

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, June 17, 2025, at 7:15 p.m. at Milan's Community Center, 10284 NW 32nd Terrace, Miami, Florida.

Present and constituting a quorum were:

Maria Godoy	Chairperson
Franklin Lopez	Vice Chairman
William Cuotto	Assistant Secretary
Pedro Arredondo <i>by Zoom</i>	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager
Liza Smoker	District Counsel
Gabriela Fernandez	District Counsel
George Graupera	District Engineer
Ben Barlow	Miami Pump & Supply

FIRST ORDER OF BUSINESS

Roll Call

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

FIFTH ORDER OF BUSINESS

Staff Reports

B. Engineer

**This item was moved up and taken out of order.*

Mr. Barlow stated your facility is called a private sewer pumping station, that means every building's waste goes to that pump station behind the pool and it gets pumped into the Miami-Dade sewer system force main. We have two pumps that alternate, our service is to come once a month and check them, you have an annual operating permit due every September and there are 20 conditions on your permit. You have to have a certified company come in once a month, you are also required to have a remote telemetry unit or

June 17, 2025**North Dade CDD**

RTU, in the event of a system failure we could notify up to ten people and notify the county if there is an issue. You have one that was put in several years ago that has three points of contact and the new requirement is seven points of contact. We provided a proposal to upgrade that and change it to the new requirements. That will be the last upgrade required for quite some time. You are also required to have a sanitary sewer evaluation once every ten years.

Mr. Barlow outlined required tests and timelines for permitting and the repairs needed for the pumps and stated the wet well needs to be cleaned on a 60 day or 90-day cycle and that will cost about \$500 to \$600. We will send a price for that.

Mr. Graupera stated I have been with the CDD since inception, and I was the one who designed the pumps and since day one I have been involved with the design of the sewage system. This is the fourth time I have had to speak to the board regarding these same issues. the pumps are getting clogged and once clogged they burn out the motors. Information should be distributed to the neighborhood to not flush, wipes, diapers, or feminine hygiene products. That is what is clogging up the pump station and causing damage. People in the community are putting that into toilets and it is important that the HOA or CDD try to educate the residents about what they can and cannot flush. I recommend quarterly cleaning

Mr. Lorenzo stated I passed out the budget with the \$14,185 highlighted on the bottom, which is what we have to work with. I talked to Liza and there is an option to amend your current budget, which we discussed at the last meeting, to increase \$50 or \$100 and we can revisit that if it is something you want to do. We have to re-advertise and start the process again, we passed the deadline by two days but there is an amendment process if that is what you wish to pursue.

Ms. Smoker stated you are running out of time to amend your budget if you want to do that. There is a way to amend the proposed budget, but there are deadlines. If you wait for another meeting it will be too late. If you increase the assessment, letters have to go out to all members of the public. You approved a proposed budget by June 15th and we amend the resolution, amend the proposed budget. GMS will write a letter and send that out to the whole community; they need time to advertise and I'm not sure of the property appraiser's deadline. You are looking at a late August meeting for adoption.

June 17, 2025

North Dade CDD

Mr. Lorenzo stated an extra \$50 would add \$8,800 to your annual budget, \$100 would add \$17,600. Next year we can revisit based on our data and see what is working and how it has been working. Maybe we can work with Ben and his team and come up with a payment plan so we can catchup.

**Mr. Graupera left the meeting at this time.*

On MOTION by Ms. Godoy seconded by Mr. Lopez with all in favor, the repair of Pump #1 in the amount of \$9,566 and repair of Pump #2 in the amount of \$7,800 and the purchase of a new RTU (Telemetry Unit) in the amount of \$5,800 for a total of \$23,166, was approved.

SECOND ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 20, 2025 Meeting

Mr. Lorenzo presented the minutes from the May 20, 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.

On MOTION by Mr. Lopez seconded by Mr. Cuotto with all in favor, the Minutes of the May 20, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2025-08 Electing Patti Powers as Treasurer, Paul Winkeljohn as Secretary, Jesus Lorenzo as Assistant Secretary and Sharyn Henning as Assistant Treasurer

Mr. Lorenzo reviewed Resolution #2025-08 which would appoint Patti Powers with GMS as a Treasurer, Paul Winkeljohn with GMS as a Secretary, Jesus Lorenzo as an Assistant Secretary, and Sharyn Henning as an Assistant Treasurer.

June 17, 2025

North Dade CDD

On MOTION by Ms. Godoy seconded by Mr. Lopez with all in favor, Resolution #2025-08 Electing Patti Powers as Treasurer, Paul Winkeljohn as Secretary, Jesus Lorenzo as Assistant Secretary and Sharyn Hennig as Assistant Treasurer, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

1) Form 1 Financial Disclosure Date July 1, 2025

Ms. Smoker reminded the Board that their Form 1 financial disclosure was due by July 1st.

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

Ms. Smoker reminded the Board that their annual ethics training is due by December 31, 2025.

C. Manager

1) Number of Registered Voters in the District – 299

Mr. Lorenzo stated that they received a letter from the Supervisor of Elections reporting that 299 registered voters reside within the District.

2) Discussion of Lift Stations

Mr. Lorenzo noted that this item was discussed with the engineer earlier in the meeting.

SIXTH 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 Mr. Lopez seconded by Ms. Godoy with all in favor, the check register and the unaudited financials were accepted.

June 17, 2025

North Dade CDD

On MOTION by Ms. Godoy seconded by Mr. Lopez with all in favor, Amending Resolution 2025-07 to increase the Fiscal Year 2026 Budget \$100 per unit and maintain the existing budget hearing of August 19, 2025 at 7:00 p.m. to be held at Milan's Community Center, 10284 NW 32nd Terrace, Miami Florida and to send a mailed notice of the proposed increase to all owners, was approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests

The Board requested that the Form 1 Financial Disclosure and the annual ethics training links be emailed to them.

The Board requested that Miami Pump provide more information regarding the proper use of sinks and toilets.

EIGHTH 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. Lopez seconded by Ms. Godoy with all in favor, the meeting was adjourned.

Signed by:

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 Secretary / Assistant Secretary

Signed by:

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 Chairman / Vice Chairman