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 April 18, 2025 at 10:00 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Raisa Krause	Assistant Secretary
Vanessa Perez	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager, GMS
Michael Pawelczyk	District Counsel
Juan Alverez *by phone*	District Engineer
Juliana Duque	GMS
Mayra Padilla	GMS
Ben Quesada	GMS

FIRST ORDER OF BUSINESS Roll Call

Mr. Lorenzo called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution #2025-01 Canvasing and Certifying the Results of the Landowner's Election

Mr. Lorenzo reported there was no Chairman elected for purposes of conducting the landowners meeting on November 15, 2024. There was no voting units represented, no one was nominated for the position of Supervisors, not votes were cast, and the result of the tabulation of the ballots was zero. The landowners meeting did not take effect, and no oaths of office were given since no one was selected. This was accepted by the Board of Supervisors.

B. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #1, Seat #2, and Seat #5

Mr. Lorenzo read the officers and their associated seat numbers stating Marc Szasz will serve in Seat #1, Teresa Baluja will serve in Seat #2, and Raisa Krause will serve in Seat #5 and asked for a motion to appoint those Supervisors to the same seats.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #1, Seat #2, and Seat #5, was approved.

C. Oath of Office for Newly Appointed Supervisor(s)

Ms. Duque, being a Notary Public of the state of Florida, administered the oath of office to Ms. Teressa Baluja, Ms. Raisa Krause, and Ms. Vanessa Perez, and asked her to fill out and sign the oath. The signed oath will become part of the public record.

D. Consideration of Resolution #2025-02 Election of Officers

Mr. Lorenzo presented Resolution #2025-02 Electing Officers and indicated that the Board could either re-elect the same slate of officers or make any changes to the current slate of officers at this time and read the current slate of officers into the record as follows: Teresa Baluja as Chairperson, Carmen Orozco as Vice Chairperson, Raisa Krause, Vanesa Perez, and Marc Szasz as Assistant Secretaries. He asked that Patti Powers act as the Treasurer and Sharyn Henning as Assistant Treasurer and requested that Paul Winkeljohn be named a Secretary along with himself, Jesus Lorenzo, as an additional Assistant Secretary.

The Board concurred to retain that slate of officers and there was a motion of approval.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-02 Election of Officers, was approved; and the slate of officers was elected as follows: Teresa Baluja as Chairperson, Carmen Orozco as Vice Chairperson, Vanessa Perez, Raisa Krause, Marc Szasz, and Jesus Lorenzo as Assistant Secretaries, Paul Winkeljohn as

> Secretary, Patti Powers as Treasurer, and Sharyn Henning as Assistant Treasurer.

THIRD ORDER OF BUSINESS — Approval of the Minutes of the May 17, 2024 Meeting

Mr. Lorenzo presented the minutes from the May 17, 2024 Board of Supervisors Meeting and asked for any comments or corrections. Hearing no changes from the Board, there was a motion of approval.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the May 17, 2024 Meeting, were approved.

FOURTH ORDER OF BUSINESS — Consideration of:

A. Resolution #2025-03 Designating Michael J. Pawelczyk as the District's Registered Agent

Mr. Lorenzo presented the resolution and asked for a motion of approval.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-03 Designation Michael J. Pawelczyk as the District's Registered Agent, was approved.

B. Resolution #2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Mr. Lorenzo presented the proposed Fiscal Year 2026 budget and reported no increases in assessments for the fiscal year. Ms. Baluja asked to add a line item to pay all five Supervisors for all possible noticed meetings. This new line item increase of $12,000 would come with an assessment increase for the residents and a notice will be sent out to the residents. The suggested date for the public hearing will be June 27, 2025 at 10:00 a.m. at the Palm Glades Clubhouse, 23770 SW 115th Avenue, Miami, FL 33032. There being no other discussion, Mr. Lorenzo asked for a motion of approval.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing, was approved.

FIFTH ORDRER OF BUSINESS Appointment of Audit Selection Meeting

For the purposes of efficiency, Mr. Lorenzo asked the Board to select the Board of Supervisors as the Audit Selection Committee and asked for a motion of approval.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Appointment of the Board of Supervisors as the Audit Selection Committee, was approved.

A. Opening Audit Selection Committee Meeting

Mr. Lorenzo asked for a motion to open the Audit Selection Committee meeting.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Opening the Audit Selection Committee Meeting, was approved.

B. Roll Call

Mr. Lorenzo stated for the record that Terese Baluja, Vanessa Perez, and Raisa Krause were in attendance for the Audit Selection Committee Meeting.

C. Selection of Criteria for Evaluation

Mr. Lorenzo summarized the criteria for evaluation stating them as ability of personal, proposers experience, understanding of scope of work, ability to furnish the required services, and pricing. He then asked for a motion to accept said criteria.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Selection of Criteria for Evaluation, was approved.

D. Authorizing of RFP

Mr. Lorenzo then asked for a motion to authorize staff to engage in the RFP process.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Authorizing of RFP, was approved.

E. Adjournment

Mr. Lorenzo asked a motion to adjourn the Audit Committee Selection Meeting

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Audit Committee Selection Meeting was adjourned.

SIXTH ORDRER OF BUSINESS — Discussion of Rules Public Hearing and Assignment and Assumption

Mr. Pawelczyk reviewed the DERM rules and covenants that require the District to assist in enforcing the covenants. For example, if a resident wants to put in a pool, they will need to go through DERM to do so and the District needs to help enforce these guidelines. This items authorizes staff to advertise the public hearing for the adoption of these rules that will be held on June 27, 2025 at 10:00 a.m. Mr. Pawelczyk offered to answer any Board questions. There being no questions, there as a motion of approval.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Authorizing Staff to Advertise the Public Hearing for Rules and Assignment and Assumption for June 27, 2025 at 10:00 a.m., was approved.

SEVENTH ORDER OF BUSINESS — Staff Reports

A. Attorney – Memorandum on Stormwater System Legal Requirements

Mr. Pawelczyk stated that staff are working together to be sure the District is in compliance with legal requirement in respects to with cleaning, reporting, and budget requirements associated with the stormwater system.

B. Engineer

There being no comments, the next item followed.

C. Manager

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo 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.

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

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Adjournment

There not being any other District business to discuss,

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

Signed by:
Jesus Lorenzo
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Secretary /Assistant Secretary x

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94784E94D2FF4EE...
x Chairman / Vice Chairman