

**MINUTES OF MEETING  
PINE ISLE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Pine Isle Community Development District was held on April 21, 2023, at 10:45 a.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

Present and constituting a quorum were:

|               |                     |
|---------------|---------------------|
| Teresa Baluja | Chairperson         |
| Carmen Orozco | Vice Chairperson    |
| Vanessa Perez | Assistant Secretary |
| Marc Szasz    | Assistant Secretary |

Also present were:

|                   |                              |
|-------------------|------------------------------|
| Luis Hernandez    | District Manager             |
| Michael Pawelczyk | District Counsel             |
| Juan Alvarez      | District Engineer (by phone) |

**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  
February 17, 2023 Meeting**

Mr. Hernandez: Moving forward with the agenda, the next item that we have is Approval of Minutes of the February 17, 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 Ms. Baluja seconded by Ms. Perez with all in favor, the Minutes of the February 17, 2023 Meeting were approved as-presented. |
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**THIRD ORDER OF BUSINESS****Consideration of Resolution  
#2023-08 Approving the  
Proposed Fiscal Year 2024  
Budget and Setting the Public  
Hearing**

Mr. Hernandez: Moving forward, next we have Resolution #2023-08 Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing. If you look at the proposed budget, you will see that there is no increase if compared to the budget from the prior year. Rather than me go through all of the details, you will see that the assessment level per unit is the same as from the prior year, and the portion that corresponds to the debt is a fixed amount so there are no changes to that portion either. With that being said, does anyone have any questions with regards to the proposed budget? Hearing none, we can move on to the resolution. This resolution will approve the proposed budget, and more importantly, it will set the public hearing date to adopt the final budget. The date that staff is suggesting is July 21, 2023 at the same day and time as our regular meeting date, which is at 10:45 a.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida. If the Board agrees with all of that, the resolution will be filled in as I just indicated, and a motion to approve Resolution #2023-08 would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-08 Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing was approved; and the public hearing was scheduled to be held on July 21, 2023 at 10:45 a.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

**FOURTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Hernandez: Moving on to Staff Reports, Mike?

Mr. Pawelczyk: No, nothing for Pine Isle.

Mr. Hernandez: Excellent report.

**B. Engineer**

Mr. Hernandez: Moving forward to Engineer. Juan, do you have anything to report for Pine Isle?

Mr. Alvarez: Yes, there are bond series for the original portion of the CDD and then the expansion. For the original portion or the 2021, we still have \$825,000. I can work with Marc Szasz to see what infrastructure is still there. Then for the 2023, there is \$1.28 million. I will work with Marc on that, too. I already received the water and sewer infrastructure that was sent to WASA, but I need to know the costs and things like that, so I will work with Marc on that in the near future. That is what I have to report for Pine Isle.

Mr. Hernandez: Thank you very much, Juan. Does anyone have any questions for Juan? Hearing none, I will move on.

### **C. Manager**

Mr. Hernandez: As to the Manager, once again, unless something unforeseen comes up in between now and our public hearing date, I don't anticipate us needing to meet until July 21<sup>st</sup>, although we do have our meetings advertised as monthly just in case anything comes up.

## **FIFTH ORDER OF BUSINESS                      Financial Reports**

### **A. Acceptance of Summary of Invoices**

### **B. Acceptance of Combined Balance Sheet**

Mr. Hernandez: Moving on, next we have the Financial Reports. We have Acceptance of Summary of Invoices behind tab A, and then we have Acceptance of Combined Balance Sheet behind tab B. Are there any questions related to either? Hearing no questions, a motion to accept the financials would be in order at this time.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Summary of Invoices and the Combined Balance Sheet were accepted.

## **SIXTH ORDER OF BUSINESS                      Supervisors      Requests      and Audience Comments**

Mr. Hernandez: Are there any Supervisor's requests at this time? Hearing none, I just want to indicate that we don't have any audience with us today for any Audience Comments, so it is not that we are skipping over this item, and we can move on to the next item.

**SEVENTH 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 Ms. Baluja seconded by Ms. Perez with all in favor, the meeting was adjourned.



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Secretary /Assistant Secretary



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Teresa Baluja (Aug 18, 2023 11:05 EDT)

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Chairman / Vice Chairman

# 08-18-23meetingdocumentstobesigned-Pinelsle

Final Audit Report

2023-08-18

|                 |                                             |
|-----------------|---------------------------------------------|
| Created:        | 2023-08-18                                  |
| By:             | Robin Friedman (rfriedman@gmssf.com)        |
| Status:         | Signed                                      |
| Transaction ID: | CBJCHBCAABAAyfgummu-qIKyLTsCp1SLheUZ8Spxuco |

## "08-18-23meetingdocumentstobesigned-Pinelsle" History

-  Document created by Robin Friedman (rfriedman@gmssf.com)  
2023-08-18 - 2:49:47 PM GMT
-  Document emailed to Luis Hernandez (lhernandez@gmssf.com) for signature  
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-  Email viewed by Luis Hernandez (lhernandez@gmssf.com)  
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Signature Date: 2023-08-18 - 3:00:43 PM GMT - Time Source: server
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-  Signer teresa.baluja@lennar.com entered name at signing as Teresa Baluja  
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