MINUTES OF MEETING
QUAIL ROOST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Quail Roost Community Development District was held on May 19, 2023 at 10:30 a.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Carmen Orozco	Vice Chairperson
Vanessa Perez	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Michael Pawelczyk	District Counsel

FIRST ORDER OF BUSINESS — Oath of Office for Ms. Lilibeth Hauck *(elected at last landowners meeting)*

SECOND ORDER OF BUSINESS — Roll Call

Mr. Hernandez called the meeting to order, called the roll, and indicated that Ms. Hauck's oath of office would be administered at the next meeting she attended.

THIRD ORDER OF BUSINESS — Approval of Minutes of the March 17, 2023 Meeting

Mr. Hernandez: Moving on, next we have Approval of Minutes of the March 17, 2023 Meeting. Unless anyone has any changes, corrections, additions, or deletions, a motion to approve them as-presented would be in order.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Minutes of the March 17, 2023 Meeting were approved as-presented.

FOURTH ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2024 Budget

A. Motion to Open the Public Hearing

Mr. Hernandez: Moving on, the next item that we have is the Public Hearing to Adopt the Fiscal Year 2024 Budget. The first action would be a motion to open the public hearing.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, public hearing was opened.

B. Public Comment and Discussion

C. Consideration of Resolution #2023-04 Annual Appropriation Resolution

Mr. Hernandez: We have no public with us today for comments or discussion. It is important to indicate for the record that the District advertised this meeting and provided means for anyone to attend virtually via telecommunication or by phone for any comments. As of yet, no one has joined us. The other part that is important to indicate before we look at the resolutions is that the proposed budget that is being presented today is exactly the same version we presented in March, and at the same time, the amounts being presented are the same if compared to the prior year, and at the same time, it corresponds and ties with the restrictive covenants. Based on those indications, unless anyone has any questions, we can move forward and consider Resolution #2023-04 Annual Appropriation Resolution. This resolution takes the District's proposed budget and makes it the District's adopted budget. Unless anyone has any questions, the recommendation from staff is to approve Resolution #2023-04.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2023-05 Levy of Non Ad Valorem Assessments

Mr. Hernandez: The next one is Resolution #2023-05 Levy of Non Ad Valorem Assessments. This resolution allows the District to levy on the Miami-Dade County tax roll. Unless there are any questions, a motion to approve Resolution #2023-05 would be in order at this time.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-05 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Hernandez: Lastly, I just need a motion to close the public hearing.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the public hearing was closed.

FIFTH ORDER OF BUSINESS Consideration of Resolution #2023-06 Establishing an Electronic Signing Policy

Mr. Hernandez: Next we have Consideration of Resolution #2023-06 Establishing an Electronic Signing Policy. Unless anyone has any questions, the recommendation is to approve this resolution.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-06 Establishing an Electronic Signing Policy was approved.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Hernandez: Staff Reports. Mike?

Mr. Pawelczyk: Nothing, other than the amendment with Tony's that was approved at the last meeting. You were working on getting that executed, so when you do, I will need a copy. That is all I have for Quail Roost.

Mr. Hernandez: Thank you very much. I will work on getting that to you.

B. Engineer

There not being any report, the next item followed.

C. Field Manager

Mr. Hernandez: The community has improved drastically. I am extremely happy with the direction of how things have been moving. One of the items I do want to make the Board aware of is that the District received an email from a resident. Initially, I didn't know exactly why she was asking to put some garbage cans at the mailbox area, but when I went to the area to look at it, and in the report, you will find some photos, you will see there is nothing installed there and as you can see there is garbage around the area. If we were to put a garbage can there, it will require the District to service it, and there is currently nothing in the District's budget for that. We have not contemplated that expense. However, you can see that some of these areas do have garbage. She is also complaining that people are not picking up after their dogs. Once again, the District does not have anything in the budget for these services. So, if we were to try putting garbage cans there, it may make things worse because now we would be responsible for emptying them. So, I think there is enough information to let her know this. I have already corresponded with her via email and explained to her that we have limited powers, and it is not that the CDD doesn't want to do it, but a line item to cover the costs would need to be added to the budget, and as of right now, none of that is part of the District's budget.

D. CDD Manager

1) Consideration of Proposed Fiscal Year 2024 Meeting Schedule

Mr. Hernandez: For the Manager, we have the proposed fiscal year 2024 meeting schedule. Unless anyone would like to make any changes, a motion to approve it would be in order, and by approving it, you will also be authorizing staff to advertise it.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Proposed Fiscal Year 2024 Meeting Schedule was approved as-presented.

2) Financial Disclosure Report Not Updated Yet, but Staff's Understanding is that Everyone Has Filed Annual Form

Mr. Hernandez: All of the Supervisors that are here today have filed their forms, but the website to confirm that information has not been updated yet.

3) Number of Registered Voters in the District – 368

Mr. Hernandez: There are currently 368 registered voters in the District. So, this District has met the at least 250 registered voters requirement and will also have six years of establishment next year, so two seats will start converting to be elected through the general election process, which is controlled by the Miami-Dade County Supervisor of Elections office.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Run Summary

B. Acceptance of Combined Balance Sheet

Mr. Hernandez: Moving forward to the Financial Reports, Tab A has the check run summary and Tab B has the combined balance sheet. Unless there are any questions on either of those, a motion to accept the financials would be in order.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the check run summary and the combined balance sheet were accepted.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Hernandez: Are there any Supervisors' requests at this time? Hearing none, once again, we don't have any audience here today.

NINTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: And with nothing else, a motion to adjourn would be in order.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the meeting was adjourned.

Teresa Baluja (Aug 18, 2023 13:11 EDT)

Secretary /Assistant Secretary

Chairman / Vice Chairman

08-18-23meetingdocumentstobesigned-QuailRoost

Final Audit Report 2023-08-18

Created:	2023-08-18
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZa-4X2KIShf8beNwL4JEQR0IROqIr2dP

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Signer teresa.baluja@lennar.com entered name at signing as Teresa Baluja
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