



**MEADOW PINES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BROWARD COUNTY  
REGULAR BOARD MEETING  
APRIL 21, 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**  
April 21, 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.....Page 4
- H. New Business
  - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 5
- I. Administrative Matters
  - 1. Announcement of Qualifying Period: Noon, June 13, 2022 – Noon, June 17, 2022 (Seats 1&3)
  - 2. Statement of Financial Interest/Disclosure 2021 Form 1 – Filing Deadline: July 1, 2022
- 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*

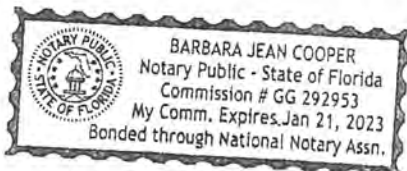
Sworn to and subscribed before me this

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](http://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



# OPERATION AND MAINTENANCE PERMIT

SOUTH BROWARD DRAINAGE DISTRICT

6591 S.W. 160<sup>TH</sup> AVE.

SOUTHWEST RANCHES, FL 33331

PERMIT NUMBER: OM 061709/R

DATE: 3/18/2022

ISSUED TO: COBBLESTON COMMUNITY ASSOCIATION INC

SW 147<sup>TH</sup> AVE

PEMBROKE PINES, FL 33027

**AUTHORIZING:** Operation and maintenance of the surface water management system for  
**COBBLESTONE RESIDENTIAL.**

LOCATION: SECTION 15 TOWNSHIP 51 S RANGE 40 E

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

This permit is issued pursuant to the engineer of record certification and District approval of the construction of the project known as **COBBLESTONE RESIDENTIAL**. Field inspections and as-built drawings have verified that the construction of the surface water management system has been completed in substantial conformance with the approved design.

The operation, maintenance and re-certification of the surface water management system will be the responsibility of the permittee. Re-certification of the stormwater system is required every 5 years. Permittee recognizes that upon the sale of this property, it is the permittee's responsibility to transfer this permit to the new owner. Until transfer is approved by the South Broward Drainage District, the permittee shall be liable for compliance of this permit.

Permittee is responsible for any attorney fees which may be incurred by the District because of the permittee's failure to comply with the requirements to obtain an Operation and Maintenance Permit in a timely manner.

*The dumping or discharging of any aquatic vegetation, trash, motor oil or other pollutants into the stormwater management system is prohibited and is a violation of this permit.*

Expiration Date: 3/18/2027

Authorized By: Kevin M. Hart, P.E., District Director



(SEAL)

**RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Meadow Pines Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for July 21, 2022 at 9:30 a.m. in the Cobblestone Clubhouse, 14701 SW 10th Street, Pembroke Pines, FL 33027, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of April, 2022.

**ATTEST:**

**MEADOW PINES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice-Chairperson

# Meadow Pines Community Development District

**Proposed Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**



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- IV      ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	96,348
Debt Assessments	690,183
Other Revenue	200
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 786,971</b>
<b>EXPENDITURES</b>	
Supervisor Fees	2,400
Payroll Taxes	200
Engineering	5,000
Management	14,832
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,400
Arbitrage Rebate Fee	600
Insurance	6,700
Legal Advertisements	700
Miscellaneous	800
Postage	150
Office Supplies	0
Dues & Subscriptions	175
Trustee Fees	6,820
Continuing Disclosure Fee	1,000
Website Management	2,000
Stormwater Management	22,230
Perimeter Fence Repairs	3,000
Miscellaneous Maintenance	3,000
Reserve	4,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 91,007</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 695,964</b>
Bond Payments	(648,772)
<b>BALANCE</b>	<b>\$ 47,192</b>
County Appraiser & Tax Collector Fee	(15,731)
Discounts For Early Payments	(31,461)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	50,759	49,910	96,348	Expenditures Less Interest, Other Revenues & Carryover/.94
Debt Assessments	695,356	691,982	690,183	Bond Payments/.94
Other Revenue	175	175	200	Pollution Insurance Reimbursement
Interest Income	299	240	240	Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 746,589</b>	<b>\$ 742,307</b>	<b>\$ 786,971</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	800	2,400	2,400	No Change From 2021/2022 Budget
Payroll Taxes	61	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	0	3,000	5,000	\$2,000 Increase From 2021/2022 Budget
Management	14,208	14,400	14,832	CPI Adjustment (Capped At 3%)
Legal	6,389	8,000	8,000	No Change From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,200	3,300	3,400	Accepted Amount For 2021/2022 Audit
Arbitrage Rebate Fee	600	600	600	No Change From 2021/2022 Budget
Insurance	5,688	6,300	6,700	Insurance Estimate
Legal Advertisements	578	700	700	No Change From 2021/2022 Budget
Miscellaneous	682	800	800	No Change From 2021/2022 Budget
Postage	142	150	150	No Change From 2021/2022 Budget
Office Supplies	122	500	0	\$50 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fees	6,815	6,820	6,820	No Change From 2021/2022 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Stormwater Management	11,310	0	22,230	Stormwater Management
Perimeter Fence Repairs	0	0	3,000	Perimeter Fence Cleaning & Repairs
Miscellaneous Maintenance	1,490	0	3,000	Drainage Structures & Catch Basin Maintenance
Reserve	0	1,985	4,000	Reserve
<b>TOTAL EXPENDITURES</b>	<b>\$ 61,260</b>	<b>\$ 58,330</b>	<b>\$ 91,007</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 685,329</b>	<b>\$ 683,977</b>	<b>\$ 695,964</b>	
Bond Payments	(655,513)	(650,463)	(648,772)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 29,816</b>	<b>\$ 33,514</b>	<b>\$ 47,192</b>	
County Appraiser & Tax Collector Fee	(15,934)	(14,838)	(15,731)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,786)	(29,676)	(31,461)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (12,904)</b>	<b>\$ (11,000)</b>	<b>\$ -</b>	
Carryover From Prior Year	0	11,000	0	Carryover From Prior Year
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ (12,904)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	40	25	25	Projected Interest For 2022/2023
NAV Tax Collection	655,513	650,463	648,772	Maximum Debt Service Collection
Prepaid Bond Collection	16,283	0	0	Prepaid Bond Collection
<b>Total Revenues</b>	<b>\$ 671,836</b>	<b>\$ 650,488</b>	<b>\$ 648,797</b>	
<b>EXPENDITURES</b>				
Principal Payments (2014A-1)	295,000	305,000	315,000	Principal Payment Due In 2023
Principal Payments (2014A-B)	55,000	55,000	60,000	Principal Payment Due In 2023
Bond Redemption	0	7,293	6,103	Estimated Excess Debt Collections
Interest Payments (2014A-1)	237,085	221,489	209,294	Interest Payments Due In 2023
Interest Payments (2014A-B)	66,450	61,706	58,400	Interest Payments Due In 2023
<b>TOTAL EXPENDITURES</b>	<b>\$ 653,535</b>	<b>\$ 650,488</b>	<b>\$ 648,797</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 18,301</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2014A-1 Bond Refunding Information**

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

Par Amount As Of 1/1/22 = \$5,185,000

**Series 2014A-2 Bond Refunding Information**

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

Par Amount As Of 1/1/22= \$1,065,000

## Meadow Pines Community Development District Assessment Comparison

	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 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
O&M Assessment For Phase 1	\$ 64.49	\$ 64.49	\$ 64.49	\$ 64.49	\$ 124.49
<u>Debt Assessment For Phase 1</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>
Total For Phase 1	<b>\$ 898.51</b>	<b>\$ 898.51</b>	<b>\$ 898.51</b>	<b>\$ 898.51</b>	<b>\$ 958.51</b>
O&M Assessment For Phase 2	\$ 64.49	\$ 64.49	\$ 64.49	\$ 64.49	\$ 124.49
<u>Debt Assessment For Phase 2</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</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>\$ 1,088.99</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
Phase Two	<u>356</u>
Total Units	774

Phase 1 Information

Total Units	418
<u>Prepayments</u>	<u>1</u>
Billed For Debt	417

Phase 2 Information

Total Units	356
<u>Prepayments</u>	<u>1</u>
Billed For Debt	355