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 March 19, 2021 at 10:00 a.m. at Lennar Homes, 730 N.W. 107th Avenue, Suite 300, Miami, Florida.

Present and constituting a quorum were:

Maria Carolina Hererra	Chairperson
Raisa Krause	Assistant Secretary
Vanessa Perez	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Michael Pawelczyk	District Counsel (by phone)

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 September 18, 2020 Meeting

Mr. Hernandez: Moving forward, next we have Approval of the Minutes of the September 18, 2020 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. Herrera seconded by Ms. Perez with all in favor the Minutes of the September 18, 2020 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS — Consideration of Resolution #2021-01 Ratifying Board Actions Taken During COVID-19 Virtual Meetings

Mr. Hernandez: Moving forward, the next item that we have is Consideration of Resolution #2021-01 Ratifying Board Actions Taken During COVID-19 Virtual Meetings.

This is our first meeting since the District had been having virtual meetings so the recommendation from staff is to approve it.

Ms. Herrera: Why can't we continue to have meetings virtually?

Mr. Hernandez: Because the Governor cancelled the amendment that had allowed for that.

Ms. Herrera: Didn't he extend it?

Mr. Hernandez: He extended it all the way until October of last year. That was the last time that CDDs were allowed to have virtual meetings.

Ms. Herrera: Okay. Because I am seeing that some municipalities are still having online meetings for zoning matters and things like that.

Mr. Pawelczyk: Well, municipalities have home rule powers, which CDDs do not, and it would be a violation of the Sunshine Laws if we were to have virtual meetings. There is a theory out there for municipalities that they can do what they are doing. I am not saying I agree with that, or I disagree. They are doing it under home rule powers, which we do not have. We have very limited powers. No CDDs that I know of are meeting virtually and if they are, they are really taking a chance that all of their actions are void and in violation of the Sunshine Laws. So, this resolution, while it is probably not legally necessary, it is probably still good practice to ratify those actions that we did take under the Governor's Executive Orders for whatever is in place.

Ms. Herrera: Okay. Perfect. Thanks.

> On MOTION by Ms. Herrera seconded by Ms. Perez with all in favor Resolution #2021-01 Ratifying Board Actions Taken During COVID-19 Virtual Meetings was approved.

FOURTH ORDER OF BUSINESS **Ratification of Enrolling into the E-Verify System and Signing of the MOU by the District Manager**

FIFTH ORDER OF BUSINESS **Authorizing the Chairman to Sign the Blank MOU for the District's Records**

Mr. Hernandez: I am going to combine Item #4 and Item #5 because they go together. As Supervisors know, the District needs to enter into the E-Verify System enrollment process. So, the first action, which is Item #4, Ratification of Enrolling into the E-Verify System and Signing of the MOU by the District Manager, since GMS has already taken care of that part. Then, the second action, which is Item #5, Authorizing the Chair to sign the blank MOU so that the District will be fulfilling all of the requirements to be part of the E-Verify system.

On MOTION by Ms. Herrera seconded by Ms. Perez with all in favor enrolling into the E-Verify System and signing the MOU by the District Manager was ratified and the Chair or Vice Chair were authorized to sign the blank MOU for the District's records.

SIXTH ORDER OF BUSINESS — Ratification of RFQ for Environmental Engineering Services

Mr. Hernandez: Item #6 is Ratification of RFQ for Environmental Engineering Services. Staff already advertised the RFQ so I would just need a motion ratifying that.

Ms. Herrera: Environmental engineering services?

Mr. Hernandez: Yes. This District has particular requirements that need an environmental engineer to provide annual reports perpetually.

On MOTION by Ms. Herrera seconded by Ms. Perez with all in favor staff's actions to advertise the RFQ for environmental engineering services as per CCNA requirements were ratified.

SEVENTH ORDER OF BUSINESS — Ranking of Proposals for Environmental Engineering Services

Mr. Hernandez: With that being said, you already have in your agenda book the ranking sheet and proposal. There was only one company that responded, Terracon.

Ms. Herrera: Have we used this company?

Mr. Hernandez: We have not used them with this District. The one that was suggested by the developer, SCS, did not submit a response to the advertisement. The problem we have is that because of the CCNA, we need to use the one who responded. The only time I have used this company is with East Homestead CDD. Their proposal came in at one third of the price of what we were paying the other company so we are going to be using them in East Homestead. They are qualified and knowledgeable of what needs to be done, which is just providing a report.

Ms. Herrera: Okay. That is fine.

Mr. Hernandez: So, with that being said, what I will need from the Board would be a motion to accept Terracon Consultants, Inc.'s proposal, rank them as #1, and by ranking them as #1, it will also authorize the appropriate District officials to enter into an agreement with them.

> On MOTION by Ms. Krause seconded by Ms. Perez with all in favor Terracon Consultants, Inc.'s proposal was accepted and ranked #1; and the appropriate District officials were authorized to enter into an agreement.

EIGHTH ORDER OF BUSINESS — Consideration of Resolution #2021-02 Approving the Proposed Fiscal Year 2022 Budget and Setting the Public Hearing

Mr. Hernandez: Moving forward next is Consideration of Resolution #2021-02 Approving the Proposed Fiscal Year 2022 Budget and Setting the Public Hearing. The one that you are seeing is basically a continuation of the current fiscal year. No increases are being presented and staff believes the District will be able to provide the same level of services with same level of assessments as levied this year. At the same time, it is important to let everyone know that those fees correlate with the amount described as per the restrictive covenants the developer has. Based on all of that, does anyone have any questions?

Ms. Herrera: Not if there aren't any changes.

Mr. Hernandez: Now the part that will be necessary is to consider the resolution. The resolution will be filled in to read when the Board is going to be considering to adopt this budget. Staff recommends setting the public hearing for the month of August. The requirement from the Florida Statutes is to set the public hearing at least sixty days from today, but we are giving ourselves even more time to make sure all of the numbers are fine for the needs of the community. What the resolution is going to be reading is that the

District is going to have the public hearing to adopt the budget at the August 20th regular meeting, which is at 10:00 a.m., located at Lennar Homes, 730 N.W. 107th Avenue, Suite 300, Miami, Florida. With that being said, the recommendation from staff would be to approve Resolution #2021-02 as I just indicated.

On MOTION by Ms. Herrera seconded by Ms. Perez with all in favor Resolution #2021-02 Approving the Proposed Fiscal Year 2022 Budget and Setting the Public Hearing was approved; and the public hearing was scheduled to be held on August 20, 2021 at 10:00 a.m. at Lennar Homes, 730 N.W. 107th Avenue, Suite 300, Miami, Florida.

NINTH ORDER OF BUSINESS **Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2020**

Mr. Hernandez: The next item is Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2020. A copy of the engagement letter was included in your agenda package. All that you are doing is ratifying this because it has already been signed in order to not delay the audit process. The District's Treasurer already signed it and it corresponds with the same amount the Board has already approved.

On MOTION by Ms. Herrera seconded by Ms. Perez with all in favor the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2020 was ratified.

TENTH ORDER OF BUSINESS **Discussion of Procedures for the Landowners Election – November 2, 2021**

Mr. Hernandez: Discussion of Procedures for the Landowners Election. This November, the District is going to be having three seats up for election. Those seats are Seat #3, Seat #4, and Seat #5. A copy of all of the documentation has been included and it will be advertised and posted on the community's webpage. The first item is a sample agenda, followed by a copy of the proxy so that any property owner will be able to exercise their voting rights, even if they are not able to attend. There is also a sample ballot included, and the last part that you are seeing is the information that will be advertised indicating that the meeting will be taking place on November 2, 2021 at 10:00 a.m. at Lennar Homes. It is important to indicate that it is part of the requirements that it needs to take place on that particular day. So, with that being said, are there any questions in regards to the landowners procedures? Hearing none, we can move on.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

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

Mr. Pawelczyk: I don't have anything to report for Campo Bello. It has been relatively quiet since the last meeting. So, nothing unless there are any questions for me.

B. Engineer

Mr. Hernandez: Nothing to be presented from the Engineer, so we can move on.

C. Manager

Mr. Hernandez: Under Manager, there is nothing to be presented either.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Combined Balance Sheet

Mr. Hernandez: Moving forward, the next item is the Financial Reports. Tab A contains the check register, and tab B has the combined balance sheet. Unless anyone has any questions, a motion to approve them would be in order.

> On MOTION by Ms. Herrera seconded by Ms. Perez with all in favor the Check Register and the Combined Balance Sheet were approved.

THIRTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Hernandez: Are there any Supervisors requests at this time? Hearing none, I just want to indicate for the record that we have no audience with us today, so we are not skipping over this item.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

Assistan Secretary
as Approved at 08/20/21 Meeting