

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, September 25, 2024, at 6:00 p.m. at 23398 SW 108th Court, Miami, Florida.

Present and constituting a quorum were:

Nathalia Jiron
Alex Fonseca
Daimy Figueroa
Nicki Naserzare
Maytee Aguilera

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Liza Smoker

District Manager
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

Approval of the Minutes of the July 24, 2024 Meeting

Ms. Duque: Let's move forward to the approval of the minutes of the July 24, 2024 meeting. This is the moment to present any additions, corrections or deletions. If there is none, a motion to approve them will take place.

On MOTION by Ms. Jiron seconded by Ms. Figueroa with all in favor, the Minutes of the July 24, 2024 meeting were approved.
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THIRD ORDER OF BUSINESS

Staff Reports

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

A. Attorney

1) Legislative Update, July 21, 2024 – Supplemental Information

2) Affidavit Compliance with Anti-Human Trafficking Laws

Ms. Smoker: Yes, we have one more supplement for the 2024 legislative memorandum and it's the new law that is effective for you all starting July 1st, so any contracts that you amend or enter into now will require, if it's not with another governmental entity will require an anti-human trafficking affidavit. This will be required for any contracts the District enters into so we'll be now working with the District manager to get those for any contracts that you enter into as a District. The memorandum is in your booklets so I'll let you read it but, if you have any questions please let me know.

Ms. Duque: Thank you so much Liza for that report. Are there any questions of District counsel?

3) Engineer

Ms. Duque: Not hearing any, nothing to report under the engineer.

4) Manager

1) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form – everyone has filed

2) Consideration of Performance Measures and Standards as Required by Florida Statute 189.0694

Ms. Duque: Let's move forward to the manager's report, so the first one is the discussion of the financial disclosure report from the Commission on Ethics and reminder to file the annual form, and everyone has filed, so thank you so much for that. The only reminder is the ethics training, remember that is due on December 31, 2024. I will send an email reminder with the links so that you can do the training. Let's move forward then to the next item which is consideration of performance measures and standards as required by Florida Statutes. As you might recall, we talked about it a little bit during the last meeting, the Florida Legislature during their 2024 legislative session established new regulations for Special Districts, which is to enhance the accountability and also the transparency of the District. So, with this starting on October 1, 2024 we need to upload on our website the District performance measures and standards which is pretty much the objectives and goals of the District, and additionally, by December 1st of each year, and this will start in 2025, each Special District is required to publish this annual report on the website and we need to say if we accomplished or not those goals and objectives. So,

GMS has identified three key categories that we're going to be focusing on in our 2025 fiscal year, and those are community communication and engagement, the infrastructure and facilities maintenance, and also the financial transparency and accountability. If you look at the memo, that memo has an exhibit, and that exhibit shows those three categories that I'm talking about and I'm just going to give you one example by category so that the Board of Supervisors understands that report. So, one of them in reference to the community communication and engagement for example is the notice of the meetings compliance. So, we need to provide notice of meetings in accordance with the Florida Statutes, the measurement is the timelines and methods of meeting notices that are evidenced by posting them on the CDD webpage and also publishing in the local newspaper. The standard is 100% of every meeting which needs to be advertised as per the Florida Statutes, and then we say if we've achieved it or not. So, after that one we have the public meetings compliance, we also have the access to records compliance. Under the infrastructure and facilities maintenance, for example you do have the District infrastructure and facilities inspections, as the Board is aware and we presented in past meetings already, the District engineers conducts an annual inspection of the District infrastructure and all the related systems. So, the measurement of that is a minimum of one inspection, which is what we currently have with our District engineer agreement per year, and the standard is once again that one inspection completed in the fiscal year by the District engineer, and we need to say if we accomplished that goal or not. Similar to that one we have the field manager or District manager site inspections, and as you might recall the District currently has an agreement with the HOA, and all of the field services are provided by the HOA. We also have the financial transparency and accountability and one of them is for example, the financial reports which we publish them on the CDD website, like the annual audit, the current fiscal year budget, with any amendments if there were any made in that fiscal year, and measurement once again are those previous year budgets, the financials that are accessible to the public as evidenced by correspondence as it was evidence also by the Board of Supervisors when you kind of joined the CDD, all of the requests for invoices and statements was provided to the Board of Supervisors. Similar to that one we have the annual financial audit, and we also have the annual budget preparation. So, this is pretty much the report, the proposed goals and objectives, and I recommend the Board of Supervisors to adopt that set of goals and objectives so that we

maintain compliance with HB7013 and that is once again to enhance our commitment to the accountability and transparency of the District that is now being required by Florida Legislature. So, a motion to approve will take place.

On MOTION by Ms. Jiron seconded by Ms. Aguilera with all in favor, accepting the Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

Ms. Duque: We will execute that today, Nathalia, and we will post it on our website.

FOURTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Duque: The next item is the financial reports, which is the approval of the check run summary, and tab B is the acceptance of the unaudited financials. Unless there are any questions about those, a motion to approve them will take place.

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

Ms. Duque: One more thing I would like to mention to the Board of Supervisors is that I was already reached out by your HOA representative in reference to the parking rules and regulations. It's my understanding that item is going to be discussed on the Master HOA level tonight and after that I'm assuming when the final product of those rules and regulations are ready, they're going to be passed on to our attention. There were a couple of questions about what can and cannot be done in the CDD areas but, bottom line, those rules and regulations are set by this Board of Supervisors and the intention is to follow the rules and regulations that you're going to be approving for the HOA. That's it, that's the only comment I would like to make to the Board of Supervisors.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

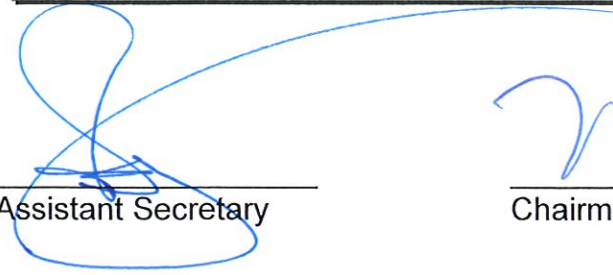
Ms. Duque: Do I have any Board of Supervisor's requests at this moment? Not hearing any, there is no audience present today, so there are no audience comments.

SIXTH ORDER OF BUSINESS

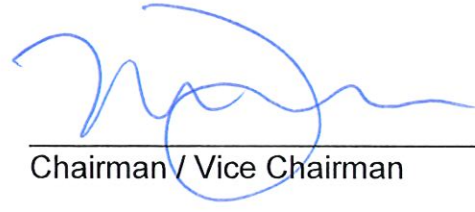
Adjournment

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

On MOTION by Ms. Figueroa seconded by Ms. Aguilera with all in favor, the Meeting was adjourned.



Secretary /Assistant Secretary



Chairman / Vice Chairman