



**MEADOW PINES
COMMUNITY DEVELOPMENT
DISTRICT**

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

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

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
November 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. July 20, 2022 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Discussion Regarding South Florida Water Management District (SFWD) Compliance
- H. New Business
 - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 6
- I. Administrative Matters
 - 1. District Election and Procedure for Declaring Vacancies Effective November 22nd (Seats 1, 3, & 5)
- J. Board Members Comments
- K. Adjourn

BROWARD

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 2022/2023 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

10/11/2022

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

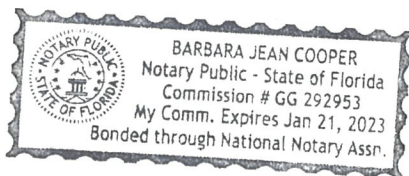
Scherrie A. Thomas

Sworn to and subscribed before me this
11 day of OCTOBER, A.D. 2022

Barbara Jean Cooper

(SEAL)

SCHERRIE A. THOMAS personally known to me



MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 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 2022/2023 at 9:30 a.m. at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027, on the following dates:

October 20, 2022
November 17, 2022
February 16, 2023
April 20, 2023
June 15, 2023
August 17, 2023
September 21, 2023

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 nnguyen@sdsinc.org 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 nnguyen@sdsinc.org 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 22-47/0000624819B

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JULY 20, 2022**

A. CALL TO ORDER

District Manager Nancy Nguyen called the July 20, 2022, Regular Board Meeting of the Meadow Pines Community Development District (the “District”) to order at 9:30 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 June 30, 2022, and July 7, 2022, *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.

Staff members in attendance were: District Manager Nancy Nguyen of Special District Services, Inc.; General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance were: Rosanna Nunez, Pembroke Pines, Florida; Miriam Hernandez, Pembroke Pines, Florida; Carrie Suthard, Pembroke Pines, Florida; and Patricia Williams, Pembroke Pines, Florida.

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. April 21, 2022, Regular Board Meeting

Ms. Nguyen presented the minutes of the April 21, 2022, Regular Board Meeting and asked if there were any corrections and/or revisions. There being none, a **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and passed unanimously approving the minutes of the April 21, 2022, Regular Board Meeting, *as presented*.

NOTE: *At approximately 9:31 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 June 30, 2022, and July 7, 2022, *as legally required*.

2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget

Ms. Nguyen opened the public comment portion of the public hearing to receive comments on the 2022/2023 fiscal year final budget and non-ad valorem special assessments. The homeowners present stated that they received the letter from the District explaining the increase in assessments for Fiscal Year 2022/2023 and requested that several budget lines be explained. Ms. Nguyen provided the homeowners with an explanation for the need to increase assessments as well as a history of increases and decreases in assessments. Ms. Nguyen asked if there were any additional questions or comments. There being no additional comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget

Ms. Nguyen presented Resolution No. 2022-02, entitled:

RESOLUTION NO. 2022-02

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

Ms. Nguyen read the title into the record and stated that the document provides for approving and adopting the fiscal year 2022/2023 final budget and the non-ad valorem special assessment tax roll. Ms. Nguyen explained that the final budget being presented is the same as the Proposed Budget that was approved by the Board during the April 21, 2022 Regular Meeting, which includes an increase of \$60 per unit for Fiscal Year 2022/2023.

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed to approve and adopt Resolution No. 2022-02, *as presented*; thereby setting the 2022/2023 final budget and non-ad valorem special assessment tax roll.

NOTE: *At approximately 9:38 a.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.*

H. OLD BUSINESS

1. Staff Report, as Required

There were no Old Business items to discuss at time.

I. NEW BUSINESS

1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

Ms. Nguyen presented Resolution No. 2022-03, entitled:

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record and explained that the meeting schedule remains the same as in previous years and meetings will continue to be held on the third Thursday of select months at 9:30 a.m. in the Cobblestone Clubhouse.

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed to approve and adopt Resolution No. 2022-03, *as presented*; thereby setting the 2022/2023 regular meeting schedule and authorizing the publication of the annual meeting schedule, *as required by law*.

2. Discussion Regarding South Florida Water Management District (SFWMD) Compliance

Ms. Nguyen stated that it has been noted that exotic plants are growing within the wetland preservation area. Ms. Nguyen further explained that she has been working with Ecoblue, who is the maintenance company contracted by Cobblestone Community Association (the “Association”) to perform monthly services to this area, and Maria Hernandez of the Association to mitigate the exotic plants. Ms. Nguyen informed the Board that she has scheduled an inspection for Tuesday, July 26, 2022 with South Florida Water Management District (SFWMD) and Ecoblue to examine the area to ensure the District is in compliance with SFWMD. More information on this item will be provided at a future meeting.

3. 2022 Legislative Session Update Memo

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

J. ADMINISTRATIVE MATTERS

1. Staff Report, as Required

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until October 20, 2022, or November 17, 2022.

K. BOARD MEMBER COMMENTS

There were no Board Member comments at this time.

The homeowners present thanked the Board for their service to the District.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Marmanillo, seconded by Mr. Brown and unanimously passed adjourning the Regular Board Meeting at 9:47 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 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 2021/2022 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 17th day of November, 2022.

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 2021/2022
October 1, 2021 - September 30, 2022**

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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 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/30/22
REVENUES			
O & M Assessments	49,910	50,513	50,513
Debt Assessments	691,982	693,604	693,604
Other Revenues	175	175	175
Interest Income	240	14	14
TOTAL REVENUES	\$ 742,307	\$ 744,306	\$ 744,306
EXPENDITURES			
Supervisor Fees	2,400	600	600
Payroll Taxes	200	46	46
Engineering	3,000	7,500	5,988
Management	14,400	14,400	14,400
Legal	8,000	7,037	7,037
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,300	3,300	3,300
Arbitrage Rebate Fee	600	600	600
Insurance	6,300	5,881	5,881
Legal Advertisements	700	800	487
Miscellaneous	800	1,200	1,004
Postage	150	610	602
Office Supplies	500	375	367
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	2,000
Reserve	1,985	1,985	0
Miscellaneous Maintenance	0	2,600	2,600
Stormwater Management	0	20,218	20,218
TOTAL EXPENDITURES	\$ 58,330	\$ 83,142	\$ 79,120
REVENUES LESS EXPENDITURES	\$ 683,977	\$ 661,164	\$ 665,186
Bond Payments	(650,463)	(653,338)	(653,338)
BALANCE	\$ 33,514	\$ 7,826	\$ 11,848
County Appraiser & Tax Collector Fee	(14,838)	(15,884)	(15,884)
Discounts For Early Payments	(29,676)	(27,284)	(27,284)
EXCESS/ (SHORTFALL)	\$ (11,000)	\$ (35,342)	\$ (31,320)
Carryover From Prior Year	11,000	11,000	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (24,342)	\$ (31,320)

FUND BALANCE AS OF 9/30/21
FY 2021/2022 ACTIVITY
FUND BALANCE AS OF 9/30/22

\$54,784
(\$35,342)
\$19,442

Notes

Carryover From Prior Year Of \$11,000 was used to reduce Fiscal Year 2021/2022 Assessments.

AMENDED FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income	25	981	981
NAV Tax Collection	650,463	653,338	653,338
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 650,488	\$ 654,319	\$ 654,319
EXPENDITURES			
Principal Payments (2014A-1)	305,000	305,000	305,000
Principal Payments (2014A-B)	55,000	55,000	55,000
Bond Redemption	7,293	15,000	15,000
Interest Payments (2014A-1)	221,489	226,733	226,733
Interest Payments (2014A-B)	61,706	63,288	63,288
Total Expenditures	\$ 650,488	\$ 665,021	\$ 665,021
Excess/ (Shortfall)	\$ -	\$ (10,702)	\$ (10,702)

FUND BALANCE AS OF 9/30/21	\$579,421
FY 2020/2021 ACTIVITY	(\$10,702)
FUND BALANCE AS OF 9/30/22	\$568,719

Notes

Reserve Fund (2014-1) Balance = \$265,017*. Reserve Fund (2014-2) Balance = \$60,100*.

Revenue Fund Balance = \$241,581*. Prepayment Fund = \$2,021*.

Revenue Fund Balance To Be Used To Make 2014-1 11/1/2022 Interest Payment Of \$107,640 and
2014-2 11/1/2022 Interest Payment Of \$30,063.

* 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 9/30/22 = \$4,880,000

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 9/30/22 = \$1,010,000