

**Quail Roost**  
**Community Development District**

**Miami-Dade County Ordinance #18-19**  
**Established March 3, 2018**

**Agenda**

Seat 1 (11/26): Teresa Baluja – C.	
Seat 4 (11/28): Carmen Orozco – V.C.	
Seat 3 (11/28): Raisa Krause – A.S.	
Seat 5 (11/26): Vanessa Perez – A.S.	
Seat 2 (11/28): Lilibeth Hauck	

**Friday**  
**February 21, 2025**  
**10:30 a.m.**  
**Lennar Homes**  
**5505 Waterford District Drive Miami, Florida**

**Microsoft Teams**  
**Meeting ID: 229 644 950 364**  
**Passcode: PykHFJ**  
**by phone: +1 872-240-4685**  
**conference ID: 756 304 815#**

1. Oath of Office for Ms. Carmen Orozco (*elected at landowners meeting on November 15, 2024 – last LO seat*)
2. Roll Call
3. Organizational Matters
  - A. Consideration of Resolution #2025-01 Canvassing and Certifying Results of Landowners Election
  - B. Consideration of Resolution #2025-02 Declaring a Vacancy on the Board of Supervisors and Appointing a Qualified Elector to the Vacant Seat for Seat #2 and Seat #3 *if applicable*
  - C. Oath of Office for Newly Appointed Supervisor(s) *if applicable*
  - D. Consideration of Resolution #2025-03 Electing Officers
4. Approval of Minutes of the July 19, 2024 Meeting
5. Discussion of Financing Matters
  - A. Ratification of Second Amended Notice of Establishment amended by Ordinance No. 25-3
  - B. Acceptance of Engineers Report
  - C. Acceptance of Assessment Methodology
  - D. Consideration of Resolution #2025-04 Declaring Special Assessments
  - E. Consideration of Resolution #2025-05 Calling for a Public Hearing to Impose Special Assessments
  - F. Consideration of Resolution #2025-06 Bond Authorizing Resolution

6. Consideration of Resolution #2025-07 Designating Michael Pawelczyk as the District's Registered Agent and the Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as its Registered Office
7. Consideration of Conveyance for Water and Sewer and Related Documents - *Pending District's Engineer and District's Attorney Approval*
8. Ratification of Engagement Letter with Berger, Toombs, Elam, Gaines, & Frank to perform the Audit for Fiscal Year Ending September 30, 2024
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field
  - D. Manager
    - 1) Ratification of Performance Measures and Standards
    - 2) Authorization to Open a State Board Account
10. Financial Reports
  - A. Acceptance of Check Register
  - B. Acceptance of Unaudited Financials
11. Supervisors Requests and Audience Comments
  - A. Discussion of Resident Request for Speed Control / Speed Bumps
12. Adjournment

***Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.quailroostcdd.com>***