

**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 April 18, 2023, at 7:00 p.m. at Milan's Community Center, 10284 NW 32nd Terrace, Miami, Florida.

Present and constituting a quorum were:

Miguel Medina
Franklin Lopez
Michelle Nelson

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Luis Hernandez
Scott Cochran

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Hernandez: Next we have Audience Comments. As everyone can see, we do not have any audience here with us today, so it is not that we are not skipping over this item, it is just not applicable.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
February 21, 2023 Meeting**

Mr. Hernandez: The next item on the agenda is Approval of the Minutes of the February 21, 2023 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 Mr. Medina seconded by Ms. Nelson with all in favor, the Minutes of the February 21, 2023 Meeting were approved as-presented.
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FOURTH ORDER OF BUSINESS**Consideration of Resolution
#2023-01 Adjusting Terms of
Office of the Board of Supervisors**

Mr. Hernandez: Moving forward, we have Consideration of Resolution #2023-01 Adjusting Terms of Office of the Board of Supervisors. We anticipate that we are finally going to be hitting the 250 registered voters number in this community sometime soon. With that being said, this District was established in an odd year, so when the seats become vacant so that someone can run for those seats, we need to approve a resolution to adjust those seats to expire in even years so we be on the general election cycle. Elections that go through the general election only take place during even years, so for that reason, this resolution will have the seats terms expire during even years now instead. So, by approving this resolution we will shift the terms with the assumption we are going to be at the 250 registered voters this year.

Mr. Medina: How will we ever get to 250 registered voters number if we don't even have 250 units?

Mr. Hernandez: Because it is registered voters residing within the community. Anyone who is eighteen years old or over and an American citizen, even if they are tenants renting and not homeowners, will be counted as registered voters residing within the District. Last time that we received the count, which was last year, we had around 240 registered voters, so we are not that far off from the 250 number. If we never get to have 250 registered voters, the District will continue to elect the Supervisors through landowners' elections, meaning that each property owner has one vote per property that they own. So, the fact that the Board is going to be approving this resolution will not affect the elections process unless we hit the 250 registered voters mark. If we do, then the District will be able to start converting to the general election process. So, with all of that being said, unless anyone has any other questions, a motion to approve Resolution #2023-01 would be in order.

On MOTION by Mr. Lopez seconded by Mr. Medina with all in favor, Resolution #2023-01 Adjusting Terms of Office of the Board of Supervisors was approved.
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FIFTH ORDER OF BUSINESS**Consideration of Resolution
#2023-02 Approving the Proposed
Fiscal Year 2024 Budget and
Setting the Public Hearing**

Mr. Hernandez: The next item is Resolution #2023-02. Before we look at the resolution, you will find the proposed budget. We are going to need to have an increase, but it is only around \$80.00 per unit. One of the main items we are trying to highlight and have in our funds for any issues or damage we might have, especially with the lift station. We believe that it is an amount that is high enough that it is going to assist the District in being able to create some reserves, but at the same time, it is not an amount that is so high that it is going to be affecting the property owners too drastically. Eighty dollars per unit comes to be around \$7.00 a month per unit. Therefore, I think that the average household will be able to absorb that. So, by increasing the suggested \$80.00 amount, the District is going to be receiving additional revenue to offset that we were able to pay the deficiency with the carry-forward from last year, but now we are requesting the increase to make sure we have reserves and money if we have any issues with the lift station. If the community wanted to make any drastic changes, then the increase would need to be higher. That is the part that I don't think would be best for the community at this time. All we are going to be doing today is approving this proposed budget. It does not mean that this is the final budget. It just means that we cannot go any higher than the amount we are discussing right now. If for any reason, the Board doesn't feel there is any need for the increase, you can reduce it, but you cannot increase it. In other words, this is not the final budget that you are adopting today. It is mandatory that we must wait at least sixty days to set the public hearing to adopt the final budget. Therefore, we can make changes to the line items within this budget, but we cannot increase the \$80.00 amount. So, with that being said, are there any questions? Hearing none, if all goes as we have discussed we will have some money in our reserves by the end of this year. Now we will need to consider the public hearing date. As I indicated before, we need to give ourselves at least sixty days. The next advertised meeting is June 20th. Now just for both of you to know, Michelle isn't going to be here for that meeting and the important part for us to make sure is that the two of you will be able to be here and we will need to make sure that we will have at least one of the other Supervisors here that day. We are

going to need to advertise the budget public hearing, so if you could please both check your calendars to make sure June 20th is a good day for you, and if not, then now would be the time for us to discuss a different date.

Mr. Medina: Right now I am good with that.

Mr. Lopez: Yes, same.

Mr. Hernandez: Perfect. The intent is to have it on June 20, 2023 at the same time we normally meet, which is at 7:00 p.m., at this location, which is at Milan's Community Center, 10284 NW 32nd Terrace, Miami, Florida. So, with that being said, we will fill in the resolution with all of that information. By saying so moved, you will be approving the resolution and setting the public hearing as I just indicated.

On MOTION by Mr. Medina seconded by Mr. Lopez with all in favor, Resolution #2023-02 Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing was approved; and the public hearing was scheduled to be held on June 20, 2023 at 7:00 p.m. at Milan's Community Center, 10284 NW 32nd Terrace, Miami, Florida.

SIXTH ORDER OF BUSINESS

Lift Station Update from Johnson Environmental

Mr. Hernandez: The lift station, the good news is that all of the parts are finally in the hands of Johnson Environmental. The bad news is that we don't know yet when those are going to be installed. We have asked, but have not gotten a final answer yet. We are continuing to work with them on that. I asked for them to have it done by the end of the month because it needs to be taken care of as soon as we can do so. Did we ever talk to the HOA about seeing if we can find a place to store the extra pump?

Mr. Medina: We will take care of that.

Mr. Hernandez: Okay, great. I would love to find a place within the community rather than some warehouse.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Hernandez: Moving on, the next item that we have on the agenda is Staff Reports. Scott?

Mr. Cochran: You already spoke to each Supervisor about filing their Form 1's before the meeting. That was about it.

B. Engineer

There not being any report, the next item followed.

C. Manager

Mr. Hernandez: Under Manager, I don't have anything to report aside from that the next meeting will be on June 20th.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Run Summary

B. Acceptance of Balance Sheet and Income Statement

Mr. Hernandez: Moving on, the next item that you have is Financial Reports. Tab A contains the check run summary. Tab B has the balance sheet and income statement. Does anyone have any questions? Hearing no questions, a motion to accept the financials would be in order.

On MOTION by Ms. Nelson seconded by Mr. Medina with all in favor, the check run summary and the balance sheet and income statement were accepted.

NINTH ORDER OF BUSINESS Supervisors Requests

There not being any, the next item followed.

TENTH 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 Mr. Lopez seconded by Mr. Medina with all in favor, the meeting was adjourned.



Secretary / Assistant Secretary



Miguel Medina (Jun 26, 2023 13:11 EDT)

Chairman / Vice Chairman

06-20-23meetingdocumentstobesigned-NorthDade

Final Audit Report

2023-06-26

Created:	2023-06-26
By:	Luis Hernandez (lhernandez@gmssf.com)
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