



**MEADOW PINES
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
SEPTEMBER 16, 2021
9:30 A.M.**

Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

www.meadowpinescdd.org

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AGENDA
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
Cobblestone Clubhouse
14701 SW 10th Street
Pembroke Pines, FL 33027
REGULAR BOARD MEETING
September 16, 2021
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 20, 2021 Regular Board Meeting and Public Hearing.....Page 3
- G. Old Business
 - 1. Update Regarding South Broward Drainage District 5-Year Re-Certification
- H. New Business
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- I. Administrative Matters
 - 1. Staff Report, as Required
- J. Board Members Comments
- K. Adjourn

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2020/2021 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

10/05/2020

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

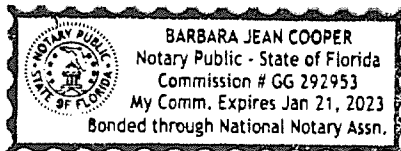
Scherrie A Thomas

Sworn to and subscribed before me this
5 day of OCTOBER, A.D. 2020

Barbara Jean Cooper

(SEAL)

SCHERRIE A. THOMAS personally known to me



MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2020/2021 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Meadow Pines Community Development District (the "District") will hold Regular Meetings for Fiscal Year 2020/2021 at 9:30 a.m. at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027, on the following dates:

October 15, 2020
November 19, 2020
January 21, 2021
February 18, 2021
March 18, 2021
April 15, 2021
May 20, 2021
June 17, 2021
July 15, 2021
August 19, 2021
September 16, 2021

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll-free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

SEE ATTACHED

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

MEADOW PINES COMMUNITY
DEVELOPMENT DISTRICT

www.meadowpinescdd.org

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**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 20, 2021**

A. CALL TO ORDER

District Manager Nancy Nguyen called the May 20, 2021, Regular Board Meeting of the Meadow Pines Community Development District (the “District”) to order at 9:34 a.m. in the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Broward Daily Business Review* on April 30, 2021, and May 7, 2021, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Douglas Harrison, Vice Chairman Leon Brown and Supervisor Jennifer Marmanillo constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Nancy Nguyen of Special District Services, Inc.; General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and Maria Hernandez of Miami Management, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. February 18, 2021, Regular Board Meeting

Ms. Nguyen presented the minutes of the February 18, 2021, Regular Board Meeting and asked if there were any corrections and/or revisions. There being none, a **motion** was made by Ms. Marmanillo, seconded by Mr. Brown and passed unanimously approving the minutes of the February 18, 2021, Regular Board Meeting, as presented.

NOTE: *At approximately 9:36 a.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.*

G. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on April 30, 2021, and May 7, 2021, *as legally required*.

2. Receive Public Comments on Fiscal Year 2021/2022 Final Budget

Ms. Nguyen opened the public comment portion of the public hearing to receive comments on the 2021/2022 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2021/2022 Final Budget

Ms. Nguyen presented Resolution No. 2021-05, entitled:

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2021/2022 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen stated that the document provides for approving and adopting the fiscal year 2021/2022 final budget and the non-ad valorem special assessment tax roll. A discussion ensued after which:

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed to approve and adopt Resolution No. 2021-05, *as presented*; thereby setting the 2021/2022 final budget and non-ad valorem special assessment tax roll.

NOTE: *At approximately 9:37 a.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Board Meeting.*

H. OLD BUSINESS

1. Update Regarding South Broward Drainage District (SBDD) 5-Year Re-Certification (Phase 2)

Ms. Nguyen explained that she was awaiting receipt of proposals for the completion of the deficiencies punch list. Ms. Nguyen reminded the Board that Mr. Harrison was appointed as the Board of Supervisors' representative during the February 18, 2021, meeting; and further authorized Mr. Harrison to engage a contractor to address the deficiencies punch list.

I. NEW BUSINESS

1. Ratifying District Manager Actions – E-Verify Memorandum of Understanding

Ms. Nguyen explained that when she registered the District for the United States Department of Homeland Security E-Verify System, she was required to sign the Memorandum of Understanding. Ms. Nguyen further explained that Resolution No. 2021-03 authorizes the Chairperson or Vice Chairperson to sign the Memorandum of Understanding. Ms. Nguyen recommended that the Board ratify the actions taken by the District Manager.

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed ratifying the actions taken by the District Manager.

J. ADMINISTRATIVE MATTERS

1. Statement of Financial Interest/Disclosure 2020 Form 1 – Filing Deadline: July 1, 2021

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2020 Statement of Financial Interests Form 1. The deadline for submittal is July 1, 2021.

K. BOARD MEMBER COMMENTS

There were no Board Member comments at this time.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed to adjourn the Regular Board Meeting at 9:41 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Meadow Pines Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2020/2021 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 16th day of September, 2021.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Meadow Pines Community Development District

**Amended Final Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 8/31/21
REVENUES			
O & M Assessments	49,910	50,759	50,759
Debt Assessments	691,982	695,356	695,356
Other Revenues	1,000	175	0
Interest Income	240	300	297
TOTAL REVENUES	\$ 743,132	\$ 746,590	\$ 746,412
EXPENDITURES			
Supervisor Fees	2,400	1,200	600
Payroll Taxes	200	95	46
Engineering	3,000	3,000	0
Management	14,208	14,208	13,024
Legal	8,000	7,500	5,126
Assessment Roll	6,000	6,000	0
Audit Fees	3,700	3,200	3,200
Arbitrage Rebate Fee	600	600	600
Insurance	7,000	5,688	5,688
Legal Advertisements	700	700	578
Miscellaneous	850	750	572
Postage	150	150	136
Office Supplies	550	175	117
Dues & Subscriptions	175	175	175
Trustee Fees	6,820	6,815	6,815
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	2,000	2,000	1,833
Reserve	2,677	1,000	0
Miscellaneous Maintenance	0	2,500	1,111
Stormwater Management	0	9,780	4,890
TOTAL EXPENDITURES	\$ 60,030	\$ 66,536	\$ 45,511
REVENUES LESS EXPENDITURES	\$ 683,102	\$ 680,054	\$ 700,901
Bond Payments	(650,463)	(655,916)	(655,916)
BALANCE	\$ 32,639	\$ 24,138	\$ 44,985
County Appraiser & Tax Collector Fee	(14,838)	(15,945)	(15,945)
Discounts For Early Payments	(29,676)	(26,343)	(26,343)
EXCESS/ (SHORTFALL)	\$ (11,875)	\$ (18,150)	\$ 2,697
Carryover From Prior Year	11,875	11,875	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (6,275)	\$ 2,697

FUND BALANCE AS OF 9/30/20
FY 2020/2021 ACTIVITY
FUND BALANCE AS OF 9/30/21

\$67,688
(\$18,150)
\$49,538

Notes

Carryover From Prior Year Of \$11,875 was used to reduce Fiscal Year 2020/2021 Assessments.
\$11,000 Of Fund Balance To Be Used To Reduce 2021/2022 Assessments.

AMENDED FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 8/31/21
REVENUES			
Interest Income	500	34	34
NAV Tax Collection	650,463	655,513	655,513
Prepaid Bond Collection	0	16,283	16,283
Total Revenues	\$ 650,963	\$ 671,830	\$ 671,830
EXPENDITURES			
Principal Payments (2014A-1)	295,000	295,000	295,000
Principal Payments (2014A-B)	55,000	55,000	55,000
Bond Redemption	4,024	0	0
Interest Payments (2014A-1)	232,070	237,085	237,085
Interest Payments (2014A-B)	64,869	66,450	66,450
Total Expenditures	\$ 650,963	\$ 653,535	\$ 653,535
Excess/ (Shortfall)	\$ -	\$ 18,295	\$ 18,295

FUND BALANCE AS OF 9/30/19	\$561,120
FY 2019/2020 ACTIVITY	\$18,295
FUND BALANCE AS OF 9/30/20	\$579,415

Notes

Reserve Fund (2014-1) Balance = \$265,215*. Reserve Fund (2014-2) Balance = \$60,100*.

Revenue Fund Balance = \$237,281*. Prepayment Fund = \$16,819*.

Revenue Fund Balance To Be Used To Make 2014-1 11/1/2021 Interest Payment Of \$113,528 and 2014-2 11/1/2021 Interest Payment Of \$31,644.

* Approximate Amounts

Series 2014-1 Bond Refunding Information

Original Par Amount =	\$7,125,000	Annual Principal Payments Due:
Interest Rate =	1.05% - 4.625%	May 1st
Issue Date =	May 2014	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st

Par Amount As Of 8/31/21 = \$5,200,000

Series 2014-2 Bond Refunding Information

Original Par Amount =	\$1,385,000	Annual Principal Payments Due:
Interest Rate =	5.75% - 6.00%	May 1st
Issue Date =	May 2014	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st

Par Amount As Of 8/31/21 = \$1,065,000

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: July 16, 2021

RE: 2021 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2021-226, Laws of Florida (HB 1103). This legislation requires independent special fire control districts and hospital districts to engage independent firms to conduct performance reviews beginning October 1, 2022 and October 1, 2023, respectively, and every five years thereafter. This legislation also requires all independent mosquito control districts and soil and water conservation districts to undergo a performance review conducted by The Office of Program Policy Analysis and Government Accountability (OPPAGA). OPPAGA must submit the performance reviews of the districts by September 30, 2023, for independent mosquito districts and by September 30, 2024, for soil and water conservation districts. This law also requires annual financial reports and annual audit reports for all special districts to identify separately:

- The total number of district employees compensated in the last pay period of the fiscal year;
- The total number of independent contractors paid in the last month of the fiscal year;
- All compensation earned by employees;
- All compensation earned by contractors;
- Each construction project with a total cost of at least \$65,000 approved by the district to begin after October 1 of the fiscal year being reported and the total expenditures for the project;
- A budget variance report showing how district spending compared to the original budget for the year; and
- For independent special district that levies ad valorem taxes or non-ad valorem special assessments, include the rates, total amount collected, total amount and terms of outstanding bonds.

Finally, this act clarifies that community redevelopment agencies with revenues or expenses greater than \$100,000 must conduct an annual financial audit separate from the annual financial report of the county or municipality that created the agency. The effective date of this act is October 1, 2021.

2. Chapter 2021-17, Laws of Florida (HB 35). This law modifies the criteria that a newspaper must satisfy to publish legal notices. This law also gives government agencies,

including special districts, the option to publish legal notices on the website of a qualified newspaper and on Florida Press Association's (FPA) repository website under specified conditions. Finally, this legislation requires the FPA to ensure that minority populations have equitable access to legal notices posted on the FPA's repository website and requires the FPA to publish a report containing specified information. The effective date of this act is January 1, 2022.

3. Chapter 2021-1, Laws of Florida (SB 72). This Act creates Sections 768.38 and 768.381, Florida Statutes. Section 768.38 is the statute relevant to our special district clients. It specifies requirements for COVID-19-related civil actions/claims, provides that the plaintiff has the burden of proof in such actions, and provides that if the court determines that the defendant made a good faith effort to substantially comply with authoritative or controlling government-issued health standards or guidance at the time the cause of action accrued, the defendant is immune from civil liability. If the court determines that the defendant did not make such a good faith effort, the plaintiff is authorized to proceed with his/her action; however, the defendant will only be liable for an act or omission relating to a COVID-19-related claim if gross negligence is proven by clear and convincing evidence. The effective date of this act is March 29, 2021.

4. Chapter 2021-168, Laws of Florida (SB 64). Section 1 of this legislation amends Section. 403.064, Florida Statutes, and requires domestic wastewater utilities that dispose of effluent, reclaimed water, or reuse water by surface water discharge to create a timeline and plan to eliminate nonbeneficial surface water within five years. Section 2 of the legislation creates section. 403.892, Florida Statutes, to provide incentives for using greywater technologies. The legislation requires counties, municipalities, and special districts to promote the beneficial reuse of water, and the reuse of reclaimed water for irrigation purposes. The effective date of this act is June 29, 2021

5. Chapter 2021-63, Laws of Florida (HB 337). In the context of impact fees this act provides for minimum criteria for the adoption of impact fees by local governments (includes special districts). The legislation also provides limitations on how much and how often impact fees may be increased. The act requires the local government to credit against the collection of impact fees, on a dollar-for-dollar basis at fair market value, any contribution related to the improvement of public facilities or infrastructure towards impacts on the same type of public facilities for which the contribution was made. Lastly, the legislation requires local governments to submit with their annual financial report or audit an affidavit signed by their chief financial officer or executive officer attesting that all impact fees were collected and expended in compliance with the statute, that the reporting entity complied with the spending period, and that the funds were expended only for the uses allowed under the statute. The effective date of this legislation is June 4, 2021.

6. Chapter 2021-194, Laws of Florida (HB 53). Florida law currently defines a "public works project" as an activity in which 50% or more of the cost is paid for from state-appropriated funds and provides certain preferences in competitive solicitation. This legislation removes the 50% threshold so that the provisions of law for public works projects will now apply to all government projects that require competitive solicitation. In addition, the act prohibits the use of a local ordinance or regulation to prevent licensed contractors from participation in the bidding process based on the contractor maintaining an office in the jurisdiction, the contractor's hiring of employees or subcontractors from the jurisdiction, or the contractor's payment of local taxes,

assessments, or duties within the jurisdiction. The governmental entity is also prohibited from requiring a contractor to pay a predetermined wage, provide specified benefits, control, limit, or expand staffing, or recruit, train, or hire employees from a single source. The act further requires each county, municipality, or special district providing wastewater services to develop a needs analysis for its jurisdiction over the next 20 years. The needs analysis must be provided to the county by June 30, 2022, and every five years thereafter. Lastly, the act requires each county, municipality, or special district providing a stormwater management program or stormwater management system to develop a needs analysis for its jurisdiction over the next 20 years. This needs analysis must be provided to the county by July 31, 2022, and every five years thereafter. The effective date of this act is July 1, 2021.

7. Chapter 2021-124, Laws of Florida (SB 378). This legislation amends Section. 218.735 Florida Statutes, to increase the statutory interest rate from 1% per month to 2% per month for public and private parties that fail to make required payments for certain construction labor, services, and materials. The effective date of this act is July 1, 2021,

8. Chapter 2021-173, Laws of Florida (SB 400). This law prohibits an agency from responding to a request to inspect or copy a record by filing an action for declaratory relief against the requester to determine whether the record is a public record or the status of the, public record is confidential or exempt. The effective date of this act is July 1, 2021.

9. Chapter 2021-129, Laws of Florida (SB 890). This act amends Section. 119.0712(2), Florida Statutes, to provide for a \$2,000 fine to any person using or releasing information contained in the Driver and Vehicle Database (Driver License/ Insurance) for a purpose not specifically authorized by law. The effective date of this act is October 1, 2021.

10. Chapter 2021-165, Laws of Florida (SB 44). This act amends Section. 934.50, Florida Statutes, to create additional exceptions to the general prohibition on drone surveillance by authorizing a state agency or political subdivision to use an approved drone to assess damage during a declared state of emergency resulting from a hurricane, flood, wildfire, or other natural disaster. The act requires the Department of Management Services (DMS) to publish an approved drone manufacturers' list by January 1, 2022. A governmental agency using an unapproved drone must discontinue the use of any such drone by January 1, 2023. As with any surveillance activity, governmental actors are bound by Fourth Amendment protections. Though the act allows the government to use drones, the manner of use must comport with constitutional privacy protections. This act is effective July 1, 2021.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.