the District is spending on.

Ms. Martinez: What I'm getting a lot of feedback from is there anything else that the CDD could do for Campo Bello?

Ms. Duque: The way these meetings are conducted, we follow the agenda, that is what we're supposed to do. I'm just going to give you a very simple answer, but after the meeting Jesus the District manager and I can walk you through the entire process. If any specific person within the District or the community has any questions you can provide Jesus's direct number. We're more than happy to answer any questions. The budget shows what the District does. The only thing that the District has is the administrative portion. Why we have the administrative portion is because when the District was built, all of the infrastructure was financed with bonds which are now assessed on the property

July 25, 2025**Campo Bello CDD**

taxes of each unit. The debt portion of the bonds is one side of the budget. To be able to manage all of the bonds and how everything works and everything related to the District, we have this small portion, the O&M related to the administrative. Currently, the total amount of the budget for each homeowner has the debt assessment that is related to the bonds. That is a fixed amount. We cannot change that. The second portion, which is what the CDD does is the administrative portion. That is what GMS does along with everything required by statutes, like the arbitrage, dissemination agent, Trustee fees, etc. There are things that we have because Florida statute requires us to be able to manage because of those bonds. After the meeting we'll walk you through a little bit more information.

FIFTH ORDER OF BUSINESS**Financial Reports****A. Acceptance of Check Register****B. Acceptance of Unaudited Financials**

Mr. Lorenzo: Tab A is the acceptance of the Check Register and Tab B is the acceptance of the Unaudited Financials. Is there a motion to approve?

On MOTION by Mr. Castro seconded by Ms. Gonzalez with all in favor, Accepting the Check Register and Accepting the Unaudited Financials, were approved.

SIXTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

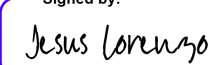
Mr. Lorenzo: We will start with audience comments. Do you guys have any other comments before we close the meeting?

SEVENTH ORDER OF BUSINESS**Adjournment**

There not being any other District business to discuss,

On MOTION by Mr. Pelaez seconded by Mr. Castro with all in favor, the meeting was adjourned.

July 25, 2025

Signed by:

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Secretary / Assistant Secretary

Campo Bello CDD

DocuSigned by:

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Chairman / Vice Chairman

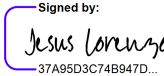
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Certificate Pages: 2	Initials: 0	Ellen Acosta
AutoNav: Enabled		1001 Bradford Way
Envelopeld Stamping: Enabled		Kingston, TN 37763
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		eacosta@gmssf.com
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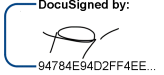
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Signer Events

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Electronic Record and Signature Disclosure:

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