

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 May 20, 2025, at 6:14 p.m. at Milan's Community Center, 10284 NW 32nd Terrace, Miami, Florida.

Present and constituting a quorum were:

Maria Godoy
Franklin Lopez
William Coutto
Pedro Arredondo
Irving Sosa

Chairperson
Vice Chairman
Appointed as Assistant Secretary
Appointed as Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Jesus Lorenzo
Scott Cochran

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letters from Mr. Miguel Medina and Mr. Sergio Mieses

Mr. Lorenzo presented the resignation letters from Mr. Miguel Medina and Mr. Sergio Mieses and asked for a motion to accept the resignations.

On MOTION by Mr. Lopez seconded by Ms. Godoy with all in favor, Accepting the Resignation Letters from Mr. Miguel Medina and Mr. Sergio Mieses, was approved.

May 20, 2025**North Dade CDD****B. Consideration of Appointment of Supervisor to Unexpired Term of Office – Seat #3 (11/2028), Seat #4 (11/2026) and Seat #5 (11/2026)**

Mr. Lorenzo asked for nominations to fill the vacant Board seats. Mr. Lopez nominated William Coutto for Seat #3, Pedro Arredondo for Seat #4, and Irving Sosa for Seat #5.

On MOTION by Mr. Lopez seconded by Ms. Godoy with all in favor, the Appointment of William Coutto to Seat #3 (Exp. 11/2028) was approved.

On MOTION by Mr. Lopez seconded by Ms. Godoy with all in favor, the Appointment of Pedro Arredondo to Seat #4 (Exp. 11/2026) was approved.

On MOTION by Mr. Lopez seconded by Ms. Godoy with all in favor, the Appointment of Irving Sosa to Seat #5 (Exp. 11/2026) was approved.

C. Oath of Office for Newly Appointed Supervisor(s)

Mr. Lorenzo gave the oath of office to the newly appointed Supervisors individually.

D. Consideration of Resolution #2025-05 Electing Officer(s)

Mr. Lorenzo stated the current slate of officers are Mr. Lopez as Vice Chair and Ms. Godoy as Assistant Secretary. He noted they can keep this the same or change it to their liking.

Mr. Lopez made a motion for Ms. Godoy to become the new Chairperson, Mr. Lopez to serve as Vice Chair, and the newly appointed Supervisors to serve as Assistant Secretaries.

On MOTION by Mr. Lopez seconded by Ms. Godoy with all in favor, Resolution #2025-05 with Ms. Godoy as Chairperson, Mr. Lopez as Vice Chairman, and Mr. Coutto, Mr. Arredondo, and Mr. Sosa as Assistant Secretaries, was approved.

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THIRD ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 19, 2024 Meeting

Mr. Lorenzo presented the minutes from the November 19, 2024 meeting, asked for any changes, comments, corrections, additions, or deletions and upon hearing none, asked for a motion to approve them.

On MOTION by Mr. Lopez seconded by Ms. Godoy with all in favor, the Minutes of the November 19, 2024 Meeting were approved as-presented.

FIFTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2025-06 Designating Michael J. Pawelczyk as the District's Registered Agent

Mr. Lorenzo stated the current Registered Agent has retired and Mr. Pawelczyk will be the new agent.

On MOTION by Ms. Godoy seconded by Mr. Lopez with all in favor, Resolution #2025-06 Designating Michael J. Pawelczyk as the District's Registered Agent, was approved.

B. Resolution #2025-07 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Mr. Lorenzo presented the resolution and proposed budget to the Board. He suggested to build their reserves and increase \$50 or \$100 per unit annually. He noted the breakdown how of each line item will affect the units is on the last page of the budget. He added this budget is the ceiling and must be adopted 60 days after approval.

Ms. Godoy noted last fiscal year they had problems with funds and the repairs were costly. She added the lift station pump was supposed to be permanent, however it has been having problems. Mr. Lorenzo stated the pump is currently running on the temporary pump and there is a ratification of the Miami Pump Supply service agreement

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on the agenda today. He is still waiting to hear an update on the repairs. He had a second company look at the pump and they verified it was an electrical issue.

Mr. Lopez stated they have \$40,000 and they proposed \$43,000. He added he is okay with leaving the budget as is. Mr. Cochran noted if they choose to keep it the same, there is no formal notice to the homeowners required, however for the increase the budget they must send a mailed notice that notifies them of the increase.

The Board declined the suggestion for an increase of \$50 or \$100 per unit annually. Mr. Lorenzo stated if there are problems with the pump to call him directly. He suggested to hold the public hearing on August 19, 2025 at 7:00 p.m.

On MOTION by Ms. Godoy seconded by Mr. Lopez with all in favor, Resolution #2025-07 Approving the Proposed Fiscal Year 2026 Budget with No Increase and Setting the Public Hearing date for August 19, 2025 at 7:00 p.m. at Milan's Community Center 10284 NW 32nd Terrace, Miami, Florida was approved.

SIXTH ORDER OF BUSINESS

Appointment of Audit Selection Committee

A. Opening Audit Selection Committee Meeting

Mr. Cochran stated by statute the District is required to appoint an Audit Selection Committee that approves the criteria of the vendors auctioning to perform the audit the district's financial statements. The Audit Selection Committee will approve the Request For Qualification to be sent out to the firm that was chosen.

Mr. Lopez made a motion for the Board of Supervisors to act as the Audit Selection Committee.

On MOTION by Mr. Lopez seconded by Ms. Godoy with all in favor, Appointing the Board of Supervisors as the Audit Selection Committee, was approved.

B. Roll Call

Mr. Lorenzo called the roll for the Audit Committee meeting. Ms. Godoy, Mr. Lopez, Mr. Coutto, Mr. Arredondo, and Mr. Sosa were present.

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Mr. Lorenzo explained the requirements for the selection of criteria on page 29 of the agenda package. He stated the ability of personnel, proposer's experience, understanding of scope of work, and the ability to furnish required services are all 20 points each, with an option to add 20 points for price.

On MOTION by Mr. Sosa seconded by Ms. Godoy with all in favor, the Selection of Criteria for Evaluation, was approved.

D. Authorizing of RFP

Mr. Lorenzo asked for a motion to authorize the RFP for the bidding process.

On MOTION by Mr. Lopez seconded by Mr. Sosa with all in favor, Authorizing of RFP was approved.

E. Adjournment

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

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

SEVENTH ORDER OF BUSINESS**Ratification of Services Agreement (Lift Station Services) with Miami-Dade Pump & Supply Company, d/b/a Miami Pump and Supply**

Mr. Lorenzo the Service Agreement with Lift Station Services on page 30 of the agenda package. He stated he spoke with a second company, and they verified the pump issue to be electrical. This will be \$150 a month for monitoring the 24-hour operating system.

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On MOTION by Mr. Sosa seconded by Ms. Godoy with all in favor, the Services Agreement (Lift Service Station Services) with Miami-Dade Pump & Supply Company, d/b/a Miami Pump and Supply was ratified.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney****1) Memorandum on Stormwater System Legal Requirements Update****2) Form1 Financial Disclosure Deadline**

Mr. Cochran stated the new Supervisors will have to submit the Form1 within 30 days and returning supervisors must submit their Form1 by July 1, 2025. He noted this is now all completed online. He added there are four hours of ethics training that must be completed by the end of the calendar year.

Mr. Cochran presented the Memorandum on the Stormwater Systems update. He stated this is a tool to make sure the district is complying with any legal requirements under the stormwater system for drainage.

B. Engineer

There not being any report, the next item followed.

C. Manager – Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form

Mr. Lorenzo stated he will send the information for the ethics training that is due by the end of the year.

NINTH ORDER OF BUSINESS**Financial Reports****A. Acceptance of Check Register****B. Acceptance of Unaudited Financials**

Mr. Lorenzo presented the financial reports, asked for any questions regarding the check register and unaudited financials, and upon not hearing any, asked for a motion to accept them.

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

TENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

ELEVENTH 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:

Jesus Lorenzo

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Secretary / Assistant Secretary x

Signed by:

Maria Godoy

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x Chairman / Vice Chairman