



**MEADOW PINES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BROWARD COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 17, 2022  
9:30 A.M.**

Special District Services, Inc.  
8785 SW 165 Avenue, Suite 200  
Miami, FL 33193

[www.meadowpinescdd.org](http://www.meadowpinescdd.org)  
786.347.2700 ext. 2027 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
Cobblestone Clubhouse  
14701 SW 10th Street  
Pembroke Pines, FL 33027  
**REGULAR BOARD MEETING**  
February 17, 2022  
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. September 16, 2021 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update Regarding South Broward Drainage District 5-Year Re-Certification
- H. New Business
  - 1. Discussion Regarding Fiscal Year 2022/2023 Budget.....Page 4
- I. Administrative Matters
  - 1. Announcement of Qualifying Period: Noon, June 13, 2022 – Noon, June 17, 2022 (Seats 1&3)
- 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**

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

10/11/2021

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.

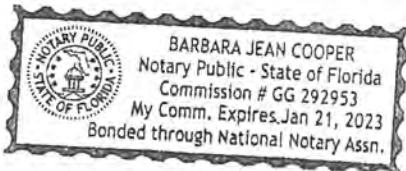
*Scherrie A. Thomas*

Sworn to and subscribed before me this  
11 day of OCTOBER, A.D. 2021

*Barbara Jean Cooper*

(SEAL)

SCHERRIE A. THOMAS personally known to me



**MEADOW PINES COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2021/2022  
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 2021/2022 at 9:30 a.m. at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027, on the following dates:

- October 21, 2021
- November 18, 2021
- January 20, 2022
- February 17, 2022
- March 17, 2022
- April 21, 2022
- May 19, 2022
- June 16, 2022
- July 21, 2022
- August 18, 2022
- September 15, 2022

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 law. Copies of agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 561-630-4922 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.

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 561-630-4922 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  
10/11 21-21/0000555892B

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
SEPTEMBER 16, 2021**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the September 16, 2021, Regular Board Meeting of the Meadow Pines Community Development District (the “District”) to order at 9:35 a.m. in the Cobblestone Clubhouse located at 14701 SW 10<sup>th</sup> 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 October 5, 2020, as part of the District’s Fiscal Year 2020/2021 Regular Meeting Schedule, *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 Gregory George 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. May 20, 2021, Regular Board Meeting and Public Hearing**

Ms. Nguyen presented the minutes of the May 20, 2021, Regular Board Meeting and Public Hearing 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 May 20, 2021, Regular Board Meeting and Public Hearing, *as presented*.

**G. OLD BUSINESS**

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

Ms. Nguyen explained that this project was still pending completion. She further explained 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. More information on this item to be provided at a future meeting.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2021-07 – Adopting a Fiscal Year 2020/2021 Amended Budget**

Ms. Nguyen presented Resolution No. 2021-07, entitled:

**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.**

Ms. Nguyen provided an explanation for the document and indicated that there was an operating fund balance of approximately \$49,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed adopting Resolution No. 2021-07, as presented, thereby setting the amended/revised budget for the 2020/2021 fiscal year.

**2. Legislative Session Update**

Ms. Nguyen explained that District Counsel had prepared a memorandum summarizing the legislative acts that had become law during the most recent legislative session. Mr. George provided the Board with an explanation of the laws that pertain to the District and advised that if they had any questions regarding these new laws, they may contact his office or visit <http://laws.flrules.org/>.

**I. ADMINISTRATIVE MATTERS**

**1. Staff Report, as Required**

There was no Staff Report at this time.

**J. BOARD MEMBER COMMENTS**

There were no Board Member comments at this time.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed adjourning the Regular Board Meeting at 10:06 a.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**DETAILED FINAL BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	51,208	49,910	49,910	Expenditures Less Interest, Other Revenues & Carryover/.94
Debt Assessments	695,356	691,982	691,982	Bond Payments/.94
Other Revenue	175	1,000	175	Pollution Insurance Reimbursement
Interest Income	260	240	240	Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 746,999</b>	<b>\$ 743,132</b>	<b>\$ 742,307</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	600	2,400	2,400	No Change From 2020/2021 Budget
Payroll Taxes	46	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	8,063	3,000	3,000	No Change From 2020/2021 Budget
Management	13,896	14,208	14,400	CPI Adjustment
Legal	7,238	8,000	8,000	No Change From 2020/2021 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,600	3,700	3,300	Accepted Amount For 2020/2021 Audit
Arbitrage Rebate Fee	600	600	600	No Change From 2020/2021 Budget
Insurance	5,426	7,000	6,300	Insurance Estimate
Legal Advertisements	1,108	700	700	No Change From 2020/2021 Budget
Miscellaneous	351	850	800	\$50 Decrease From 2020/2021 Budget
Postage	131	150	150	No Change From 2020/2021 Budget
Office Supplies	213	550	500	\$50 Decrease From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fees	6,815	6,820	6,820	No Change From 2020/2021 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2020/2021 Budget
Website Management	2,000	2,000	2,000	No Change From 2020/2021 Budget
Stormwater Management	18,890	0	0	2019/2020 Expenditure
Reserve	0	2,677	1,985	Reserve
<b>TOTAL EXPENDITURES</b>	<b>\$ 76,152</b>	<b>\$ 60,030</b>	<b>\$ 58,330</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 670,847</b>	<b>\$ 683,102</b>	<b>\$ 683,977</b>	
Bond Payments	(655,916)	(650,463)	(650,463)	2022 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 14,931</b>	<b>\$ 32,639</b>	<b>\$ 33,514</b>	
County Appraiser & Tax Collector Fee	(15,945)	(14,838)	(14,838)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,343)	(29,676)	(29,676)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (27,357)</b>	<b>\$ (11,875)</b>	<b>\$ (11,000)</b>	
Carryover From Prior Year	0	11,875	11,000	Carryover From Prior Year
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ (27,357)</b>	<b>\$ -</b>	<b>\$ -</b>	

## Meadow Pines Community Development District Assessment Comparison

	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Projected Assessment Before Discount*
O&M Assessment For Phase 1	\$ 64.49	\$ 64.49	\$ 64.49	\$ 64.49	\$ <b>64.49</b>
<u>Debt Assessment For Phase 1</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ <b>834.02</b></u>
Total For Phase 1	<b>\$ 898.51</b>	<b>\$ 898.51</b>	<b>\$ 898.51</b>	<b>\$ 898.51</b>	<b>\$ 898.51</b>
O&M Assessment For Phase 2	\$ 64.49	\$ 64.49	\$ 64.49	\$ 64.49	\$ <b>64.49</b>
<u>Debt Assessment For Phase 2</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ <b>964.50</b></u>
Total For Phase 2	<b>\$ 1,028.99</b>	<b>\$ 1,028.99</b>	<b>\$ 1,028.99</b>	<b>\$ 1,028.99</b>	<b>\$ 1,028.99</b>

\* Assessments Include the Following:

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Phase One	418
<u>Phase Two</u>	<u>356</u>
Total Units	<u>774</u>