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 August 19, 2022, at 10:00 a.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Vice Chairperson
Vanessa Perez	Assistant Secretary
Raisa Krause	Assistant Secretary
Carmen Orozco	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Michael Pawelczyk	District Counsel
Brett Benson	Lennar Homes

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 May 20, 2022 Meeting

Mr. Hernandez: Moving on, Item #2 on the agenda is Approval of the Minutes of the May 20, 2022 Meeting. Unless anyone has any questions, changes, corrections, additions, or deletions, a motion to approve the minutes would be in order.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Minutes of the May 20, 2022 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS — Public Hearing to Adopt the Fiscal Year 2023 Budget

A. Motion to Open the Public Hearing

Mr. Hernandez: The next item that we have is the Public Hearing to Adopt the Fiscal Year 2023 Budget. The first action will be a motion to open the public hearing.

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

B. Public Comment and Discussion

Mr. Hernandez: I just want to indicate for the record that we have no one from the public except Brett here today to provide any comments or discussion. Brett, do you have any comments or questions in regard to the budget?

Mr. Benson: No.

Mr. Hernandez: Thank you very much for that. I just want to indicate that this proposed budget is the same as what was presented at the last meeting, and at the same time, the amount that is being levied matches the same amount that was levied the prior year and the amounts given in this budget correspond with the amounts in the restrictive covenants the District has with Miami-Dade County. Based on all of those indications, unless anyone has any questions regarding the budget, I will move on to the resolutions.

C. Consideration of Resolution #2022-04 Annual Appropriation Resolution

Mr. Hernandez: First we have Resolution #2022-04. Unless the Board has any questions, I will ask the Board for a motion to adopt Resolution #2022-04.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2022-04 Annual Appropriation Resolution was adopted.

D. Consideration of Resolution #2022-05 Levy of Non Ad Valorem Assessments

Mr. Hernandez: Next, we have Consideration of Resolution #2022-05 Levy of Non Ad Valorem Assessments. Unless anyone has any questions, a motion to adopt Resolution #2022-05 would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2022-05 Levy of Non Ad Valorem Assessments was adopted.

E. Motion to Close the Public Hearing

Mr. Hernandez: Unless anyone has any questions regarding the now-adopted budget a motion to close the public hearing would be in order at this time.

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

FOURTH ORDER OF BUSINESS Consideration of Request from 3 Adjacent Parcels

Mr. Hernandez: The District has been presented with a request from three adjacent parcels that are trying to annex into the CDD. Mike, can you please help with explaining this request?

Mr. Pawelczyk: Sure. Real quick, Luis and I have had some initial conversations about this, and as Luis said, these three parcels are outside of the District. They are subject to the same covenants, DERM and Miami-Dade County have on these parcels, but there are also some inspection, monitoring, and reporting requirements that are included within that covenant. Because they are outside of the District, and Luis, correct me if I am wrong, believes that even though they are outside of the District, there is still a benefit and public purpose for the District to perform the monitoring, reporting, and the inspections required of these three parcels since they are under the same covenant.

Mr. Hernandez: That is correct.

Mr. Pawelczyk: So, we would like the Board to make that finding and confirm that there is a public purpose to go through, and we are going to include that public purpose as part of a covenant/ agreement that will be recorded against these three parcels that indicate the three parcels are included and will be included when the CDD will do the inspection reporting, etc. required in the DERM covenants, but the property owners are really responsible for whatever is on their property. The CDD is not responsible for any environmental features on their property, nor will they ever be. It is just part of the reporting and the three parcels will pay their fair share. Based on a unit basis with the District, it should be minimal for the inspection reporting, which is really an annual cost. That way the District always has some way to collect the money, and there will be a covenant recorded against the property so the property owners know that they will owe whatever the amount is, which should be minimal. This covenant has not yet been prepared since this just came u the other day, but if the Board is so inclined, we would like the Board to pass a motion acknowledging the public purpose of entering into such a covenant, and further authorizing the Vice Chair to execute that covenant once it is prepared, subject to review by the Vice Chair, Tery Baluja, my office, and Luis's office. I will state before I ask for a so moved or any questions, that we will work with the environmental counsel that Lennar has hired to make sure that all of the information is in the covenant or agreement. The reason we are asking you to move forward with this now is so we don't have to come back and have a special meeting, but we will bring it back for ratification once it is done. As long as the Board is comfortable with that, a so moved would be in order.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Board acknowledged the request from three adjacent parcels related to the public purpose of entering into a covenant; and authorized the Vice Chair to execute the covenant, subject to review by the Vice Chair, District Counsel, the District Manager, and Developer Counsel to ensure all of the information is included in the covenant.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney – Discussion of 2022 Legislative Update Memorandum

Mr. Hernandez: Moving on to Staff Reports, Mike?

Mr. Pawelczyk: Yes. For the record, the 2022 Legislative Update Memorandum was included in the agenda backup. I know that all of you have already either had the opportunity to hear all about it or review it on your own, so unless there are any questions, we will just make sure that is included as part of the District's records and I will not take up further time on that subject, and if there aren't any questions or comments, then we can go on to the next item.

B. Engineer

Mr. Hernandez: There is nothing to present from Engineer. He is available via phone if there are any questions for him.

C. Manager

1) Consideration of Proposed Fiscal Year 2023 Meeting Schedule

Mr. Hernandez: As to the Manager, the first item that we are presenting is the proposed meeting schedule for fiscal year 2023. As you can see, it is the same schedule that we currently have, which is the third Friday of each month at 10:00 a.m. at this location. Unless anyone has any concerns with any of these dates or wants to make any changes, I will be asking for a motion to approve the proposed fiscal year meeting schedule, which will also authorize staff to advertise it.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the proposed fiscal year 2023 meeting schedule was approved as-presented.

2) Discussion of Financial Disclosure Report from the Commission on Ethics – *everyone has filed*

Mr. Hernandez: Everybody has filed their financial disclosure forms, so congratulations to all of you for doing so on time.

SIXTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Combined Balance Sheet

Mr. Hernandez: The next item that we have for the Board's consideration is the Financial Reports. Tab A contains the check register, and Tab B has the combined balance sheet. Unless anyone has any questions on either of these, I will be asking the Board for a motion to accept the financials at this time.

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

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Hernandez: Are there any Supervisors' requests? Hearing none, once again Brett is our only audience with us today. Do you have any questions or comments, Brett?

Mr. Benson: No.

Mr. Hernandez: Thank you very much for that.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: Unless anyone has any other District business to discuss, a motion to adjourn the meeting would be in order at this time.

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

Teresa Baluja (Mar 17, 2023 15:34 EDT)

Secretary /Assistant Secretary

Chairman / Vice Chairman

08-19-22Minutes-CampoBello

Final Audit Report 2023-03-17

Created:	2023-03-17
By:	Luis Hernandez (lhernandez@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAymd-6uA1yqoQFEad5u-7bB0gXJCW4pSC

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