

**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 May 17, 2024 at 10:45 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Marc Szasz	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Andrew Gill	GMS
Michael Pawelczyk	District Counsel
Lilibeth Hauck	Lennar Homes

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
March 15, 2024 Meeting**

Mr. Hernandez presented the minutes from the March 15, 2024 meeting, asked for any comments or corrections, and upon not hearing any, asked the Board for a motion to approve them.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Minutes of the March 15, 2024 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS

**Public Hearing to Adopt the
DERM Rules**

A. Motion to Open the Public Hearing

Mr. Hernandez asked the Board for a motion to open the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was opened.

B. Public Comment and Discussion

There not being any, the next item followed.

C. Consideration of Resolution #2024-02 Adopting the DERM Rules

Mr. Pawelczyk indicated the public hearing and rules related to the covenants for the District to help DERM protect the groundwater, presented Resolution #2024-02 Adopting the DERM Rules, asked for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-02 Adopting the DERM Rules was approved.

D. Motion to Close the Public Hearing

Mr. Hernandez asked for a motion to close the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was closed.

FOURTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2025 Budget**

A. Motion to Open the Public Hearing

Mr. Hernandez asked the Board for a motion to open the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was opened.

B. Public Comment and Discussion

There not being any, the next item followed.

C. Consideration of Resolution #2024-03 Annual Appropriation Resolution

Mr. Hernandez briefly discussed the budget, indicated there was not going to be an increase in the assessment level, presented Resolution #2024-03 Annual Appropriation Resolution, asked for any questions or comments, and upon not hearing any, and asked the Board for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-03 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2024-04 Levy of Non Ad Valorem Assessments

Mr. Hernandez presented Resolution #2024-04 Levy of Non Ad Valorem Assessments, explained approving it allowed the District to levy assessments on the Miami-Dade County tax roll, asked for any questions or comments, and upon not hearing any, and asked the Board for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Hernandez asked for a motion to close the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was closed.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2023

Mr. Hernandez presented the audit for fiscal year ending September 30, 2023, indicated it was a clean audit, and asked for a motion to accept it into the District's records.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the audit for fiscal year ending September 30, 2023 was accepted.

SIXTH ORDER OF BUSINESS

Discussion of Landowners Election Procedures

Mr. Hernandez briefly discussed the procedures for the landowners election and the sample documentation included in the agenda package, and asked if there were any questions or comments.

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Manager

1) Consideration of Proposed Fiscal Year 2025 Meeting Schedule

Mr. Hernandez presented the proposed fiscal year 2025 meeting schedule, asked for any questions or comments.

Ms. Baluja asked to table the fiscal year meeting schedule until the next meeting.

Mr. Hernandez responded that would be perfectly fine and that it would be included on the agenda for the next meeting.

2) Miami-Dade County: Soil Management Implementation Report (SMIR) and Engineering Control

Mr. Hernandez presented the Miami-Dade County Soil Management Implementation Report (SMIR) and Engineering Control and asked the Board to accept it into the District's records.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Miami-Dade County Soil Management Implementation Report (SMIR) and Engineering Control and was accepted into the District's records.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Hernandez presented the financials reports, asked if there were any questions about the check register or unaudited financials, and upon not hearing any, asked the Board for a motion to accept them.

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

NINTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

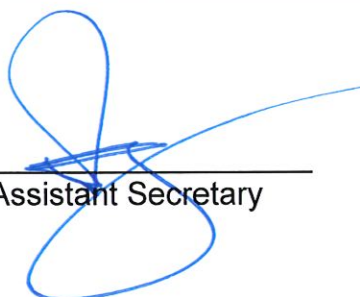
There not being any, the next item followed.

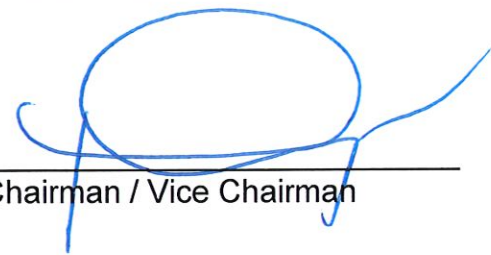
TENTH ORDER OF BUSINESS

Adjournment

There not being any other District business to discuss,

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



Secretary /Assistant Secretary

Chairman / Vice Chairman