



**MEADOW PINES
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
APRIL 20, 2023
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 & PUBLIC HEARING
April 20, 2023
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. February 15, 2023 Special Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget
 - 3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 7
- H. Old Business
 - 1. Update Regarding Stormwater System Cleaning
- I. New Business
 - 1. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2023/2024 Meeting Schedule.....Page 14
- J. Administrative Matters
 - 1. Statement of Financial Interests 2022 Form 1 – Filing Deadline: July 1, 2023
- K. Board Members Comments
- L. Adjourn

Location

Broward County, Florida

Notice Text

NOTICE OF PUBLIC HEARING AND
REGULAR BOARD MEETING OF THE
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Meadow Pines Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on April 20, 2023, at 9:30 a.m., or as soon thereafter as can be heard, in a Meeting Room at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2023/2024 Proposed Final Budget and Non-Ad Valorem Assessment Roll of the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may properly come before the Board. A copy of the Budget and/or the Agenda for these meetings may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, Telephone: 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922 ("District Manager's Office"), during normal business hours.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record. There may be occasions when one or more Board Members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 ext. 2027 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice.

Meadow Pines Community Development District

www.meadowpinescdd.org

3/31 4/7 23-23/0000654377B

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
FEBRUARY 15, 2023**

A. CALL TO ORDER

District Manager Nancy Nguyen called the February 15, 2023, Special 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 February 6, 2023, 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., and Paola Velandia of Miami Management, Inc.

D. CONSIDER RESOLUTION NO. 2023-01 – DECLARING VACANCIES (SEATS 1, 3, AND 5)

Ms. Nguyen presented Resolution No. 2023-01, entitled:

RESOLUTION NO. 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
DECLARING VACANCIES ON THE BOARD OF SUPERVISORS
PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND
PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the document and advised that the 4-year terms of office for Seat #1 (currently held by Douglas Harrison), Seat #3 (currently held by Leon Brown) and Seat #5 (currently vacant) expired in November 2023. She further explained that no elector qualified for Seat #1, Seat #3, or Seat #5 to be filled in the General Election. Pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent board member in such seat shall remain in office.

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed to declare Seat #1, Seat #3, and Seat #5 as vacant effective November 22, 2022 and further authorizing incumbent board members in these seats to remain in office until the appointment of a qualified elector to such seats.

E. DISCUSSION REGARDING VACANCIES IN SEATS 1, 3, AND 5, AND APPOINTMENT TO FILL VACANCIES

Ms. Nguyen stated that vacancies had been declared in Seat 1, 3, and 5, effective as of the second Tuesday following the November General Election (November 22, 2022). Pursuant to Section 190.006(3)(b), Florida Statutes, incumbents (holdover Board Members) will serve no longer than ninety (90) days or until appointments to the vacancies have been made. A discussion ensued after which:

A **motion** was made by Ms. Marmanillo, seconded by Mr. Brown and unanimously passed appointing Douglas Harrison to Seat #1, which term of office will expire in November 2026.

A **motion** was made by Ms. Marmanillo, seconded by Mr. Harrison and unanimously passed appointing Leon Brown to Seat #3, which term of office will expire in November 2026.

F. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Harrison and Mr. Brown. The Board welcomed Mr. Harrison and Mr. Brown back to the Board.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. November 17, 2022, Regular Board Meeting

Ms. Nguyen presented the minutes of the November 17, 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 November 17, 2022, Regular Board Meeting, as presented.

J. OLD BUSINESS

1. Update Regarding South Florida Water Management District (SFWMD) Compliance

Ms. Nguyen reported that South Florida Water Management District (SFWMD) conducted an inspection on January 10, 2023, and confirmed on January 18, 2023, that all items had been addressed, and the wetland preservation was now considered to be in compliance. She added that the new contractor for the wetland preservation, Allstate Resource Management, Inc., which began on January 1, 2023, played a significant role in achieving compliance.

Mr. Harrison expressed his gratitude to Ms. Nguyen and Ms. Velandia for their professional guidance and expertise in engaging the new contractor. No further information was required at this time.

K. NEW BUSINESS

1. Discussion Regarding Stormwater System Cleaning

Ms. Nguyen explained that an inspection of the stormwater system is currently underway. Ms. Nguyen stated that once the inspection is complete, the necessary structures will be cleaned. Ms. Nguyen added that the District has allotted \$22,230 annually for the cleaning of the stormwater system.

2. Consider Adjustment to District Counsel Fee Structure

Ms. Nguyen presented a letter provided to her by Mr. George.

Mr. George explained that District Counsel's firm, Billing, Cochran, Lyles, Mauro & Ramsey, P.A., has had the current fee structure in place since 2003. Mr. George further explained that although the firm was mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for the firm to adjust their hourly rates, effective April 1, 2023.

Mr. Harrison stated that he is pleased with the professionalism that the firm provides the District, and thanked Mr. George for his legal guidance in matters of the District. A discussion ensued, after which:

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed approving District Counsel's Fee Structure and increasing the Attorneys/Associates hourly rate from \$225 per hour to \$250 per hour.

Mr. George thanked the Board and stated that he will provide the updated District Counsel Fee Structure Letter to Ms. Nguyen.

3. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Proposed Budget

Ms. Nguyen presented Resolution No. 2023-02, entitled:

RESOLUTION NO. 2023-02

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 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$20,000 at the end of the fiscal year. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2023/2024, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2023-02, the Board must set a date for the public hearing to adopt the fiscal year 2023/2024 final budget and assessment 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. 2023-02, as presented, setting the public hearing to adopt the fiscal year

2023/2024 final budget and assessments for April 20, 2023, at 9:30 a.m. in the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027; and further authorizes publication/notice of the budget public hearing, as required by law.

L. ADMINISTRATIVE MATTERS

1. Staff Report, as Required

There was no staff report at this time.

M. BOARD MEMBER COMMENTS

Mr. Harrison expressed his gratitude to District staff for their services. Mr. Harrison requested that the Ms. Nguyen and Ms. Velandia compose an email blast to the residents of the District providing them with information on how to pay off their individual District debt assessment. Ms. Nguyen acknowledged Mr. Harrison’s request.

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until April 20, 2023.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Marmanillo, seconded by Mr. Harrison and unanimously passed adjourning the Special Board Meeting at 9:59 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Location

Broward County, Florida

Notice Text

NOTICE OF PUBLIC HEARING AND
REGULAR BOARD MEETING OF THE
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Meadow Pines Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on April 20, 2023, at 9:30 a.m., or as soon thereafter as can be heard, in a Meeting Room at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2023/2024 Proposed Final Budget and Non-Ad Valorem Assessment Roll of the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may properly come before the Board. A copy of the Budget and/or the Agenda for these meetings may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, Telephone: 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922 ("District Manager's Office"), during normal business hours.

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If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice.

Meadow Pines Community Development District

www.meadowpinescdd.org

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RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow Pines Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 20th day of April, 2023.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Meadow Pines
Community Development District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O&M Assessments	96,348
Debt Assessments	690,183
Other Revenue	200
Interest Income	240
TOTAL REVENUES	\$ 786,971
EXPENDITURES	
Supervisor Fees	2,400
Payroll Taxes	200
Engineering	5,000
Management	15,276
Legal	8,500
Assessment Roll	6,000
Audit Fees	3,500
Arbitrage Rebate Fee	600
Insurance	6,700
Legal Advertisements	700
Miscellaneous	550
Postage	150
Office Supplies	250
Dues & Subscriptions	175
Trustee Fees	7,200
Continuing Disclosure Fee	1,000
Website Management	2,000
Stormwater Management	20,000
Perimeter Fence Repairs	5,230
Miscellaneous Maintenance	2,500
Reserve	3,076
TOTAL EXPENDITURES	\$ 91,007
REVENUES LESS EXPENDITURES	\$ 695,964
Bond Payments	(648,772)
BALANCE	\$ 47,192
County Appraiser & Tax Collector Fee	(15,731)
Discounts For Early Payments	(31,461)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS / (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O&M Assessments	50,550	96,348	96,348	Expenditures Less Interest, Other Revenues & Carryover/.94
Debt Assessments	693,604	690,183	690,183	Bond Payments/.94
Other Revenue	175	200	200	Pollution Insurance Reimbursement
Interest Income	14	240	240	Projected At \$20 Per Month
TOTAL REVENUES	\$ 744,343	\$ 786,971	\$ 786,971	
EXPENDITURES				
Supervisor Fees	600	2,400	2,400	No Change From 2022/2023 Budget
Payroll Taxes	46	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	5,988	5,000	5,000	No Change From 2022/2023 Budget
Management	14,400	14,832	15,276	CPI Adjustment (Capped At 3%)
Legal	7,037	8,000	8,500	\$500 Increase From 2022/2023 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,300	3,400	3,500	Accepted Amount For 2022/2023 Audit
Arbitrage Rebate Fee	600	600	600	No Change From 2022/2023 Budget
Insurance	5,881	6,700	6,700	Insurance Estimate
Legal Advertisements	487	700	700	No Change From 2022/2023 Budget
Miscellaneous	1,004	550	550	No Change From 2022/2023 Budget
Postage	602	150	150	No Change From 2022/2023 Budget
Office Supplies	367	250	250	No Change From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fees	6,815	6,820	7,200	\$380 Increase From 2022/2023 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
Stormwater Management	20,218	22,230	20,000	\$2,230 Decrease From 2022/2023 Budget
Perimeter Fence Repairs	0	3,000	5,230	\$2,230 Increase From 2022/2023 Budget
Miscellaneous Maintenance	2,600	3,000	2,500	Drainage Structures & Catch Basin Maintenance
Reserve	0	4,000	3,076	Reserve
TOTAL EXPENDITURES	\$ 79,120	\$ 91,007	\$ 91,007	
REVENUES LESS EXPENDITURES	\$ 665,223	\$ 695,964	\$ 695,964	
Bond Payments	(653,338)	(648,772)	(648,772)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 11,885	\$ 47,192	\$ 47,192	
County Appraiser & Tax Collector Fee	(15,884)	(15,731)	(15,731)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(27,284)	(31,461)	(31,461)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (31,283)	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ (31,283)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Interest Income	1,796	25	100	Projected Interest For 2023/2024
NAV Tax Collection	653,338	648,772	648,772	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
Total Revenues	\$ 655,134	\$ 648,797	\$ 648,872	
EXPENDITURES				
Principal Payments (2014A-1)	320,000	315,000	330,000	Principal Payment Due In 2024
Principal Payments (2014A-2)	55,000	60,000	65,000	Principal Payment Due In 2024
Bond Redemption	0	6,103	2,275	Estimated Excess Debt Collections
Interest Payments (2014A-1)	226,733	209,294	196,791	Interest Payments Due In 2024
Interest Payments (2014A-2)	63,288	58,400	54,806	Interest Payments Due In 2024
TOTAL EXPENDITURES	\$ 665,021	\$ 648,797	\$ 648,872	
EXCESS/ (SHORTFALL)	\$ (9,887)	\$ -	\$ -	

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 1/1/23 = \$4,880,000

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 1/1/23= \$1,010,000

Meadow Pines Community Development District Assessment Comparison

	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 Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
O&M Assessment For Phase 1	\$ 64.49	\$ 64.49	\$ 64.49	\$ 124.49	\$ 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	\$ 898.51	\$ 898.51	\$ 898.51	\$ 958.51	\$ 958.51
O&M Assessment For Phase 2	\$ 64.49	\$ 64.49	\$ 64.49	\$ 124.49	\$ 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	\$ 1,028.99	\$ 1,028.99	\$ 1,028.99	\$ 1,088.99	\$ 1,088.99

* 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	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

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Meadow Pines Community Development District ("District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, BROWARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted by the Board.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 20th day of April, 2023.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 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 2023/2024 at 9:30 a.m. at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027, on the following dates:

October 19, 2023
February 15, 2024
April 18, 2024
June 20, 2024
August 15, 2024

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.

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

PUBLISH: BROWARD DAILY BUSINESS REVIEW 10/06/23