

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, March 27, 2024, at 6:00 p.m. at 23398 SW 108th Court, Miami, Florida.

Present and constituting a quorum were:

Alex Fonseca
Lucie Havers
Daimy Figueroa
Nicki Naserzare

Vice Chairman (by phone/in person)
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Liza Smoker
Several Residents

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 January 24, 2024 Meeting

Ms. Duque: The next item is the approval of the minutes of the January 24, 2024 meeting. This is the moment to present any additions, corrections, or deletions to those. If there are none, a motion to approve them will take place.

On MOTION by Ms. Figueroa seconded by Ms. Havers with all in favor, the Minutes of the January 24, 2024 meeting were approved.
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March 27, 2024**Landings at Miami CDD****THIRD ORDER OF BUSINESS****Acceptance of Audit for Fiscal Year Ending September 30, 2023**

Ms. Duque: The next item is the acceptance of the audit for fiscal year ending September 30, 2023. So, just for the Board of Supervisors to know, the Community Development District must have an annual financial audit, this is pursuant to Chapter 190. So, the Florida Statute pretty much requires that the financial records of the Board should be audited by an independent certified public accountant at least once a year, and I'm just telling you this because you're new to the process, new to the CDD. The Board selected an accountant which is Berger, Toombs, Elam, Gaines, and Frank, and they are the auditors, and they have been auditing the financial statements of the District for many years already. So, they have audited the fiscal year ending September 30, 2023, and if you go to page 10 of your agenda, if you go to the last page you'll be able to see that in their opinion the Landings at Miami Community Development District complied with all the necessary requirements during the year ending September 30, 2023. So, this report pretty much states that we are in compliance with the financial statements, and this is something, once again, that we do every year, it's presented to the Board for the Board to accept the audit for fiscal year ending September 30, 2023, a motion to accept will take place.

On MOTION by Ms. Figueroa seconded by Ms. Havers with all in favor, accepting the audit for Fiscal Year ending September 30, 2023 was approved.

FOURTH ORDER OF BUSINESS**Discussion of:****A. Procedures for Landowners Election – November 27, 2024****B. Procedures for the General Election**

Ms. Duque: The next item is the procedure for landowner's election. So, as the Board is aware, we currently have 5 seats, now, seat #2 is a seat that is under the landowner's election meaning that on November 27th that seat would need to be voted on by whoever is here in person, or by proxy, but it needs to be a landowner within the District, so that's for seat #2 and Nathalia Jiron is currently in that position. We have attached an agenda of how the meeting takes place, so we call the meeting to order, elect a chairman for the purpose of conducting the landowner's meeting, we determine the amount of votes for those particular units, and with that, we nominate the position of the

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Supervisors, we cast the votes, and pretty much say, ok for seat #2 "X" is going to be our new Supervisors, or perhaps it's going to be Nathalia. So, that's one thing that will take place, the second portion is the general election. So, there are also two seats which are seat #4, that's Alex Fonseca's seat, and it's also seat #5, which is Lucie Havers' seat and for those two seats, we have a general election. So, for the general election and for those two seats, the same as Nathalia's seat, they carry a 4-year term. So, for those two seats, they are up for election and the qualifying period for those two seats will commence at 12:00 noon on June 10, 2024 and will close on June 14, 2024 at 12:00 noon. This timeframe is very important because it's the only timeframe where those candidates will need to go to the Supervisor of Elections, Miami-Dade County, which is located in Doral and the address is 2700 NW 87th Avenue in Doral, Florida 33172, and a qualified elector is any person 18 years of age, citizen of the United States of America, a legal resident of the State of Florida, who is registered to vote within Miami-Dade County and is also a resident within the District. So, it's pretty simple, and anyone interested can give me a call, I know Alex and Lucie, you two, if you're planning to run for those seats, it's very important that you need to know your seat number so you don't run against each other. So, Lucie, you are in seat #5, and Alex, you are in seat #4, so that's the most important thing and pretty much what is going to happen is when we have the general election which is on November 5th, that date your residents will vote for those open seats. So, those two things are coming, and I just wanted that to the Board, if you have any questions, please feel free to give me a call. Nathalia is not with us today because of spring break but this is information that I will be providing to her as well.

FIFTH ORDER OF BUSINESS**Staff Reports**

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

A. Attorney

Ms. Smoker: I don't have anything to report unless the Board has any questions.

B. Engineer

Ms. Duque: Nothing to report under the engineer.

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Ms. Duque: Under the manager's report, I really do not have anything additional to report. Just to mention to the Board of Supervisors that I've received calls from some of the residents relating to some questions about certain areas, who owns that area, who maintains that area, and I think it's just questions that I'm going to receive that your HOA property manager is going to receive too because people are getting used to this transition from the developer to being controlled by the residents more than anything else. I think it's very clear, I just wanted to make sure as I stated at the last meeting, the Supervisors cannot discuss any items that potentially will come in front of this Board of Supervisors at a public meeting, that's the only moment you guys can discuss those items. Number two, the streetlights are not part of the CDD, that's very important, that's one of the big questions that I get. The community has a Special Taxing and Lighting District completely different than the CDD, I just wanted to make sure that is clarified but, it's always good for you to know how that takes place, and who pays what under the HOA, I don't know, I'm not part of your HOA and the Board of Supervisors when you are wearing your CDD hat, it's not something for you to be discussing either, you can refer everyone to your HOA, in case they have any questions but, it's very important, there is a Special Taxing and Lighting District and everybody pays for that, it's not the CDD, it's another Special District, it's a different governmental local unit, so it's not the CDD. Number three is, we're going to be talking about the budget at our next meeting, and it's very important because some of the questions that I received from your residents also, they're related to maintenance. The CDD does own certain areas, and I'm going to name some of them, the lake, the lake bank, the dog park, some of the streets, and the streets within your townhomes, those are owned by the District but, they are not maintained by the District because the CDD and the HOA, we have an agreement where the HOA provides all of those services. Can the CDD take control of the maintenance areas again, yes, the Board of Supervisors can talk about that and can make the necessary changes. Since we are a governmental entity there are certain things that we need to follow because it's the law, and one of them is, we have a threshold and if a particular service, let's say a landscape service is higher than that threshold we need to go through a process, not just you guys sitting here saying, I like this one, what do you think. No, it's called a closed bid, so pretty much we received those bids from different vendors, and that's how we pick them, it's a process, and I don't want to go

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too much into detail but, there is a process behind it, and that's something that I want you to have in mind. Another thing is, if you're planning to make any changes we need to talk about it because we're going to propose the budget, and as the budget looks right now, there are no changes because as of today, the services are going to continue being provided in terms of the maintenance by your HOA, and for those services, your residents are paying your HOA, and if we make a change, now that means our assessments, meaning, what is being collected in your tax roll is going to be raised. Of course, you can make changes on your HOA side but, my point is you're going to pay on one side or the other, and if this is something that the Board, and just for the record I would like to mention that Alex Fonseca has joined us. So, if this is something that the Board would like to explore, once again it can be done but we need to do our due diligence because in April, again, we are presenting the proposed budget. I heard some of the residents that said, oh no, we don't want to go through this, it's my understanding that you increased assessments on your Master or HOA, one or the other, and they don't want to go through this process, so it seems that we should leave things as they are, that's what I've heard from the community but, in the end, you as the Board of Supervisors will make that decision, so I think that's one of the most important things that I wanted to mention. Also, for the budget, there is one line item and the Supervisors can be paid every time you meet, it's up to \$4,800 per year and we can place that particular amount in our line item. We do not have it in our budget right now, it's not part of our budget. What I could do is, at the next meeting, which is the April meeting, we're planning to propose the budget, and I'll add that line item, and I'll show the Board of Supervisors what that would imply, if there is any significant change in our budget or not, that's something that we can discuss but, I wanted for you to be aware that it's more or less, it's \$200 that you get paid per meeting, less the taxes that are deducted but, you can get that payment if that's something the Board of Supervisor would like to do.

Ms. Havers: I have a question, sorry to interrupt you, Juliana, and this is Lucie talking. If we exclude ourselves from getting that money, is it going to be ok because I don't want to get paid for that?

Ms. Duque: Yes, I mean, once again, if we set up an amount in the budget that does not necessarily mean you're going to receive it, you can express in one of the meetings to the Board of Supervisors, we have the amount there but I do not want to take

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it, it's up to you but, there might be other Board of Supervisors that says, no I do want to get it because this is kind of voluntary work, and there are meetings and there are other things, so I do have the two sides of the coin.

Ms. Havers: And I don't have any problem with even approving it, but for me, I don't want to have to receive any money.

Ms. Duque: That's ok, that's fine, once again, it's up to the Board, and I'm just mentioning this to you because the developers do not get the money, I mean they are the developers and it's not right to be paid for the services they are providing to the community. So, if you ask me, if I have any Districts where the Supervisors are not being paid, my answer is no, in all my Districts, all my Supervisors get paid, and one of the Supervisors asked me that question, so I wanted to make sure you know that too. Once again, we can decide it at the proposed budget, or on the day that we propose the budget we pretty much show each line item, and I will explain to you the two portions of the budget which are the O&M portion, operation and maintenance, and the debt service which is related to the bonds, that is a fixed amount, and we'll go from there but, just for you to think about that. My plan once again is to add that line item, and you can decide to keep it or remove it. Then when we propose the budget, 60 days after that, we'll need to have a public hearing and at that public hearing is when we adopt the budget, so that will give you time, and also for the community to comment, if they have any questions, and I think that's pretty much it, I don't have anything else. If anyone from the community has any questions, or if the Board of Supervisors has any questions you can always contact me.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Duque: Let's move forward to the financial reports, so tab A is the 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. Figueroa seconded by Ms. Naserzare with all in favor, the check run summary and the unaudited financials were approved.

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SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor's requests? Not hearing any, are there any audience comments?

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Duque: Not hearing any, a motion to adjourn will take place.

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman