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, May 17, 2023, at 9:30 a.m. at 23398 SW 108th Court, Miami, Florida.

Present and constituting a quorum were:

Craig Perry	Chairman
Jose Milan	Vice Chairman
Deborah Perry	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Gregory George	District Counsel
Ana Llerena	FSR Residential Property Management

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 March 15, 2023 Meeting

Ms. Duque: The next item is the approval of the minutes of the March 15, 2023 meeting. This is the moment to present any additions, corrections, or deletions. If there are none, a motion to approve them will take place.

> On MOTION by Mr. Perry seconded by Mr. Milan with all in favor, the minutes of the March 15, 2023 meeting were approved.

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

A. Motion to Open the Public Hearing

Ms. Duque: The next item is the public hearing to adopt the fiscal year 2024 budget. So, the first item is for the Board motion to open the public hearing to adopt the fiscal year 2024 budget.

On MOTION by Mr. Perry seconded by Mr. Milan with all in favor, opening the public hearing was approved.

B. Public Comment and Discussion

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

Ms. Duque: The next item is public comments and discussion, and I just want to mention for the record that we don't have anyone from the public today. I do have one caller on the conference call, and I'm not sure who that is. Nathalia, is that you joining us over the conference call? If that's you, you can also send me a text message letting me know if you are on the call. Ok, so let's move forward then, and it's important to mention for the record that the proposed budget was discussed during our March 15, 2023 meeting so we had plenty of time for the residents to provide any comments or questions that they had. Let's move forward to consideration of resolution #2023-04, this resolution is the annual appropriation resolution which pretty much takes this proposed budget and makes it the District's adopted budget. So, a motion to adopt resolution #2023-04 will take place.

On MOTION by Ms. Perry seconded by Mr. Milan 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

Ms. Duque: The next resolution is resolution #2023-05 levy of Non Ad Valorem Assessments. So, this resolution allows the District to levy the Non Ad Valorem Assessments for the general fund and adopt those assessments to the roll of the Landings at Miami Community Development District for the fiscal year 2024. As the Board knows the District has certain improvements and costs associated with the operation and maintenance of those improvements, and the total you can see on the resolution for the general fund for those assessments during the fiscal year 2024 will be $841,712 which is levied on 493 units within the District. So, Non Ad Valorem Assessments are done by the Tax Collector's office of Miami-Dade County. The portion of those assessments is shown in Exhibit A, and pretty much this resolution allows the District to levy the assessments on the Miami-Dade County tax bills, and with that being said, a motion to adopt resolution #2023-05 will take place.

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

E. Motion to Close the Public Hearing

Ms. Duque: Then a motion to close the public hearing will take place.

> On MOTION by Mr. Milan seconded by Mr. Perry with all in favor, closing the public hearing was approved.

FOURTH ORDER OF BUSINESS — Acceptance of Audit for Fiscal Year Ending September 30, 2022

Ms. Duque: The next item is the acceptance of audit for fiscal year ending September 30, 2022. So, Berger, Toombs, Elam, Gaines and Frank have completed the audit of the financial statements of the Landings at Miami Community Development District. In their opinion the District complied with all the requirements during the fiscal year ending September 30, 2022. So, a motion to accept the audit will take place.

> On MOTION by Mr. Perry seconded by Ms. Perry with all in favor, accepting the audit for Fiscal Year ending September 30, 2022 was approved.

FIFTH ORDER OF BUSINESS — Discussion of Park, Recreation and Open Spaces – General Warranty Deed

Ms. Duque: The next item is more than a discussion, it's more for general information. We have attached the general warranty deed for the park and recreation and open spaces. We have a new Board member who is Nathalia and we wanted to make sure that she understands the process and how everything takes place but, there's nothing to add for this particular item.

SIXTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Mr. George: I have nothing to report today.

Ms. Duque: Thank you so much, Gregory.

B. Engineer

Ms. Duque: Let's move forward to engineer, nothing to report under the engineer.

C. Manager

1) Consideration of Proposed Fiscal Year 2024 Meeting Schedule

2) Number of Registered Voters = 649

Ms. Duque: The next item is the manager's report, so the first item is consideration of the proposed fiscal year 2024 meeting schedule and before the meeting Craig was mentioning a little bit about those meetings, so Craig I think you would like to make a comment.

Mr. Perry: Yes, I'd like to propose changing the general meetings to coincide with the same date of the HOA meetings which is the 4th Wednesday of every month.

Ms. Duque: Ok, so that would be the 4th Wednesday of each month, and let me just check that.

Mr. Perry: Yes, the fourth Wednesday.

Ms. Duque: So, right now we're doing it the third Wednesday, and it's being done at 9:30 a.m. which is what we have proposed on the agenda. Now, the Board would like to move it to the fourth Wednesday and for that to be at 6:00 p.m.?

Mr. Perry: Correct.

Ms. Duque: Ok.

Mr. Perry: Just so it coincides with the HOA meetings and at least you get more engagement with the community.

Ms. Duque: Ana, what time are the HOA meetings?

Ms. Llerena: They're at 7:00.

Ms. Duque: Ok, 7:00 p.m., so that makes sense, so then the list of those Wednesday dates, we will have to actually advertise the notice of the meetings, because the ones you have currently in your agenda package are the third Wednesday, but I think that is very simple, and at this point I would need a motion from the Board to approve for our meetings be the fourth Wednesday of each month at 6:00 p.m. at the Landings Clubhouse.

On MOTION by Ms. Perry seconded by Mr. Milan with all in favor, revising the 2024 Meeting Schedule changing the meeting dates to the Fourth Wednesday of each month at 6:00 p.m. at 23398 SW 108th Court, Miami, Florida was approved.

Ms. Duque: Let's move forward then to the number of registered voters, so I just need to mention to the Board that we currently have 649 registered voters within the District. The next item that we have is, as I had mentioned before we would like to move forward with the use of tablets instead of using books. We brought the books today just to make sure Nathalia also gets familiar with the way we conduct business, but by direction from the Board moving forward I would like to bring the tablets instead of the books for next time.

On MOTION by Ms. Perry seconded by Mr. Milan with all in favor, authorizing staff to use tablets instead of hard copy books for the agenda packages of the meetings was approved.

Ms. Duque: The next item that I have is since we're transitioning now to the residents to be part of our Board of Supervisors, the Board is aware that each Supervisor is entitled to receive for his or her services an amount not to exceed $200 per meeting, not to exceed $4,800 per year per Supervisor. So, if the Board agrees with this, moving forward we will continue paying those Supervisors, and I will need a motion for that item.

Mr. Perry: So, I make a motion to pay $200 per meeting not to exceed $4,800 but that $200 isn't paid monthly, it's paid per meeting.

Ms. Duque: That is correct.

> On MOTION by Mr. Perry seconded by Ms. Perry with all in favor, authorizing staff to continue to pay the Board of Supervisors $200 per meeting not to exceed $4,800 per year was approved.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet

Ms. Duque: The next item is the financial reports, tab A is approval of the check run summary, and tab B is the balance sheet and income statement. Unless there are any questions about those, a motion to approve them will take place.

> On MOTION by Mr. Perry seconded by Ms. Perry with all in favor, the check run summary and the balance sheet were approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor's requests?

Mr. Perry: No.

Ms. Duque: Not hearing any, and are there any audience comments, and once again we don't have anyone present today, but I still have caller #1 on my conference but, I did not receive any text message from that person.

NINTH ORDER OF BUSINESS Adjournment

Ms. Duque: Let's move forward then to the motion to adjourn.

> On MOTION by Mr. Perry seconded by Mr. Milan with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

10·25·2023

Chairman / Vice Chairman