

**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 20, 2021 at 10:00 a.m. at Lennar Homes, 730 NW 107th Avenue, Suite 300, Miami, Florida.

Present and constituting a quorum were:

Raisa Krause
Carmen Orozco
Vanessa Perez

Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Luis Hernandez
Michael Pawelczyk

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
March 19, 2021 Meeting**

Mr. Hernandez: The second item on the agenda we have the minutes from the March 19, 2021 meeting. This would be the time to make any changes, corrections, additions or deletions. If there are none, a motion to approve them would be in order.

On MOTION by Ms. Krause seconded by Ms. Perez with all in favor the Minutes of the March 19, 2021 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2022 Budget**

A. Motion to Open the Public Hearing

Mr. Hernandez: Moving on, the next item and main reason for this meeting is for consideration to adopt the District's budget. The first action that I will need from the Board is a motion to open the public hearing.

On MOTION by Ms. Perez seconded by Ms. Krause 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 public here today before we move on to any discussion of the proposed budget if there is any. The budget you are seeing corresponds, and is the same as what was presented at the last meeting. Also, the numbers that are being presented correspond and tie with the numbers that were part of the agreement between the developer and Miami-Dade County. And lastly, it is important to also know that there are some units that did not pay the direct assessment to the CDD, so this year they have received a letter and invoice to let them know and give them the option to pay what they owe for the prior year, or everything will be combined for the tax bill for 2022. So, all of those steps have taken place, and as of yet, my office has not received any letters or calls, so my assumption is those will be processed and pay those bills. If not, they will see it all come at once at the end of the tax bill period. With all of those indications being made, does the Board have any questions with regards to the proposed budget? Hearing no questions, we can move on to the resolutions.

C. Consideration of Resolution #2021-03 Annual Appropriation Resolution

Mr. Hernandez: Resolution #2021-03 Annual Appropriation Resolution. By approving this resolution, the Board will be adopting the budget. Based on that, I will be asking for a motion to approve Resolution #2021-03 Annual Appropriation Resolution.

On MOTION by Ms. Perez seconded by Ms. Krause with all in favor Resolution #2021-03 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2021-04 Levy of Non Ad Valorem Assessments

Mr. Hernandez: Moving on, next we have Resolution #2021-04 Levy of the Non Ad Valorem Assessments. This will allow the District to levy assessments on the Miami-Dade County tax roll. With that explanation, unless anyone has any questions, I will be asking for a motion to approve Resolution #2021-04 at this time.

On MOTION by Ms. Perez seconded by Ms. Krause with all in favor Resolution #2021-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Hernandez: Unless anyone has any questions in regard to the now adopted budget, a motion to close the public hearing is in order.

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

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Terracon for Environment Engineering Services

Mr. Hernandez: Moving forward, next we have Consideration of Agreement with Terracon for Environmental Engineering Services. The part that needs to be reminded to the Supervisors is that in this community, the District has an obligation where we need to be providing a report due to environmental concerns, so for that reason and following the direction of the Board, the District is presenting the agreement with the entity that has been appointed. So, unless anyone has any questions, I will be asking for a motion to approve the agreement with Terracon for environmental engineering services, which will also authorize the appropriate officials to execute it.

On MOTION by Ms. Perez seconded by Ms. Krause with all in favor the agreement with Terracon for environmental engineering services was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2020

Mr. Hernandez: The next item that we have is the acceptance of the audit for fiscal year ending September 30, 2020. It is a clean audit with no matters of concern that need to be addressed, so unless the Board has any particular questions, I will be asking for a motion to accept the audit for fiscal year ending September 30, 2020.

On MOTION by Ms. Perez seconded by Ms. Krause with all in favor the audit for Fiscal Year ending September 30, 2020 was accepted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Discussion of 2021 Legislative Update Memorandum

Mr. Hernandez: Moving on, next we have Staff Reports. Mike?

Mr. Pawelczyk: We have the 2021 Legislative Update Memorandum on the agenda. As you know, we do this every year. I can go through it super briefly. Nothing really impacts Supervisors, but we just approved the audit, and one of the items in the update refers to a bill that requires the independent auditor to add some things to the audit. Those items will impact your audit by a couple pages. The next one deals with publication of legal notices. We are allowed to publish online, utilizing the Florida Press Association's website starting January 1, 2022.

Ms. Orozco: So, we don't have to publish in the newspaper anymore?

Mr. Pawelczyk: The Florida Press Association's website is the newspaper. That is the only place you can publish, either with the newspaper itself, the newspaper's website, or the Florida Press Association's website. I only bring this up because the additional bill that was presented would allow us to publish our notices on our website. Lobbyists for the newspaper got a hold of that and were successful for probably the last few years with striking down this legislation, and this is what they came up with. We don't know if there is going to be a cost savings, but I guess the other side of this is that if the newspapers didn't have legal ads, they may not be here. The next one deals with the COVID-19 frivolous claims, which make it harder for people to sue if someone alleges that they got COVID from being somewhere. There is legislation that applies to the developer. It promotes use of drain water technologies and provides incentives for developers to use drain water technology. While that is great, the reclaimed water still has to be available from the city or county for the developer to use. Impact fees, really affects how the local governments collect impact fees and what they are used for and how those ordinances can be drafted. The other thing I wanted to mention is there are public records statutes that prohibits the District if we get a public records request from just filing a lawsuit to ask the judge to determine if it is one. We have to kind of

determine that ourselves. The reason for that is because a lot of city attorneys would just file a lawsuit and let the judge decide. It is not often going to be a District issue, so it shouldn't affect most of the CDDs. Also related to public records, some Districts and HOAs maintain drivers licenses for whatever reason. If that is being maintained, there are fines for release of any of that information contained in the driver and vehicle database. We need to be careful as to what we maintain and are basically saying not to do so. I think it is okay to have the front of the drivers licenses, but some of these people are scanning it, and by virtue of having that information, if they release it, they can be fined, so it is better not to have it. The last one is about drones. It allows local governments to utilize drones to maintain infrastructure, monitor lake banks, and properties. I think more of a water management district doing this as opposed to a CDD where we can just walk around our small lakes, but it does indicate what kind of drones we can use. I think there are some drones that as of January 1, 2023 local governments will not be allowed to use for these types of services. I think that has to do with the way these types of drones record the information. If a District is using drones, we have to make sure the drone we are using is on that list by 2023. That is it for my report and I don't have anything further, so, Luis, I will turn it over to you. I am not going to repeat all of that at the other meetings since it is mostly the same people, and will just indicate the information is in the agenda package and it can be referred to there.

Mr. Hernandez: That certainly makes sense. Thank you very much for that, Mike. Does anyone have any questions for Mike? Hearing none, I will move on.

B. Engineer

Mr. Hernandez: The District's engineer is available by phone if we need him. The only thing I wanted to make everyone aware of is that I have already requested for George to check on where we are at for the conveyances. One of the items I am trying to be as proactive as I can is getting whatever transfers to the CDD need to be done as early as possible so it occurs prior to the conveyances to the HOA.

Mr. Pawelczyk: There was on that note I believe some easements that we had worked on with Jon Marcus. The title work revealed Notices of Commencement on there. This is a long time ago, though. Jon was going to follow up with Lennar to see what happened with those, but that is just one aspect. I am sure there are others out

there that we will need George's input for. I am working on that, though, so I just wanted to let you know that.

Mr. Hernandez: It appears that it is close to the point where construction is completed, meaning that it would be appropriate for us to pass them on. With that being said, hearing no questions for the engineer, we can move on.

C. Manager

1) Number of Registered Voters in the District – 171

Mr. Hernandez: As to the Manager, I do have several items to present. The first item is to let the Supervisors know that the number of registered voters within the District is 171. The reason and importance of that announcement is that when the District meets two requirements, one having at least 250 registered voters, and the second requirement is having at least six years of establishment, the elections of the Supervisors will be controlled by Miami-Dade County Supervisor of Elections. As of this time the District has not met either of the requirements, so the Supervisors will still be elected through landowners elections. As that statement is being made for the record, homeowners will have one vote per unit they own.

2) Consideration of Proposed Fiscal Year 2022 Meeting Schedule

Mr. Hernandez: The next item that I have is the proposed fiscal year 2022 meeting schedule. What we have done in this community in the past is that we have advertised to have the meetings each month. This gives us the flexibility of having a meeting scheduled for each month so that if we have a reason to meet, we can meet, and if we don't need to meet, we will cancel as it has been done in the past, and it simplifies the expenditures of the District. What we are requesting and suggesting at this point is to have the meetings on the third Friday of each month at 10:00 a.m. here at the offices of Lennar Homes. With that being said, unless anyone has any changes or corrections, a motion to approve the proposed fiscal year 2022 meeting schedule and by approving it authorizing the appropriate officials to advertise it would be in order.

On MOTION by Ms. Perez seconded by Ms. Krause with all in favor the proposed fiscal year 2022 meeting schedule was approved as-presented
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3) Discussion of Financial Disclosure Report from the Commission on Ethics – *everyone has filed*

Mr. Hernandez: Moving on, discussion of the financial disclosure report, all the Supervisors have filed. I think how we did it last year was great, so it is my intent to try to continue this way. Unless the Board has any questions for me, we can move on.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Combined Balance Sheet

Mr. Hernandez: Moving on to the next item, we have Financial Reports. Under tab A we have the check register, and behind tab B the combined balance sheet is being presented. Unless anyone has any questions, a motion to accept them would be in order at this time.

On MOTION by Ms. Perez seconded by Ms. Krause 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 at this time? Once again, I want to indicate for the record that we have no audience here today.

NINTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: Before we adjourn, one of the things I have noticed that we don't have the Chair or Vice Chair with us today. In order for us to be able to get everything executed, I will be asking for a motion to approve either Vanessa, Carmen, or Raisa to be authorized to sign the meeting documentation in absence of the Chair and Vice Chair in order to finalize all of it today.

On MOTION by Ms. Orozco seconded by Ms. Krause with all in favor Supervisor Perez was authorized to sign the meeting documentation in absence of the Chair and Vice Chair.

Mr. Hernandez: Thank you very much. So, Vanessa, you will be authorized to sign everything today.

August 20, 2021

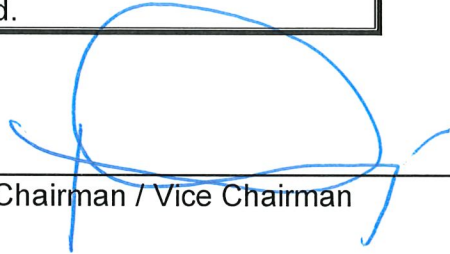
Campo Bello CDD

Mr. Pawelczyk: You will be signing as an Assistant Secretary still.

Mr. Hernandez: Yes, but it is giving her the power to sign the documents. 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. Perez seconded by Ms. Orozco with all in favor the meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman