

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

The regular meeting of the Board of Supervisors of the Pine Isle Community Development District was held on October 20, 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
Raisa Krause	Assistant Secretary
Marc Szasz	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Andrew Gill	Governmental Management Services
Michael Pawelczyk	District Counsel

FIRST ORDER OF BUSINESS Roll Call

Mr. Hernandez called the meeting to order, called the roll, and indicated a sign with instructions had been posted at the entrance of Lennar for anyone from the public if they wanted to join any of the CDD meetings, but so far no one had called.

**SECOND ORDER OF BUSINESS Approval of Minutes of the
August 18, 2023 Meeting**

Mr. Hernandez: The next item on the agenda is Approval of Minutes of the August 18, 2023 Meeting. This would be the time for any changes, additions, deletions, or corrections. If there are none, then I will ask for a motion to approve them which would be in order at this time.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Minutes of the September 15, 2023 Meeting were approved as-presented.
--

THIRD ORDER OF BUSINESS Acceptance of Easement Documents

Mr. Hernandez: The next item is Acceptance of Easement Documents. Mike?

Mr. Pawelczyk: For the record and the meeting minutes, this same Board attended the previous meeting and was able to hear an explanation of these DERM easements related to a covenant that is recorded in favor of Miami-Dade County DERM. The easement would be from the property owners and the form of the easement is in the same forms that were approved by the Black Creek CDD and a motion is needed by the Board to accept and execute, if necessary, any easements from the property owner giving the CDD the ability to enforce the DERM covenants that have been recorded against properties within the District.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the easement documents related to the DERM covenants recorded against District property were accepted in substantial final form and authorized to be executed if necessary.

FOURTH ORDER OF BUSINESS Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2023

Mr. Hernandez: Moving forward, next we have Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2023. I have reviewed this and the price is consistent with what was authorized, so the recommendation and request is for the Board to approve the engagement letter at this time so that it can be executed.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2023 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Hernandez: Staff Reports. Mike?

Mr. Pawelczyk: Nothing further.

B. Engineer

There not being any report, the next item followed.

C. Manager - Approval of Florida Insurance Alliance Districts Package Application with Egis Insurance & Risk Advisors

Mr. Hernandez: For the Manager, we have included a copy of the insurance policy for the Board's information so that it will become part of the District's records. So, unless anyone has any questions, a motion to approve the insurance policy package would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Florida Insurance Alliance Districts Package Application with Egis Insurance & Risk Advisors was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Hernandez: Moving forward to the Financial Reports, first we have Acceptance of Check Run Summary behind Tab A, and then we have Acceptance of Unaudited Financials behind Tab B. Unless anyone has any questions, a motion to accept those would be in order at this time.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the check run summary and the unaudited financials were accepted.

**SEVENTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Mr. Hernandez: Are there any Supervisors' requests at this time? Hearing none, once again, there are no members of the public here with us today in person, nor is anyone attending the meeting virtually or on the phone for any comments.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: And with nothing else, a motion to adjourn the meeting would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the meeting was adjourned.



Secretary /Assistant Secretary



Teresa Baluja (Mar 15, 2024 13:49 EDT)

Chairman / Vice Chairman

03-15-24signeddocs-Pinelsle

Final Audit Report

2024-03-21

Created:	2024-03-15
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAP-V9dUrpHpUNByslWbSuQhCLix-oqOf4

"03-15-24signeddocs-Pinelsle" History

-  Document created by Robin Friedman (rfriedman@gmssf.com)
2024-03-15 - 5:47:03 PM GMT
-  Document emailed to Luis Hernandez (lhernandez@gmssf.com) for signature
2024-03-15 - 5:47:08 PM GMT
-  Document emailed to Teresa Baluja (teresa.baluja@lennar.com) for signature
2024-03-15 - 5:47:08 PM GMT
-  Email viewed by Teresa Baluja (teresa.baluja@lennar.com)
2024-03-15 - 5:49:03 PM GMT
-  Document e-signed by Teresa Baluja (teresa.baluja@lennar.com)
Signature Date: 2024-03-15 - 5:49:23 PM GMT - Time Source: server
-  Email viewed by Luis Hernandez (lhernandez@gmssf.com)
2024-03-21 - 12:01:33 PM GMT
-  Document e-signed by Luis Hernandez (lhernandez@gmssf.com)
Signature Date: 2024-03-21 - 12:01:56 PM GMT - Time Source: server
-  Agreement completed.
2024-03-21 - 12:01:56 PM GMT