

**MINUTES OF MEETING
NORTH DADE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Dade Community Development District was held on Tuesday, August 19, 2025, at 7:00 p.m. at Milan's Community Center, 10284 NW 32nd Terrace, Miami, Florida.

Present and constituting a quorum were:

Maria Godoy	Chairperson
William Cuotto	Assistant Secretary
Pedro Arredondo	Assistant Secretary
Irvin Sosa	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager
Liza Smoker	District Counsel
Gabriela Fernandez	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo called the meeting to order at 7:01 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
June 17, 2025 Meeting**

Mr. Lorenzo presented the minutes from the Juen 17, 2025 meeting, asked for any comments, corrections, or deletions. Hearing no changes from the Board, Mr. Lorenzo asked for a motion to approve the minutes.

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On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, the Minutes of the June 17, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2026 Budget**

A. Motion to Open the Public Hearing

Mr. Lorenzo asked for a motion to open the public hearing.

On MOTION by Mr. Arredondo seconded by Ms. Godoy with all in favor, Opening the Public Hearing, was approved.

B. Public Comment and Discussion

Mr. Lorenzo noted that there were no public comments at this time.

C. Consideration of Resolution #2025-10 Annual Appropriation Resolution

Mr. Lorenzo stated as a reminder this budget has a \$100 per year increase in assessments, the total assessment will be \$809.34 per unit.

On MOTION by Mr. Sosa seconded by Mr. Arredondo with all in favor, Resolution #2025-10 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2025-11 Levy of Non Ad Valorem Assessments

Mr. Lorenzo reviewed Resolution #2025-11 for the Board. He noted the sum of the assessments as presented totals \$142,443.84 for the general fund assessments.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, Resolution #2025-11 Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

Mr. Lorenzo asked for a motion to close the public hearing.

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On MOTION by Ms. Godoy seconded by Mr. Cuotto with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Audit Selection Committee Meeting

A. Opening the Audit Selection Committee Meeting

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

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, Opening the Audit Selection Committee Meeting, was approved.

B. Roll Call

Mr. Lorenzo called the roll. Present for the audit committee were Maria Godoy, Irvin Sosa, Pedro Arredondo, William Cuotto.

C. Ranking of Respondents to RFP

Mr. Lorenzo stated the audit committee approved the evaluation criteria at the May meeting and we received one response that was from Grau & Associates. Grau & Associates has been your auditor since inception and are familiar with your District and with the state regulations regarding audits for Community Development Districts. You have budgeted \$3,600 annually for the audit and in 2028 it will increase \$100 and \$100 every year after that. You have the option to redo the process to see if you get three proposals, but it is not necessary, Grau has been doing it up to now.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, Ranking Grau & Associates as #1, was approved.

D. Adjournment

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

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, the Audit Selection Committee meeting was adjourned.

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SIXTH ORDER OF BUSINESS

Selection of Audit Firms

Mr. Lorenzo asked for a motion to accept the Audit Committee's ranking.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, Accepting the Recommendation of the Audit Committee Ranking Grau & Associates #1, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending on September 30, 2024

Mr. Lorenzo stated you have been provided a copy of the Fiscal Year 2024 audit, and it is a clean audit.

On MOTION by Mr. Sosa seconded by Ms. Godoy with all in favor, Accepting the Audit for Fiscal Year Ending on September 30, 2024, was approved.

EIGHTH ORDER OF BUSINESS

Approval of First Amendment to Services Agreement (Lift Station Services) Miami-Dade Pump & Supply Company, d/b/a Miami Pump and Supply

Mr. Lorenzo stated next is approval of the first amendment to service agreement with Miami-Dade Pump & Supply for the lift stations. This is what we agreed to at the last meeting to clean the wet wells every quarter and it is \$650 per quarter.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, the First Amendment to the Service Agreement with Miami-Dade Pump & Supply Company, d/b/a Miami Pump and Supply for quarterly lift station services, was approved.

NINTH ORDER OF BUSINESS

Ratification of Small Project Agreement (Pumps Repair and Remote Monitoring System) with

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**Miami-Dade Pump & Supply
Company, d/b/a Miami Pump
Supply**

Mr. Lorenzo stated next is ratification of a small project agreement with Miami-Dade Pump & Supply for pump repair and monitoring system. This is the agreement for the repairs that were approved at the last meeting. I will reach out to the management company to make sure they posted a list of items not to flush and we will continue to raise awareness.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, the Small Project Agreement with Miami-Dade Pump & Supply Company, d/b/a Miami Pump and Supply for pump repairs and removal of telemetry system, was ratified.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum – 2025 Legislative Update

Ms. Fernandez stated our office likes to update you on any legislation that has been passed that effect CDDs. This year we have six, they don't directly affect CDDs but there is an impact to the district management office in some instances.

Ms. Fernandez gave an overview of the recent legislation that may affect special districts.

B. Engineer

There being no comments, the next item followed.

C. Manager

1) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Mr. Lorenzo stated the proposed meeting schedule is the same as in the past fiscal year at 7:00 p.m. on the third Tuesday of the month.

On MOTION by Ms. Godoy seconded by Mr. Arredondo with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

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2) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Mr. Lorenzo gave an overview of the performance measures and standards, copy of which is attached to the minutes.

On MOTION by Ms. Godoy seconded by Mr. Cuotto with all in favor, Accepting the 2025 Performance Measures and Standards, was approved.

3) Form 1 Financial Disclosure Due July 1, 2025

Mr. Lorenzo reminded the board members that the form 1 financial disclosure was due July 1st and stated the new board members have 30-days from when you joined the board to file the form 1.

4) Reminder to Complete Annual Ethics Training by December 31, 2025

Mr. Lorenzo stated this is a reminder that your annual ethics training is due by December 31st. We have sent an email with links to the free online training, and we will send it again. Once you complete the raining, take a screenshot so that it is available should it be requested.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo presented the unaudited financials and check register which were included in the agenda package for Board review.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, the check register and the unaudited financials were accepted.

TWELFTH ORDER OF BUSINESS Supervisors Requests

Resident requested the names of the Board members that Mr. Lorenzo provided along with staff present and by phone and stated the information is also on the District website.

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The Board requested the District Manager to resubmit the reminder email containing the ethics training courses. The Board requested that the District Manager submit an email to provide an update regarding the installation of the second lift station pump.

THIRTEENTH ORDER OF BUSINESS Adjournment

Mr. Lorenzo asked for any other District business to discuss, and upon not hearing any, asked for a motion to adjourn the meeting.

On MOTION by Mr. Sosa seconded by Mr. Arredondo with all in favor, the meeting was adjourned.

Signed by:



37A95D3C74B947D...

Secretary / Assistant Secretary

Signed by:



00152F97B86F4CA...

Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: F03788EB-D2A3-4C2D-B34F-4FF959F5A1EE

Status: Completed

Subject: North Dade: Complete with Docusign: Engagement Letter.pdf, 8-19-25-NorthDade Minutes.docx, Performan

Source Envelope:

Document Pages: 17

Signatures: 5

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

10/23/2025 1:12:59 PM

eacosta@gmssf.com

Signer Events

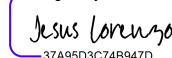
Jesus Lorenzo

jlorenzo@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:


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Signature Adoption: Pre-selected Style

Using IP Address: 134.199.102.221

Timestamp

Sent: 10/23/2025 1:15:30 PM

Viewed: 10/23/2025 1:20:48 PM

Signed: 10/23/2025 1:21:00 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Maria Godoy

mcgodoy@jasal.us

Chair

Security Level: Email, Account Authentication
(None)

Signed by:


00152F97B86F4CA...

Signature Adoption: Pre-selected Style

Using IP Address:

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Signed using mobile

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Viewed: 10/23/2025 3:05:39 PM

Signed: 10/23/2025 3:06:29 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

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Signature

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Notary Events

Signature

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Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

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Certified Delivered

Security Checked

10/23/2025 3:05:39 PM

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	10/23/2025 3:06:29 PM
Payment Events	Status	Timestamps