



**MEADOW PINES
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
OCTOBER 17, 2024
9:30 A.M.**

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

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AGENDA
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
Cobblestone Clubhouse
14701 SW 10th Street
Pembroke Pines, FL 33027
REGULAR BOARD MEETING
October 17, 2024
9:30 a.m.

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**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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 2024/2025 at 9:30 a.m. at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027, on the following dates:

**October 17, 2024
February 20, 2025
April 17, 2025
June 17, 2025
August 21, 2025**

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 ensure 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: SUN SENTINEL 10/07/24

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
APRIL 18, 2024**

A. CALL TO ORDER

District Manager Nancy Nguyen called the April 18, 2024, Regular Board Meeting of the Meadow Pines Community Development District (the “District”) to order at 9:39 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 October 6, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule.

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 was: Marlin Quintero of Miami Management, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Nguyen informed the Board of Supervisors (the “Board”) that she would like to add the following items to the agenda:

- Old Business, Item 2. – Update Regarding Preservation Trees (along SW 147th Avenue)
- New Business, Item 3. – Discussion Regarding Perimeter Fence Pressure Cleaning and Sealing

The Board acknowledged Ms. Nguyen’s request.

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 15, 2024, Regular Board Meeting

Ms. Nguyen presented the minutes of the February 15, 2024, Regular Board Meeting, and asked if there were any corrections and/or revisions. There being no changes, a **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and passed unanimously approving the minutes of the February 15, 2024, Regular Board Meeting, as presented.

NOTE: At approximately 9:41 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 Herald* on March 29, 2024, and April 5, 2024, as legally required.

2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2024/2025 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. 2024-03 – Adopting a Fiscal Year 2024/2025 Final Budget

Ms. Nguyen presented Resolution No. 2024-03, entitled:

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2024/2025 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 2024/2025 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 Mr. Brown and unanimously passed to approve and adopt Resolution No. 2024-03, *as presented*; thereby setting the 2024/2025 final budget and non-ad valorem special assessment tax roll.

NOTE: At approximately 9:42 a.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

1. Update Regarding Stormwater System Cleaning & Ditch Bottom Grates

Ms. Nguyen reminded that the Board that during the February 15, 2024, Regular Board Meeting, the Board engaged Raptor Vac-Systems, Inc. to perform the cleaning of 98 storm drains, clear 22 locations of vegetation, and retrieve two (2) storm drain grates that fell inside the structure. Ms. Nguyen also reminded the Board that she was directed to seek options to prevent the storm drain grates from falling into the structures in the future. Ms. Nguyen explained that she requested that Raptor Vac-Systems install metal tabs and anchor bolts to hold down the storm drain grates of the structures that are in the preservation area since the contractor was already performing work in these areas. Ms. Nguyen stated that the cost for this work was \$600. The Board thanked Ms. Nguyen for finding a solution.

2. ADD-ON: Update Regarding Preservation Trees (along SW 147th Avenue)

Ms. Nguyen reminded the Board that during the February 15, 2024, Regular Board Meeting, Ms. Quintero expressed her concern about the trees in the preservation area along SW 147th Avenue, near the south entrance/exit of Cobblestone. Ms. Quintero's concern was that the trees in this area appear to be showing signs of decline and she wanted to know if the trees needed replacing. Ms. Nguyen explained that because the trees were in a protected area, she contacted South Florida Water Management District (SFWMD) to request an inspection. Ms. Nguyen further explained that the inspection with SFWMD was scheduled for March 19, 2024. Upon the conclusion of the inspection, the SFWMD inspector requested that an arborist prepare a report for the District to determine the state of the trees. The SFWMD inspector did report two (2) dead royal palms and stated that the District can remove and replace the palm trees, if they desire.

Ms. Nguyen informed the Board that she contacted Trimscape Corp. to have their certified arborist observe the trees in the preservation area along SW 147th Avenue, and provide a report with their recommendations. Ms. Nguyen explained that the arborist determined that the Cypress trees were alive and in good health, and they were currently in their dormant state. The arborist noted that she observed new growth on some of the trees, and she also performed a scratch test (a scratch is made on the bark of the tree to check the color of the layer under the bark), which showed moist tissue with a green hue, indicating that the tree was still alive.

Ms. Nguyen stated that there was a Maintenance Agreement (the "Agreement") in place between the District and Cobblestone Community Association, Inc. (the "HOA"). She further explained that per the Agreement the maintenance of the palm trees falls under the purview of the HOA. As such, Ms. Nguyen forwarded the information to Ms. Quintero to review with the HOA Board. No additional information is needed at this time for this item.

H. NEW BUSINESS

1. Stormwater System Bubble-Ups and Headwall Mitigation Management

Ms. Nguyen informed the Board that it was noted that the 22 structures cleared of vegetation by Raptor Vac-Systems were showing signs of rapid regrowth. She further explained that she discussed this matter with Allstate Resource Management, Inc. (Allstate), the preservation area maintenance contractor. Ms. Nguyen stated that it was determined that these areas require quarterly maintenance to prevent overgrowth and to allow the stormwater system structures to function properly. Ms. Nguyen presented the Mitigation Management Program prepared by Allstate. The program provides for quarterly treatments for prevention of vegetation overgrowth of 22 stormwater structures (15 bubble-ups and 7 headwalls). The total annual cost is \$700. Ms. Nguyen explained that due to the rapid growth, she requested that Allstate provide an initial treatment in the amount of \$175. The Board asked if this service would fall within the Agreement between the District and the HOA. Ms. Nguyen explained that this service was for structures that are part of the stormwater system; therefore, the District is responsible for this service. A discussion ensued, after which:

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed accepting the Mitigation Management Program from Allstate Management, Inc. for the annual cost of \$700; further authorizing District Counsel to prepare an Agreement; and further authorizing the District Manager to execute the same on behalf of the District.

2. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule

Ms. Nguyen presented Resolution No. 2024-04, entitled:

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. 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. 2024-04, *as presented*; thereby setting the 2024/2025 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

3. ADD-ON: Discussion Regarding Perimeter Fence Pressure Cleaning and Sealing

Ms. Nguyen stated that while she was performing the inspection of the preservation area trees with SFWMD, it was witnessed that the preservation area perimeter fence was in need of pressure cleaning and sealing. Ms. Nguyen advised that the last time the perimeter fence was sealed was in 2018. Ms. Nguyen presented the following proposals for the Board's consideration:

- Green Earth Powerwashing, LLC: \$15,000
- The Pressure Cleaning Man, Inc.: \$20,216.08

A discussion ensued, after which:

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed accepting the proposal from Green Earth Powerwashing, LLC, in the amount of \$15,000 for the pressure cleaning and application of seal coating to the perimeter fence; further authorizing District Counsel to prepare and Agreement; and further authorizing the District Manager to execute the same on behalf of the District.

Ms. Quintero advised that the HOA would be starting a tree trimming project at the beginning of June. It was agreed that the perimeter fence work be completed before the HOA's tree trimming project.

I. ADMINISTRATIVE MATTERS

1. Statement of Financial Interest 2023 Form 1 Reminder – Filing Deadline: July 1, 2024

Board Members were reminded of the importance of electronically completing their individual 2023 Statement of Financial Interests 2023 Form 1. Ms. Nguyen stated that she would resend the email with instructions on how to complete their individual registration process with the Florida Commission on Ethics Electronic Financial Disclosure Management System. The deadline for submittal is July 1, 2024.

2. Qualifying Period Announcement: Noon, June 10, 2024 – Noon, June 14, 2024 (Seats 2 & 4)

Ms. Nguyen advised that the 4-year terms of office for Seats 2 (Jennifer Marmanillo) and 4 (VACANT) were expiring in November 2024. The qualifying period for election and/or re-election has been set for Noon, June 10, 2024, through Noon, June 14, 2024. Those candidates interested in running for election can submit their qualifying documents in person to the Broward County Supervisor of Elections' Office

located at 115 S. Andrews Avenue, Room 102, Fort Lauderdale, Florida 33301 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2028.

J. BOARD MEMBER COMMENTS

There were no further Board Member comments.

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 10:10 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 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 2023/2024 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 October, 2024.

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 2023/2024
October 1, 2023 - September 30, 2024**

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- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

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

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
O & M Assessments	96,348	98,031	98,031
Debt Assessments	690,183	693,577	693,577
Other Revenues	200	179	179
Interest Income	240	7,600	7,550
TOTAL REVENUES	\$ 786,971	\$ 799,387	\$ 799,337
EXPENDITURES			
Supervisor Fees	2,400	1,800	1,800
Payroll Taxes	200	138	138
Engineering	5,000	4,600	2,650
Management	15,276	15,276	15,276
Legal	8,500	9,500	8,097
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,500	3,500	3,500
Arbitrage Rebate Fee	600	600	600
Insurance	6,700	6,773	6,773
Legal Advertisements	700	1,000	599
Miscellaneous	550	900	751
Postage	150	180	174
Office Supplies	250	230	180
Dues & Subscriptions	175	175	175
Trustee Fees	7,200	6,815	6,815
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	2,000	2,000	2,000
Stormwater Management	20,000	20,000	18,280
Perimeter Fence Repairs	5,230	10,000	0
Miscellaneous Maintenance (Pressure Cleaning, Etc.)	2,500	22,500	20,466
Reserve	3,076	3,076	0
TOTAL EXPENDITURES	\$ 91,007	\$ 116,063	\$ 95,274
REVENUES LESS EXPENDITURES	\$ 695,964	\$ 683,324	\$ 704,063
Bond Payments	(648,772)	(653,157)	(653,157)
BALANCE	\$ 47,192	\$ 30,167	\$ 50,906
County Appraiser & Tax Collector Fee	(15,731)	(16,769)	(16,769)
Discounts For Early Payments	(31,461)	(29,274)	(29,274)
EXCESS/ (SHORTFALL)	\$ -	\$ (15,876)	\$ 4,863
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (15,876)	\$ 4,863

FUND BALANCE AS OF 9/30/23
FY 2023/2024 ACTIVITY
FUND BALANCE AS OF 9/30/24

\$43,224
(\$15,876)
\$27,348

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

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	100	31,050	31,014
NAV Tax Collection	648,772	653,157	653,157
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 648,872	\$ 684,207	\$ 684,171
EXPENDITURES			
Principal Payments (2014A-1)	330,000	330,000	330,000
Principal Payments (2014A-B)	65,000	65,000	65,000
Bond Redemption	2,275	0	0
Interest Payments (2014A-1)	196,791	203,309	203,309
Interest Payments (2014A-B)	54,806	56,675	56,675
Total Expenditures	\$ 648,872	\$ 654,984	\$ 654,984
Excess/ (Shortfall)	\$ -	\$ 29,223	\$ 29,187

FUND BALANCE AS OF 9/30/23	\$597,992
FY 2023/2024 ACTIVITY	\$29,223
FUND BALANCE AS OF 9/30/24	\$627,215

Notes

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

Revenue Fund Balance = \$302,098*.

Revenue Fund Balance To Be Used To Make 2014-1 11/1/2024 Interest Payment Of \$95,137 and 2014-2 11/1/2024 Interest Payment Of \$26,469.

* 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 9/30/24 = \$4,235,000

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 9/30/24 = \$885,000

MEMORANDUM

TO: District Manager

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

DATE: July 12, 2024

RE: 2024 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 2024 – 136, Laws of Florida (HB 7013). The legislation establishes a 12-year term limit for members of popularly elected bodies governing independent special districts, excluding terms starting before November 5, 2024, and excluding certain districts. Supervisors of Community Development Districts (CDDs) do not have term limits. The act provides that the boundaries of independent special districts may only be changed by general law or special act. The law revises criteria for declaring special districts inactive, to include those with no revenue, expenditures, or debt for five consecutive fiscal years, and extends the objection period for proposed inactive status declarations from 21 to 30 days. The law stipulates that a special district deemed inactive can only use funds to service outstanding debt and fulfill existing bond covenants and contractual obligations. Additionally, the law repeals section 163.3756, F.S., to align the regulations for Community Redevelopment Agencies (CRAs) with those applicable to other special districts. The bill repeals sections 165.0615 and 190.047, F.S., which allow independent special districts and CDDs, respectively, to convert to a municipality without legislative approval.

Performance Measures and Standards

The legislation also mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024, or the end of their first full fiscal year, and to report annually on their achievements and performance. Furthermore, by December 1 of each subsequent year, each district must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives that were not met. The annual report must be published on the District's website.

For independent special fire control districts, the bill requires reporting on volunteer firefighter training by October 1 annually.

The legislation reduces the maximum ad valorem millage rate for mosquito control districts from 10 mills to one mill, allowing an increase to two mills via referendum, and requires submission of work plans and budgets to receive state funds. Lastly, the law prohibits the creation of new Neighborhood Improvement Districts (NIDs) after July 1, 2024, and mandates a performance review of existing NIDs by September 30, 2025.

The effective date of this act is July 1, 2024.

2. Chapter 2024 – 80, Laws of Florida (HB 433). The legislation prohibits political subdivisions from establishing, mandating, or requiring employers, including those contracting with political subdivisions, to meet heat exposure requirements not mandated by state or federal law. The law clarifies that it does not limit the authority of political subdivisions to establish heat exposure requirements¹ for their direct employees. Effective September 30, 2026, the law amends Florida’s wage and employment benefits law, prohibiting political subdivisions from controlling or affecting wages or employment benefits provided by vendors, contractors, service providers, or other parties through purchasing or contracting procedures. In addition the law prohibits using wages or employment benefits as evaluation factors or awarding preferences based on them. The law removes the ability of local governments to require a minimum wage for certain employees under contract terms and states that these revisions do not impair contracts entered into before September 30, 2026. Lastly, this act prohibits local governments from adopting or enforcing regulations on employee scheduling, including predictive scheduling, by private employers except as expressly authorized or required by state or federal law, rule, regulation, or federal grant requirements. Except as otherwise provided, the effective date of this act is July 1, 2024.

3. Chapter 2024 – 204, Laws of Florida (HB 149). The legislation raises the maximum limit for continuing contracts under the Consultants' Competitive Negotiation Act (CCNA) from an estimated per-project construction cost of \$4 million to \$7.5 million, with an annual adjustment based on the Consumer Price Index (CPI). Starting July 1, 2025, and annually thereafter, the Department of Management Services (DMS) is mandated to adjust the maximum allowable amount for each project in a continuing contract according to the change in the June-to-June CPI for All Urban Consumers, as issued by the Bureau of Labor Statistics. DMS is required to publish the adjusted amount on its website. The effective date of this act is July 1, 2024.

4. Chapter 2024 – 202, Laws of Florida (HB 59). The legislation amends section 720.303, F.S., requiring Homeowner Associations (HOAs) to provide a physical or digital copy of the HOA’s rules and covenants to all members by October 1, 2024. This requirement extends to all new members upon joining and includes providing updated copies whenever amendments to the rules or covenants occur. HOAs are authorized to set standards for the distribution method and timing for these documents. The law also stipulates that HOAs maintain certain official records, such as the HOA’s declaration of covenants and any amendments, within the state for at least seven years. These records must be accessible to parcel owners for inspection or copying, either physically or electronically. The effective date of this act is July 1, 2024

¹ A standard to control an employee’s exposure to heat or sun and mitigate its effects. This includes employee monitoring, water consumption, cooling measures, acclimation periods, informational notices, heat exposure programs, first-aid measures, protections for reporting heat exposure, and related reporting and recordkeeping.

5. Chapter 2024 – 221, Laws of Florida (HB 1203). The legislation establishes educational requirements for community association managers (CAMs) and HOA directors. By January 1, 2025, HOAs with 100 or more parcels must post certain official records on their website or application. It allows parcel owners to request a detailed accounting of any amounts owed to the HOA, and if not provided, the board forfeits any outstanding fine under specific conditions. The bill prohibits HOAs and their committees from imposing requirements on the interior of structures not visible from the frontage, adjacent property, common areas, or golf courses. The law also forbids the need for HOA or committee approval for central air-conditioning, heating, or ventilating systems if not visible from the frontage, adjacent property, common area, or golf course, and if they are similar to approved systems. Criminal penalties are introduced for HOA officers, directors, or managers accepting kickbacks. Additionally, HOAs cannot prevent homeowners from installing vegetable gardens and clotheslines in non-visible areas, and certain HOA election voting activities are classified as a first-degree misdemeanor. The effective date of this act is July 1, 2024.

6. Chapter 2024 – 44, Laws of Florida (HB 621). The legislation establishes section 82.036, F.S., creating a process for removing unauthorized persons (squatters) from residential property. Property owners or their authorized agents can file a verified complaint with the county sheriff, who, upon verifying the complainant's identity and ownership, must serve notice to the occupants to vacate immediately. The law grants immunity to the sheriff and property owner for any property loss or damage unless the removal is wrongful. It also establishes a civil cause of action for wrongful removal, allowing the wrongfully removed party to seek damages, court costs, and attorney fees. The effective date of this act is July 1, 2024.

7. Chapter 2024 – 147, Laws of Florida (SB 7020). The legislation amends section 1.01, F.S., the statute defining “registered mail,” to broaden the range of acceptable delivery services for meeting statutory registered mail requirements in the state. The new definition of “registered mail” now explicitly includes any delivery service by the U.S. Postal Service or a private delivery service that provides proof of mailing or shipping and proof of delivery, confirmed by a receipt signed by the addressee or a responsible person at the delivery address. Additionally, “return receipt requested” is defined to encompass delivery confirmation services by the U.S. Postal Service or private delivery services that offer similar proof of delivery. These amendments are remedial in nature and apply retroactively. The effective date of this act is May 6, 2024.

8. Chapter 2024 – 263, Laws of Florida (HB 321). This legislation specifies that any individual who intentionally releases, organizes the release of, or causes the release of balloons inflated with lighter-than-air gas commits an act of littering and is subject to corresponding penalties². However, children aged six or younger who engage in such activities are exempt from noncriminal littering infractions and associated penalties. The bill removes the exemption for balloons deemed biodegradable or photodegradable by Florida Fish and Wildlife Conservation rules. It also eliminates the provision allowing citizens to petition a circuit court to prevent the release of ten or more balloons. Additionally, the bill revises definitions in section 403.413, F.S., the Florida Litter Law, to include:

² The penalty for littering generally corresponds to the amount of litter discarded. ≤ 15 pounds or ≤ 27 cubic feet = Noncriminal infraction, punishable by a civil penalty of \$150. > 15 pounds but ≤ 500 pounds or > 27 cubic feet but ≤ 100 cubic feet = First-degree misdemeanor, punishable by up to one year in jail and a \$1,000 fine. > 500 pounds or > 100 cubic feet = Third-degree felony, punishable by up to five years’ imprisonment and a \$5,000 fine. It is the duty of all law enforcement officers to enforce Florida’s Litter Law.

- “Dump,” specifying that it encompasses the intentional release, organization of the release, or causation of the release of balloons.
- “Litter,” explicitly adding balloons to the definition.

The effective date of this act is July 1, 2024.

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/>.

MEMORANDUM

TO: District Manager

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

DATE: August 9, 2024

RE: 2024 Legislative Update – Supplemental Information

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. Below is a summary of an additional law that was not included in the 2024 Legislative Update.

Chapter 2024 – 184, Laws of Florida (HB 7063). The legislation, among other things, amends section 787.06, F.S., to require nongovernmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services. Special districts, including community development districts, are defined as governmental entities under this statute. The effective date of this act is July 1, 2024.

For convenience, we have included a copy of the legislation referenced in this memorandum. In addition, attached is a form of the affidavit that nongovernmental entities will need to execute when entering, renewing, or extending a contract with a community development district or special district. We request that you include this supplemental 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.

Enclosures (2)

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow Pines Community Development District (the “District”) is a local unit of special-purpose government created and existing under and pursuant to Chapters 189 and 190, *Florida Statutes*, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of October, 2024.

ATTEST:

**MEADOW PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular meetings, special meetings, and public hearings.
- Conduct all post-meeting activities.
- District records retained in compliance with Florida Sunshine Laws.

Performance Measures:

- All Meetings publicly noticed as required.
Achieved: Yes ☐ No ☐
- Meeting minutes and post-meeting action completed as evidenced by District Management's records.
Achieved: Yes ☐ No ☐
- District records retained as required by law, and readily available to the public.
Achieved: Yes ☐ No ☐

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
Achieved: Yes ☐ No ☐
- District amended budget within 60 days following the end of the fiscal year.
Achieved: Yes ☐ No ☐
- District accounts receivable/payable processed for the year.
Achieved: Yes ☐ No ☐
- "No findings" for annual financial audit (yes/no)
Achieved: Yes ☐ No ☐
 - If "yes" explain: _____

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with contracts with District.

Performance Measures:

- District insurance policies reviewed and in place.

Achieved: Yes ☐ No ☐

- Contracted Services obtained for all District operations.

Achieved: Yes ☐ No ☐

- All District contracts in compliance.

Achieved: Yes ☐ No ☐