

**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 15, 2024 at 10:00 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Carmen Orozco
Vanessa Perez

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Luis Hernandez
Andrew Gill
Michael Pawelczyk

District Manager
Governmental Management Services
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 Minutes of the
September 15, 2023 Meeting**

Mr. Hernandez presented the minutes from the September 15, 2023 meeting, asked for any comments or corrections, and upon not hearing any, asked the Board for a motion to approve them.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Minutes of the September 15, 2023 Meeting were approved as-presented.
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THIRD ORDER OF BUSINESS

**Ratification of Engagement
Letter with Grau & Associates to
perform the Audit for Fiscal Year
Ending September 30, 2023**

Mr. Hernandez presented the engagement letter from Grau & Associates to perform the audit for fiscal year ending September 30, 2023, explained it had been

executed in between meetings in order to not delay the audit process, and asked for a motion to ratify its execution.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2023 was ratified.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2024-01 Declaring the Project Complete

Mr. Hernandez presented Resolution #2024-01 Declaring the Project Complete, explained the necessary improvements described in the engineer's report had been completed, and asked the Board for a motion to approve the resolution.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2024-01 Declaring the Project Complete was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2024-02 Approving the Proposed Fiscal Year 2025 Budget and Setting the Public Hearing

Mr. Hernandez presented the proposed budget, explained there were some slight changes and increases in some of the line items, but it would not affect the assessment level and they would remain the same from the prior year, asked the Board for any questions or comments, and upon not hearing any, suggested May 17, 2024 as the date for the public hearing, and asked the Board to approve Resolution #2024-02 Approving the Proposed Fiscal Year 2025 Budget and Setting the Public Hearing.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2024-02 Approving the Proposed Fiscal Year 2025 Budget and Setting the Public Hearing was approved; and the public hearing was scheduled to be held on May 17, 2024 at 10:00 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Discussion of Required Ethics Training Memorandum

Mr. Pawelczyk mentioned the required ethics training memorandum had been discussed at other meetings, but if any Board members had questions to let staff know.

B. Engineer

There not being any report, the next item followed.

C. Manager – Authorization to Open a State Board Account

Mr. Hernandez asked the Board for authorization to open a State Board Account.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Board authorized opening a State Board Account.

Mr. Hernandez explained the different types of formats for transcribing the minutes, and after a brief discussion, the Board authorized changing the format of the minutes from verbatim to summarized going forward.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Hernandez 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.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There not being any, the next item followed.

NINTH 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.



Secretary /Assistant Secretary



Teresa Baluja (May 17, 2024 13:50 EDT)

Chairman / Vice Chairman

05-17-24docstosign-CampoBello

Final Audit Report

2024-05-17

Created:	2024-05-17
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