

**MINUTES OF MEETING
LANDINGS AT MIAMI
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Landings at Miami Community Development District was held on Wednesday, July 24, 2024, at 6:00 p.m. at 23398 SW 108th Court, Miami, Florida.

Present and constituting a quorum were:

Nathalia Jiron	Chairman
Alex Fonseca	Vice Chairman
Daimy Figueroa	Assistant Secretary
Nicki Naserzare	Assistant Secretary
Lucie Havers	Assistant Secretary
Maytee Rams Aguilera	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Liza Smoker	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Letter of Resignation from Ms. Lucie Melendez-Havers

Ms. Duque: The next item is organizational matters, and we have received a resignation letter from Ms. Lucie Melendez-Havers and at this moment I need a motion from the Board to accept the resignation letter.

On MOTION by Ms. Jiron seconded by Ms. Figueroa with all in favor, accepting the resignation from Ms. Lucie Melendez-Havers was approved.

Ms. Duque: And for the record, I would like to state that Alex has joined us too.

B. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office Seat #5 (11/2024)

Ms. Duque: So, the next item is consideration of appointment of Supervisor to the unexpired term of office for seat #5, and this term will expire in November 2024. Just so the Board knows I have received a letter, an email from Maytee Rams Aguilera, and I have printed out that email and it's not part of your agenda package because I just received it last week. So, in this email, it's her intention to be part of the Board of Supervisors, and we have Maytee here with us today, so if the Board allows her, perhaps she can do a small presentation to the Board and go from there.

Ms. Rams: A presentation?

Ms. Duque: Just pretty much tell the Board who you are, and that you're willing to be a part of the Board.

Ms. Rams: Ok, I am Maytee Rams Aguilera and I live at 10922 SW 234th Street, I am a resident of the community, and I would like to be part of the CDD Board.

Ms. Duque: Thank you Maytee. So, once again this is up to the Board at this moment to consider Maytee for this unexpired term of office for seat #5.

Ms. Naserzare: Yes, so can I just by motion, I'd like to state a motion on the record to appoint Maytee Rams Aguilera as a Board member of the CDD.

Ms. Duque: Perfect.

On MOTION by Ms. Naserzare seconded by Ms. Jiron with all in favor, appointing Maytee Rams Aguilera to fill the unexpired term of office for seat #5 was approved.
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C. Oath of Office for Newly Appointed Supervisor(s)

Ms. Duque: Ok, so now you can join us Maytee, and Lucie thank you so much for everything, and again you need to file Form 1, the financial disclosure statement, and Form 1F, and call me if you have any questions but, you've already received an email from my office to do that.

Ms. Havers: Ok, I will, thank you.

Ms. Duque: So, Maytee I'm going to provide you with this, it's the oath of office, and you will need to fill this out and I'm going to read it, and then you would provide me with your name, and at the end you would just say, I do or I accept, so "I".

Ms. Rams: Maytee Rams Aguilera.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Landings at Miami Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Landings at Miami Community Development District, Miami-Dade County, Florida.

Ms. Rams: I will.

Ms. Duque: Thank you so much.

D. Election of Officer(s)

Ms. Duque: Now that we have appointed Maytee, I will need to read the slate of officers, and together with the slate of officers I will ask the Board to consider resolution #2024-06 which is item No. 4 on the agenda, electing Sharyn Henning as assistant treasurer from my office. So, for the Board, currently, we have Nathalia Jiron as chairman, Alex Fonseca is our vice chairman, Daimy Figueroa and Nicki Naserzare are assistant secretaries. From my office, Juliana Duque is your secretary, Rich Hans is the assistant secretary, Patti Powers is the treasurer, and now with resolution #2024-06 we will elect Sharyn Henning as assistant treasurer, and then in addition to that would be Maytee will also be an assistant secretary. This is the moment for the Board to change that slate of officers if you would like to do so. If you would like the slate of officers to stay the same, I will need a motion to keep the slate of officers the same, and also the motion will consider resolution #2024-06 electing Sharyn Henning as the assistant treasurer and adding Maytee as well as assistant secretary.

Ms. Jiron: A motion to keep it the same and add Sharyn and Maytee.

On MOTION by Ms. Jiron seconded by Ms. Naserzare with all in favor, election of officers, keeping the existing slate of officers the same, and also adding Sharyn Henning as assistant treasurer and Maytee Rams Aguilera as an assistant secretary was approved.

Ms. Duque: So, once again, just for the record, Nathalia Jiron is our chairman, Alex Fonseca is our vice chairman, Daimy Figueroa, Nicki Naserzare and Maytee Rams Aguilera are assistant secretaries. From my office, GMS with the resolution #2024-06 that was approved, Sharyn Henning is our assistant treasurer, Patti Powers is your treasurer, Rich Hans is your assistant secretary, and Juliana Duque is your secretary.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 26, 2024 Meeting

Ms. Duque: Let's move forward then to the approval of the minutes of the June 26, 2024 meeting. This is the moment to present any additions, corrections, or deletions to those. I did receive one correction, it was made by your attorney on page 6, it's the third paragraph under Liza, and the first sentence should read, so, in the rulemaking process you can make your own rules to enforce, and then if you want to enforce them yourselves, period. Then capital Y for, You could have the HOA enter into an agreement, and this is important because there are two scenarios here. Number one, the CDD can have their own rules, and we can enforce those rules once we adopt them, or we can give that authority to the HOA so that the HOA can enforce the CDD rules. So, that's the only comment that I have, and I don't know if there are any other comments, additions, corrections or deletions but, if there are none, a motion to approve them with the change will take place.

On MOTION by Ms. Jiron seconded by Mr. Fonseca with all in favor, the Minutes of the June 26, 2024 meeting with the indicated change were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution
#2024-06 Electing Sharyn
Henning as Assistant Treasurer**

Ms. Duque: So, item No. 4 was already taken care of so we don't need to discuss that one.

FIFTH ORDER OF BUSINESS

**Discussion of Parking Rules
and Regulations**

Ms. Duque: Let's move forward then to discussion of parking rules and regulations. So, as the Board is aware I sent a couple of emails to the Board reminding them to provide me with any comments about the current parking rules and regulations, and when I say current parking rules and regulations those are the ones that the Landings at Miami Master Association already has. So, those are the set of rules and regulations that we're using and accommodating those to the needs of the CDD. Thank you so much Nicki for sending me your comments, I have attached the comments on a separate page for the Board of Supervisors also, the ones that were made by Nathalia. During this past month, I also talked to Nathalia, and Nathalia was appointed by motion by the Board to be the person working directly with me on those set of rules and regulations. Nathalia believes that the proper person to work on this process is Daimy, taking into consideration that she worked on your Master HOA rules and regulations. I did talk to Daimy about this and she agrees, and she is more than willing to help. So, what we do need to do now is change that motion and make a new motion to appoint Daimy to work with me on those set of rules and regulations, and anyone can provide me with that motion.

Ms. Jiron: I make a motion to assign Daimy to do that.

On MOTION by Ms. Jiron seconded by Ms. Naserzare with all in favor, appointing Daimy Figueroa to work directly with District staff and bring back the parking rules and regulations for discussion at the next Board meeting was approved.

Ms. Duque: So, now Daimy and I will be working on those set of rules and regulations. As I explained to her, it's very simple, we just need to make sure that those rules and regulations are the rules and regulations that the community needs, in the sense of the public areas. We cannot include in those rules and regulations, like parking should be on the

driveways, and we cannot get involved in the HOA, so it's just strictly CDD areas. So, once again, and this was discussed at the last meeting, as soon as we create those set of rules and regulations we will need to advertise for a public hearing, and we will hold that meeting and we will approve the rules and regulations, and after that, the District attorney will assist us with the agreement so that the CDD and the HOA can enter into an agreement and the HOA can enforce those rules and regulations. Once again, the CDD can also do it but, it's my understanding what the Board wants is for the HOA to enforce them, to have only one entity taking care of all of that. I don't know if anyone has any questions or additional comments about those rules and regulations but, Daimy I have provided you with the comments that were made by Nicki and I don't know Nicki if there is anything else that you would like to add?

Ms. Naserzare: I just believe that the rules we have in place are consistent with the revised Florida Statutes, I think it's Chapter 700, so I do believe that the Landings HOA does need to update their rules to be consistent with Florida Law, so that we can consider adopting those rules as part of our own.

Ms. Duque: Ok, thank you. So, I guess what Nicki is saying is you would like to wait for the HOA to revise those rules and regulations before moving forward?

Ms. Naserzare: Yes, to be consistent with Florida Law.

Ms. Duque: OK.

Ms. Naserzare: For instance, there is language in here regarding commercial vehicles, there is also language regarding if your vehicle does not have a, the commercial vehicles I know for sure is in the Florida Statute that's been changed, the definition of that, so I do believe that our set of rules needs to be more cohesive and needs to explain what a commercial vehicle is. There's also language in our rules that talk about a broken-down vehicle that cannot be in a parking lot in your driveway for "X" amount of time. There's cars that break down, people have problems, and they can't fix them for a couple of weeks at a time, so I don't believe that's fair either. So, I mean from a fairness standpoint, as well as a consistency standpoint with the Florida Statute, I do believe that the HOA needs to take a better look at their rules because once the CDD does adopt their rules, we can't just amend them, we're going to have to go through a whole other agreement and the process, so the rules that the HOA puts in place needs to be airtight and solid for the CDD to even give them consideration and for the Board as a whole to approve on. So, that's where my issue is so

my comments are X and a Y on certain things because I don't believe the set of rules is good, they need to be fixed.

Ms. Duque: So, there are two things that I think are important that Nicki has mentioned number one is related to the legislation, we do need to make sure we have those set of rules and regulations correct, and when it relates to the driveway or HOA, remember that has nothing to do with the CDD.

Ms. Naserzare: Right.

Ms. Duque: So, those are, I think to Nicki's point it's important just so the HOA is enforcing proper rules and regulations on the HOA side, but that will not be on the CDD side, so I think that's the most important thing.

Ms. Figueroa: Right, and what we are going to be working on is just the ones that are on the public parking spaces.

Ms. Duque: That is correct, just the public parking spaces, correct Daimy.

Ms. Figueroa: Ok.

Ms. Duque: It's just that we wanted to make sure that let's say, if there is a change in terms of the commercial vehicles, and you allowed to have commercial vehicles now within your community, so this is a rule that we should not be placing on the public parking spaces.

Ms. Figueroa: Correct.

Ms. Duque: Ok. So, I guess the direction from the Board is for me to wait then until the HOA Board change their rules and regulations, and then from there we'll take over this discussion once again.

Ms. Naserzare: Yes, and do I need to make a motion for that?

Ms. Duque: No, I think at this moment it's clear, we just have to wait until that takes place, it's my understanding that some of the Board of Supervisors are also part of your HOA Board, so we also have Ana as the property manager and she could also be on top of this and make sure the new legislation is consistent and cohesive with the rules and regulations that you currently have. So, I think once again, we'll readdress as soon as we get the new set of rules and regulations from your HOA.

SIXTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let's move forward to staff reports, attorney.

A. Attorney Memorandum, - 2024 Legislative Update

Ms. Smoker: Sure, every year our office circulates a memorandum on a few laws that directly affect the CDD so we put them in the memo that we've provided. I'll just touch on a couple of them but, the first one that's going to affect you the most is new performance measures and standards, and you don't have to worry about that right now but, as it gets closer to October there's going to be a list by virtue of a resolution of the District's goals and objectives that we'll be articulating through the resolution of what the District will be doing. Then in December 2025 will be your first annual report kind of reporting of what the District was able to accomplish as far as those goals and objectives, so that's something we'll get into later but, I just wanted to put that on your radar. That same house bill also provides for a variety of term limits for certain officials but that does not apply to you as the Board of Supervisors. Also, in the memorandum, there are some laws and regulations now for contracts regarding contractor's employees, it's not really going to affect you as a District, we review all your contracts and this District has not tried to impose certain requirements on contractors in their contracts regarding their employees so, that's just one for your radar, and there are a few other ones, new laws regarding HOAs, those are in there just for your reference. There's also some summaries on new laws regarding squatters and registered mail, and the last one regarding helium balloons we put in there just because sometimes some of the Districts have clubhouses and issues with gender reveals where they release balloons and now that's not allowed. Does anyone have any questions on these?

Ms. Duque: Not hearing any questions, thank you so much, Liza.

B. Engineer

Ms. Duque: Let's move forward to engineer, nothing to discuss at this moment.

C. Manager - Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form

Ms. Duque: Under the manager's report, I would like to remind the Board of Supervisors to take a look at the financial disclosure report from the Commission on Ethics, your annual form needs to be filed, and we have Daimy and Lucie who are still pending, and everybody else has filed, so thank you so much for that. Daimy, if you need any help or assistance let me know, and just again, a reminder for the Board of Supervisors that December 31st is your due date for the ethics training. I have already

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sent copies of the email to the Board with the memorandum and some of the links that you can click on, and if you have any questions let me know about those also.

Ms. Smoker: Just a general comment on those Form 1s, they do impose a fine of \$25 per day if it's late, and once it's charged it can get quite hefty so make sure to get those in.

Ms. Duque: Yes, and it's up to \$1,500.

Ms. Smoker: Exactly.

Ms. Duque: Thank you, Liza.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Duque: So, let's move forward to financial reports, tab A is approval of the check run summary, and tab B is the acceptance of the unaudited financials. Unless there are any questions, a motion to approve them will take place.

On MOTION by Ms. Jiron seconded by Mr. Fonseca with all in favor, the check run summary and the unaudited financials were approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor's requests? Not hearing any, there is no audience present today, so there are no audience comments.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Duque: So, a motion to adjourn will take place.

On MOTION by Ms. Jiron seconded by Ms. Rams with all in favor, the Meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman