



**MEADOW PINES
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
FEBRUARY 20, 2025
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
February 20, 2025
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resolution No. 2025-01 – Declaring Vacancies (Seats 2 and 4).....Page 3
- E. Discussion Regarding Vacancies and Appointments to Fill Vacancies
- F. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- G. Election of Officers
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
 - 1. October 17, 2024 Regular Board Meeting.....Page 5
- K. Old Business
 - 1. Staff Report, as Required
- L. New Business
 - 1. Discussion Regarding Stormwater System Cleaning
 - 2. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 8
 - 3. Consider Resolution No. 2025-03 – Registered Agent Change.....Page 15
- M. Administrative Matters
 - 1. Staff Report, as Required
- N. Board Members Comments
- O. Adjourn

Sold To:

Meadow Pines Community Development District - CU00130065
2501A Burns Rd
PALM BEACH GARDENS,FL 33410

Bill To:

Meadow Pines Community Development District - CU00130065
2501A Burns Rd
PALM BEACH GARDENS,FL 33410

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, and by publication on the
newspaper’s website, if authorized on Oct 07, 2024
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

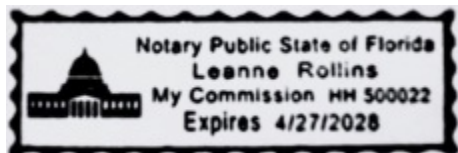


Signature of Affiant

Sworn to and subscribed before me this: October 08, 2024.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: E-Mail
Affidavit Email Address: LArcher@sdsinc.org
7705780

**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
10/07/2024 7705780

RESOLUTION NO. 2025-01

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.

WHEREAS, pursuant to the provisions of Section 190.006, Florida Statutes, the members of the Board of Supervisors (the “District Board”) of the Meadow Pines Community Development District (the “District”) are to be elected by the qualified electors of the District at a general election to be held on November 5, 2024 (the “General Election”); and

WHEREAS, the District provided published notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period for the General Election, as required by Section 190.006(3)(b), Florida Statutes; and

WHEREAS, the **Broward** County Supervisor of Elections has confirmed that at the close of the qualifying period for election to the District Board, no elector qualified for Seats 2, and 4 to be filled in the General Election; and

WHEREAS, 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 90 days of the second Tuesday following the General Election.

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

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The District Board hereby declares Seats 2, and 4 to be vacant, effective on the second Tuesday following the General Election.
3. The District Board shall appoint a qualified elector to Seats 2, and 4 within 90 days of the second Tuesday following the General Election, as required by Section

190.006(3)(b), Florida Statutes. Until such appointment, the incumbent board member in such seat shall remain in office.

4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 20th day of February, 2025 by the Board of Supervisors of the Meadow Pines Community Development District.

ATTEST:

**MEADOW PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 17, 2024**

A. CALL TO ORDER

District Manager Nancy Nguyen called the October 17, 2024, Regular Board Meeting of the Meadow Pines Community Development District (the “District”) to order at 9:34 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 *Sun-Sentinel* on October 7, 2024, as part of the District’s Fiscal Year 2024/2025 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

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 18, 2024, Regular Board Meeting & Public Hearing

Ms. Nguyen presented the minutes of the April 18, 2024, Regular Board Meeting and Public Hearing, 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 April 18, 2024, Regular Board Meeting and Public Hearing, as presented.

A. OLD BUSINESS

1. Discussion Regarding Perimeter Fence Pressure Cleaning and Seal Coating (Ratify DM Actions)

Ms. Nguyen reminded the Board that during the April 18, 2024 Regular Meeting, the Board accepted the proposal received from Green Earth Powerwashing, LLC (Green Earth) in the amount of \$15,000 to pressure clean and sealcoat the preservation area perimeter fence. Ms. Nguyen stated that following the

acceptance, Green Earth informed Ms. Nguyen of a miscalculation in measurements, as such, Green Earth submitted an updated proposal. Ms. Nguyen emailed the Board new proposals as follows:

The Pressure Cleaning Man originally submitted proposal: \$20,216.08
GWS Pressure Cleaning: \$21,600
Green Earth Powerwashing, LLC updated proposal: \$24,000

Ms. Nguyen stated that all Board members individually communicated to Ms. Nguyen their selection of the proposal received from The Pressure Cleaning Man in the amount of \$20,216.08. Ms. Nguyen requested that Mr. George prepare an Agreement between the District and The Pressure Cleaning Man and it would be in order to ratify her actions.

A **motion** was made by Ms. Marmanillo, seconded by Mr. Harrison and unanimously passed ratifying the District Manager’s actions, further accepting the proposal from The Pressure Cleaning Man, in the amount of \$20,216.08 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.

H. NEW BUSINESS

1. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget

Ms. Nguyen presented Resolution No. 2024-05, entitled:

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.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$27,000 at the end of the fiscal year.

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed to adopt Resolution No. 2024-05, as presented, thereby setting the amended/revised budget for the 2023/2024 fiscal year.

2. 2024 Legislative Update Memorandums (BCLMR)

Mr. George explained that his firm has prepared memorandums 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 the District Manager or his office.

3. Consider Resolution No. 2024-06 – Adopting Goals and Objectives

Ms. Nguyen presented Resolution No. 2024-06, entitled:

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.

Ms. Nguyen explained that new legislation states that starting 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 these goals and objectives. Ms. Nguyen further explained that the goals and objectives included in Exhibit A of the resolution are items that are currently requirements of the District per Florida Statutes. It was further explained that at the end of the fiscal year, the Board will have the opportunity to determine if the goals were met.

A **motion** was made by Mr. Brown, seconded by Ms. Marmanillo and unanimously passed accepting Resolution No. 2024-06, further establishing the Meadow Pines Community Development District's goals, objectives, and performance measures.

I. ADMINISTRATIVE MATTERS

1. Update: Broward County Supervisor of Elections 2024 Qualified Candidates Results

Ms. Nguyen reminded the Board that there are two (2) seats whose terms are expiring in November 2024. Those seats are Seat 2 (currently held by Ms. Marmanillo), and Seat 4 (currently vacant). She further explained that there were no candidates for Seat 2 or 4. Ms. Nguyen explained that the new terms of office for Seats 2 and 4 will commence on the second Tuesday following the general election (November 19, 2024).

J. BOARD MEMBER COMMENTS

The Board members were reminded of the importance of completing their required four-hour ethics training by December 31, 2024.

There were no 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 9:42 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2025-02

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 2025/2026; 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 2025/2026 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 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 17, 2025 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 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 20th day of February, 2025.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice-Chairperson

Meadow Pines
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET
O&M Assessments	96,110
Debt Assessments	690,183
Other Revenue	200
Interest Income	1,200
TOTAL REVENUES	\$ 787,693
EXPENDITURES	
Supervisor Fees	2,400
Payroll Taxes	200
Engineering	4,000
Management	16,188
Legal	8,500
Assessment Roll	6,000
Audit Fees	3,700
Arbitrage Rebate Fee	600
Insurance	7,500
Legal Advertisements	1,500
Miscellaneous	550
Postage	150
Office Supplies	250
Dues & Subscriptions	175
Trustee Fees	7,100
Continuing Disclosure Fee	1,000
Website Management	2,000
Stormwater Management	20,000
Perimeter Fence Repairs	7,230
Miscellaneous Maintenance	1,500
Reserve	1,200
TOTAL EXPENDITURES	\$ 91,743
REVENUES LESS EXPENDITURES	\$ 695,950
Bond Payments	(648,772)
BALANCE	\$ 47,178
County Appraiser & Tax Collector Fee	(15,726)
Discounts For Early Payments	(31,452)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS / (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O&M Assessments	98,137	96,156	96,110	Expenditures Less Interest, Other Revenues & Carryover/.94
Debt Assessments	693,577	690,183	690,183	Bond Payments/.94
Other Revenue	179	200	200	Pollution Insurance Reimbursement
Interest Income	7,746	600	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$ 799,639	\$ 787,139	\$ 787,693	
EXPENDITURES				
Supervisor Fees	1,800	2,400	2,400	No Change From 2024/2025 Budget
Payroll Taxes	138	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	2,650	5,000	4,000	\$1,000 Decrease From 2024/2025 Budget
Management	15,276	15,732	16,188	CPI Adjustment
Legal	8,597	8,500	8,500	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,500	3,600	3,700	\$100 Increase From 2024/2025 Budget
Arbitrage Rebate Fee	600	600	600	No Change From 2024/2025 Budget
Insurance	6,773	7,300	7,500	Fiscal Year 2024/2025 Expenditure Was \$7,037
Legal Advertisements	599	1,700	1,500	\$200 Decrease From 2024/2025 Budget
Miscellaneous	751	550	550	No Change From 2024/2025 Budget
Postage	174	150	150	No Change From 2024/2025 Budget
Office Supplies	180	250	250	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	6,815	7,200	7,100	\$100 Decrease From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Stormwater Management	18,280	20,000	20,000	No Change From 2024/2025 Budget
Perimeter Fence Repairs	0	5,230	7,230	\$2,000 Increase From 2024/2025 Budget
Miscellaneous Maintenance	20,466	2,500	1,500	Drainage Structures & Catch Basin Maintenance
Reserve	0	1,100	1,200	Reserve
TOTAL EXPENDITURES	\$ 95,774	\$ 91,187	\$ 91,743	
REVENUES LESS EXPENDITURES	\$ 703,865	\$ 695,952	\$ 695,950	
Bond Payments	(653,157)	(648,772)	(648,772)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 50,708	\$ 47,180	\$ 47,178	
County Appraiser & Tax Collector Fee	(16,769)	(15,726)	(15,726)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(29,274)	(31,454)	(31,452)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 4,665	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 4,665	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Interest Income	33,586	1,000	2,000	Projected Interest For 2025/2026
NAV Tax Collection	653,157	648,772	648,772	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
Total Revenues	\$ 686,743	\$ 649,772	\$ 650,772	
EXPENDITURES				
Principal Payments (2014A-1)	330,000	345,000	360,000	Principal Payment Due In 2026
Principal Payments (2014A-2)	65,000	65,000	70,000	Principal Payment Due In 2026
Bond Redemption	0	5,329	5,208	Estimated Excess Debt Collections
Interest Payments (2014A-1)	203,309	183,374	168,464	Interest Payments Due In 2026
Interest Payments (2014A-2)	56,675	51,069	47,100	Interest Payments Due In 2026
TOTAL EXPENDITURES	\$ 654,984	\$ 649,772	\$ 650,772	
EXCESS/ (SHORTFALL)	\$ 31,759	\$ -	\$ -	

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 1/1/25 = \$4,235,000

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 1/1/25 = \$885,000

Meadow Pines Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
O&M Assessment For Phase 1	\$ 64.49	\$ 124.49	\$ 124.49	\$ 124.24	\$ 124.18
<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	\$ 958.51	\$ 958.51	\$ 958.26	\$ 958.20
O&M Assessment For Phase 2	\$ 64.49	\$ 124.49	\$ 124.49	\$ 124.24	\$ 124.18
<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	\$ 1,088.99	\$ 1,088.99	\$ 1,088.74	\$ 1,088.68

* 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 2025-03

A RESOLUTION OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Meadow Pines Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks to designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF JANUARY, 2025.

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors