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, April 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
Lucie Havers	Assistant Secretary
Daimy Figueroa	Assistant Secretary
Nicki Naserzare	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Liza Smoker	District Counsel
Ana Llerena	FSR Residential Property Management
Several Residents	

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 27, 2024 Meeting

Ms. Duque: The next item is the approval of the minutes of the March 27, 2024 meeting. This is the moment to present any additions, corrections, or deletions to those minutes. If there are 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 March 27, 2024 meeting were approved.

THIRD ORDER OF BUSINESS **Consideration of Resolution #2024-03 Approving the Proposed Fiscal Year 2025 Budget and Setting the Public Hearing**

Ms. Duque: The next item is consideration of resolution #2024-03 approving the proposed fiscal year 2025 budget and setting the public hearing. So, as the Board is aware, the budget is the financial plan that serves as the basis for the expenditures, decision making, and subsequent control of those expenditures. If the Board allows me, before we talk about the resolution, I would like to go to the next page of your agenda book which shows the proposed budget for fiscal year 2025. So, this is our proposed fiscal year, and page 1 is your general fund, and this is our operation and maintenance assessment, it's also called the O&M assessment. This is the first component that makes up the Non-Ad Valorem Assessments, which the property owners within the District will see on their annual tax bill, the Miami-Dade County tax bill. This portion of the budget deals with the day-in and day out of the District, the administration, the operation of the District, the facilities, and the infrastructure, and we're going to come back to this shortly. I'm going to show you the entire budget and then we'll go back, and I'll explain why. So, once again, for the public and the budget itself, the following pages, which are pages 2 and 3 of the printed document, or the next two pages for the Board, that's the narrative, and that pretty much explains each line item in the general fund. Now, the debt fund service is on the next page, which is page 4, and for today's meeting and to provide a better understanding of our budget, this is the second component of the Non-Ad Valorem Assessment. Series Bonds 2018 and 2020 and their associated interest are a fixed amount payable from and secured by the Non-Ad Valorem Assessments that is levied against the lands within the District. Those lands are the lands that benefit from the improvements, the design, the infrastructure, and the acquisition, this is called the debt assessment. So, we have the O&M, operation and maintenance, and debt assessment, and the debt assessment is a fixed amount, there is nothing that we can do with that amount, that amount came from the bonds that were issued, we have two, 2018 and 2020, the portion that the Board can work with is the O&M. Now, the amortization schedule for the bonds 2018 is on page 5 and their maturity date is November 1, 2048, also the amortization schedule for the Series Bond 2020 is on the next page and the maturity date is also provided there. On the last page of your budget is the Non-Ad Valorem

Assessment comparison, this chart shows the proposed budget annual assessments and compares it with the prior fiscal year to see if there has been any increase or decrease. As you can see, the assessment levied, or that will be levied on the 493 units is the same as fiscal year 2024, meaning we're not making any changes in the total amount of the general fund. Now, I want the Board to go back to the general fund, which is the first page on your budget, so go all the way to the general fund, and once again, the general fund shows the total amount is the same as it was adopted for fiscal year 2024, and in your agenda that would be on page 13. So, as is reflected in our general fund, once again, the assessment is not being increased, the net per unit is the same as the adopted fiscal year 2024 budget. So, when GMS works on the budget we work with projections, and the record spending and the track progress depending on the expenditures that have been made during the present fiscal year. I would like to remind the Board of Supervisors that our fiscal year starts in October and ends in September. So, as you can see there are a couple of changes in the line items and I'm going to explain the reasons why. The first and most important change is that, as I mentioned to the Board during the prior meeting is that we could include Supervisors fees, and that will reflect for fiscal year 2025 a total amount of $3,000. Together with that $3,000, we need the FICA taxes, which are the federal taxes on the Board of Supervisors compensation and that is $230. Now, the other changes compared to fiscal year 2024 are the dissemination agent from $2,500 to $2,675, the management fees from $28,982 to $31,011, and the insurance general liability, this is the highest amount, from $14,400 to $19,385, so those are the percentage increases as per the contracts when it comes to the dissemination and management fees, and insurance general liability is because that's the percentage they have increased for our insurance, that's around a 10% to 15% increase. So, that's where we are, there are no other changes to the budget, it's pretty much the same amount, no other additional line items. Once again, we do not have anything related to the field in our budget because everything is being handled by your HOA. So, that's pretty much it, and at this point, I guess the only thing is, I don't know if the Board has any questions or concerns about the budget but, I would like to also mention to the Board that Nathalia, as always, she does her due diligence but, she requested us to provide the past two year invoices so that you know each line item, what was that response is and what it's about. Once again, our administrative expenditure is very straightforward, we don't have anything additional because the District does not provide other services, everything is being done through your HOA because of the agreement that we currently have. So, it's up to the Board to let me know if you would like to keep the Supervisor's fee. Once again, in terms of your budget and the amount that is being charged to each unit, nothing is going to change, there are monies that are carried forward from the prior year, so that's how you can work those numbers around, so it's not affecting your community. I mentioned to the Board during the last meeting, as per my Districts, I do not have any District where the Board of Supervisors do not get paid unless they are developers, everybody else that is a resident kind of giving their time to the community and they're being paid. It's not for me to decide that, it's for the Board of Supervisors to let me know how you want to move forward with it. We could adopt the proposed budget today, or we will adopt the proposed budget today, and it's that amount that we are adopting. We cannot exceed that amount but, we can decrease it, meaning, if the Board decides today, ok, yes, we accept the proposed budget but, we do not want those Supervisor's fees, so can just decrease and when we adopt the budget you're going to see those two line items removed from your budget but, the amount is going to be the same, it's not going to change.

Ms. Havers: And what it would do is it would reallocate those funds to another line item?

Ms. Duque: We could but, in reality right now there is no need, Lucie, as I mentioned to you, the District does not have any additional responsibilities or expenditures each month, only those that are per contract related to management, to once again, the dissemination agent, or attorney, or the annual audit and all of that which is already established by contract. So, as you can see, we do have contingencies, and the actual through March that's zero. The $439 that you're seeing is just the projected amount, and we just put it there because we might use it but, again we might not. So, I mentioned to the Board in prior meetings that if for any reason the CDD would like to take over the maintenance of the CDD areas, then the story is going to be completely different but, we need to do this and be prepared when we are working on our budget because if we propose this budget as-is, we cannot take that responsibility during our 2025 fiscal year because we're not going to have the funds. To be able to do that we will have to increase the assessments in the entire community, and remember you will increase on the CDD side, and decrease on the HOA but, still it's a process, and on top of that, the discussion also from some of your residents that you would like to have the same property manager taking care of all of the areas, so everything looks the same, so that's what you guys have discussed and the residents have mentioned as well but, it's up to the Board, so you let me know how you would like to proceed. Are there any questions right now?

Ms. Jiron: So, the management contract, when does it end?

Ms. Duque: Nathalia, I do not have the contract here but, just so you know, most of the contracts that the CDD has with any vendor, and we pretty much are a vendor for you, they do have a 30-day clause. So, it's kind of like this, if you are planning to move forward with another management company, and I hope that's not the case but, you never know, you do have the right to, and we can go back and even talk to Liza if that's something you would like to look into but, you do have that clause, and pretty much all of the District contracts are drafted the same way, that you can give 30 days notice to the vendor to terminate the agreement.

Ms. Havers: (inaudible comment)

Ms. Duque: So, that's pretty much the case in all of the contracts with the District.

Ms. Jiron: My next question is on page 23, it says, U.S. Bank, $3,717.38, what exactly is that?

Ms. Duque: So, Nathalia, I do not have more specifics about that, I'm going to have to send an email to the accountant but those questions, if anyone has any questions about the financials you can send me an email and the accountant can let us know because right now I'm going to have to go back to the invoices but, what I see right now is only the $3,717, let me see if I have any backup information on the side of the checks, and it's on page 23, and it's check #312. So, I can try really fast to see if I can find that information but it would be helpful if you send me that before the meeting so that I can have the document with me and provide you with the backup information at the meeting.

Ms. Havers: (inaudible comment)

Ms. Duque: It could be but once again, Lucie, I don't want to say the wrong information, I like to be 100% clear about what I'm providing to the Board but, I am trying to see if I can find that information for you right now. Let me see.

Ms. Jiron: I mean it is the proposed budget and it does state actuals through March.

Ms. Duque: Yes, correct, if I could find the check, I could show that to the Board too, I feel more comfortable doing that.

Ms. Havers: (inaudible comment)

Ms. Duque: I mean it could be related to the trustee fees because that's the exact amount that we have which are the actuals through 3/21/24 but, I'll be more than happy to send that check and the backup information to the rest of the Board as soon as I can. Ok, so I found it, so the check is check #312, dated March 14, 2024, in the amount of $3,717.38 and it is made to U.S. Bank, and it is related to the trustee fees. So, I can show you, and the Board what I'm looking at and that way you can see it and I can show you the backup. So, this is the copy of the check, the Landings at Miami, for the amount on check #0312 which is the same information that you have on page 23 in the amount of $3,717.38.

Ms. Jiron: Yes.

Ms. Havers: Ok.

Ms. Duque: And if you guys have any questions about that, you can send me that information and I'll be more than happy to provide it to you.

Mr. Fonseca: (inaudible comment)

Ms. Duque: Yes, you do, because we have to make the payments for those, so that is a fixed amount and that is what's reflected in your budget. So, as you can see, the amount that we have in the proposed budget is $4,500, so there's a little bit of cushion there and that's the amount that I was referring to the Board, you could carry forward that amount. So, are there any other questions, not hearing any, let's go back to the resolution. So, the District must annually adopt the proposed operation and maintenance budget before June 15th, and we need to transmit the same to the Clerk of Commissioners of Miami-Dade County. After a minimum of 60 days, meaning, from today we need 60 days to be able to have a public hearing to adopt this budget as well. Our next meeting, if we count out 60 days it would be June 23rd, and we do have a regular meeting on June 26th, so June 26th can be the date to have our public hearing. Now, we do need to have this public hearing because we need to allow the public to make any comments or present any testimony relating to the proposed budget. Then at that public meeting, the Board will adopt the proposed fiscal year 2025 budget. So, let's go back then to our resolution if the Board believes that June 26th is a good day to have our public hearing, I need the Board to consider resolution #2024-03 approving the proposed fiscal year 2025 budget and setting the public hearing for June 26, 2024, at 6:00 p.m. at The Landings Clubhouse, 23398 SW 108th Court, Miami, Florida 33032. I need a motion for that resolution.

On MOTION by Ms. Figueroa seconded by Ms. Havers with all in favor, Resolution #2024-03 approving the proposed Fiscal Year 2025 Budget and setting the Public Hearing on June 26, 2024 at 6:00 p.m. at 23398 SW 108th Court, Miami, Florida was approved.

FOURTH ORDER OF BUSINESS — Authorization to Open an Account with State Board of Administration

Ms. Duque: The next item is the authorization to open an account with the State Board of Administration. So, the State Board of Administration is primarily an asset management organization that is responsible for investing in state and local government assets. So, what we are doing is, we will take, and our recommendation is $70,000 from our general fund, and we invest it in this State Board Account. It's the only way the District can make money, the only way, and how we do it is through interest. So, we'll gain the interest a certain amount that's good to have in our budget. My recommendation is for the Board to move forward with this request if you want to do it but, it's the only way the District can make some money through the interest, the interest that comes from the State Board Account. What we do is simple, we just transfer the money to the State Board Account from the general fund, and when we need to use it that's not an issue but it's better to keep it there, not to keep it in an account that's not gaining any interest.

Ms. Naserzare: So, that's the investment account, is it like a high-interest savings account, like bonds or what?

Ms. Duque: Yes, but Nicki, it will save us, and I think it was in August, 2023, maybe you remember the market was upside down and there were some concerns with the State Board Account, so some of that money was placed in other investment accounts but the State Board Account is a very safe account. Once again, what we can gain in interest is good, we can always come back to the Board, and the Board can always make another decision, if you want me to go back and do more research and see which one gives us more, we can also do that and not open the account right now, we can discuss it at the next meeting, it's up to the Board but, yes the investment accounts are also being used. Once again, back in August, 2023 some of the money that was in the State Board Account was transferred because of the depository account but, it's up to the Board.

Mr. Fonseca: So, the interest that we have already is money that's in what account?

Ms. Duque: We're not generating any interest right now because we do not have a State Board Account, and we do not have any investment account, we do not have any of that, so the recommendation is to have it. Now to Nicki's point, should we open a State Board Account or an investment account?

Mr. Fonseca: Who manages the State Board Account, who manages that?

Ms. Duque: It's the state.

Mr. Fonseca: Ok.

Ms. Naserzare: I mean I'm all for making money on money, I think in the long term that will actually bring down some of our costs, my issue would only be the risk associated with putting money into some type of an investment account and possibly losing money if the market is not doing good at that time. That would be my only concern, other than that if it's in a State Board Account, which I don't have too much knowledge of but, if it's going to accrue interest regularly, and it would get that interest monthly, I'm all about that.

Mr. Fonseca: So, what could we do with that, is there any possibility of paying back the bonds faster?

Ms. Duque: For the bonds, no, that has nothing to do with the bonds, Alex. The bonds are related to the debt assessment, which is a fixed amount that you will pay for a 30-year term for each of the bond Series 2018 and 2020, this has nothing to do with it. This is the money, and once again as I explained when I was talking about the budget, the budget has two sections, the O&M which is the money that you can work on, meaning you can remove here and add it here, it's up to the Board, that's the one that is in your general fund. The other portion of it is the debt assessment, if you go and get this one out, because I think it's going to be easier for me to explain. So, if you go to the last page of the budget, you're going to see the Non-Ad Valorem Assessment comparison, and I want you to go to the boxes, there is one box that says, the first box shows about the single-family, the units and the total. The next box talks about the annual maintenance assessment you see fiscal year 2025, that's your budget, the one that we are proposing, then you have fiscal year 2024, that is your current budget, the amount is the same. So, if you go to the next box, which is the next portion of the budget which is the annual debt assessment. For the debt assessment, as you can see, for fiscal year 2025 you have two Series Bonds, Series 2018 and Series 2020, the amount for Series 2018 is $1,929.26, that's for the single-family homes, and there is $1,484.04 that is for the townhomes. For the Series 2020 that amount only applies to the townhomes, not to the single-family homes, so you can see a zero on the single homes, and you see $1,624.74 for the Series 2020 for townhomes, and then it compares to 2024 which is exactly the same. If you go to the next box, it's the total assessment per unit, and you see that for fiscal year 2025, you're adding the amounts, so you're adding the annual maintenance assessment so that $176.04 is the amount that you can play around with, that's the amount you can increase or decrease per home, that's the amount per home but, the $1,929.26 Series Bonds 2018, or the amount for 2020 depending on whether it's single homes or townhomes, that is a fixed amount, that is an amount that you cannot work with, that is where your total assessment per unit comes to, single home for fiscal year 2025, $2,105.30, and fiscal year 2025 townhomes for $3,284.82. So, this little box here that shows this amount for your annual debt assessment, there is nothing you can do with that Alex. So, now the money that we have in our general fund is to pay everything related to our O&M, that is this portion, that is the $176.04 per unit. That is the amount that we're taking from our general fund because remember, we have to make our principal and interest payment on the bonds, and that is a fixed amount, we have to do it, the same on the trustee, a question that Nathalia had, that is a fixed amount that we have to pay because it's in our contract. That amount needs to be paid, you cannot work with that amount, but in our general fund, the money that comes to continue paying everything for the O&M, we open the State Board Account, and it's just to generate interest. What happens with the money, we have the interest, and it's a carry forward for the following year if you don't use it. I'm going to give you an example, your budget is $1,000, and $1,000 is what you're going to be spending during that fiscal year, with the interest you gain $20, so that $20 is going to carry forward for the next fiscal year, and next fiscal year you're going to have $1,020 so that's pretty much the money. You can't use it for anything else, you cannot use that money to pay, if the Board agrees to a certain extent, yes we can at some point talk about the bonds and what can be done to pay certain bonds but, that means you might need to increase the assessment on each unit because again, that's fixed amount is what you're paying on a period of 30 years.

Mr. Figueroa: Ok.

Ms. Naserzare: What's the interest on the state-managed account?

Ms. Duque: I think it's close to 5% right now.

Ms. Naserzare: So, if we put the money in there, no matter what we're not going to lose money?

Ms. Duque: No.

Ms. Naserzare: So, it's not going to be like the operating account, we have kind of like the operating account where we're going to put this additional $70,000 into the state-managed account, we're going to make some money on our dollars, and then anytime we need the money we can just put it back into the operating account.

Ms. Duque: That is correct. Once again, the way we work it's not like we just put "X" amount, we know how much money the District needs to be able to function in the following months, so it's not like the accountant just takes $70,000, and says, let's just put $70,000 in there. No, of course, we balance the money that we need for the following months to be able to pay our bills, and we know that $70,000 can be allocated and that's a good amount to gain that interest.

Ms. Jiron: I'm ok with it.

Ms. Naserzare: So, I motion to allocate that money to the State Board Account.

Ms. Duque: So, before the motion, I need to let you know because it's also important, we need to authorize the two signers of the account, which are Rich Hans from my office, he's an assistant secretary, and Patti Powers, who is the treasurer. So, we need to authorize them to open the account and to be the signers of that account, and once again, it's $70,000 to open the State Board Account and authorize Rich Hans and Patti Powers from my office as the signers on this account.

On MOTION by Ms. Naserzare seconded by Ms. Jiron with all in favor, authorizing Rich Hans and Patti Powers to open a State Board of Administration Account with $70,000, and also authorizing them to be the signers on the account was approved.

FIFTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Ms. Smoker: Just a reminder that July 1st your Form 1s are due, so keep that in mind, and then also your training that needs to be done by the end of the year for your 4 hours of ethics training, so you still have time but, it creeps up on you. So, you're going to report on your Form 1 next year, there's a box you're going to check for the ethics training, and that is self-reporting but, you should still keep a copy of which one you took and when in case you are ever asked about it. Does anyone have any questions on that, or in general for me?

Ms. Duque: And just so the Board knows, my office always checks at the following meetings, and you might have received an email from my office letting you know, hey, by the way, you haven't filed, you need to file. If you didn't receive anything that's because you filed already but, my office also follows up with them. For the ethics training, as mentioned by Nicki, I would recommend the Board to take a screenshot when you're doing it, just take a screenshot of what you're doing, and just copy and paste it into a Word document, and just keep it in your files, just to be on the safe side because you do not receive a certificate or anything at the end. Thank you so much for that report, Liza, are there any questions for Liza?

B. Engineer

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

C. Manager

Ms. Duque: Nothing additional to report under the manager's report. As I mentioned to you, I have received a couple of requests that we're going to be talking about under Supervisor's requests.

SIXTH 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, so 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.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Let's move forward to Supervisor's requests and audience comments. So, under Supervisor's request I received a couple of emails from Nathalia, the first item that I would like to discuss with the Board is the CDD guest parking area. So, I have attached this document, and you guys have this report, and this pretty much shows the CDD parking spaces. So, I have received an email from Nathalia and perhaps you can provide a little more information to the Board but, it is my understanding there are some concerns about those CDD parking spaces, who parks there, and the enforcement of those parking spaces.

Ms. Jiron: So, the HOA knows already that we cannot park in those parking lots after 11:00 or 12:00, so being that it's owned by the CDD, I would like to make a motion so residents basically can adhere to the rules that the HOA has.

Ms. Duque: Ok, so let's take one step back, so there are also parking spaces within your community that are not owned by the CDD. I assume Nathalia, and that would be a question for your attorney but, the guest parking spaces are here in your Bylaws of your HOA are those specific parking spaces, and I'm not sure but, once again, that would be a question for your attorney. The CDD parking spaces and that's why I prepared this report, so the rest of the Board can see it, it shows the area owned by the District and the amount of parking spaces in each area, so let's go one by one. The first area is the area by the dog park, that section has 15 parking spaces. There is another section, which is the section here next to the clubhouse, the empty kind of lot with some parking spaces, that has a total of 9 spaces, there are 8 regular parking spaces and 1 handicap space. The next one is, kind of around the lake but, it's also adjacent to the clubhouse, and that section has 9 parking spaces. Once again, those are in the areas owned by the District, and then the last area which is pretty much the same as adjacent to the one I just mentioned, is the entire lake, for the entire lake on 110th Avenue you have 10 parking spaces, on 233rd Street you have 15 spaces, and 245th Street you have 12 spaces, that is a total of 70 CDD parking spaces. Those 70 parking spaces and they are owned by the District they are public areas, the HOA rules do not apply to those public areas, I want to be very clear on that statement. Once again, I assume the guest parking areas that are referred to under your Bylaws and this is an attorney question, and I am not an attorney here, so I believe they align with the Bylaws of your HOA in HOA areas but, that's a question for your attorney on that document. For the CDD, those areas are owned by the District and they are public areas. Now, where Nathalia is going is, what can be done, so one thing that can be done is that the Board of Supervisors, we can call a public hearing, for is called the rulemaking process, and the Board of Supervisors will establish those rules, and regulations related to those parking spaces, and we did that in Silver Palms by Lennar, that is Palm Glades CDD. What the Board did is they pretty much adopted the same rules and regulations just to keep consistency with their HOA, they adopted pretty much the same rules with some changes because once again it was CDD property, but pretty much the same rules and regulations. After we adopted it and we went through that public hearing and rulemaking process it needed to be advertised, and it's kind of a special meeting just so the Board understands. After that, what the Board decided is we entered into an agreement with the HOA because the CDD, we do not have police powers, the CDD does not have the authority to come and tow a vehicle, we cannot do that. So, we entered into an agreement with the HOA and the HOA enforces those rules and regulations on those parking spaces. Now, it's very important, that towing is what is being done in Palm Glades, so once again, all of those details can be discussed and can be part of those rules and regulations, that's one option that I think can be presented to the Board.

Ms. Naserzare: So, right now, what you're telling us, correct me if I'm wrong, that if a community member parks in one of the CDD-owned parking spots and that car gets towed, that's improper, they're not allowed to get towed.

Ms. Duque: Well, once again, I don't know the legal side of it but those are public parking spaces.

Ms. Smoker: For CDD areas you need to go through a rulemaking process, sometimes you have Districts where the CDD is the one after they go through and make parking rules, nothing prevents them in; Florida Statutes 190 does allow them to contract with the towing company to tow. A lot of them, like Juliana was saying, will enter into an agreement with the association, and especially if you have association parking sometimes it makes more sense to have them enforce your rule, and we would draft up an agreement and they would enforce towing on behalf of the District, on the District side but, you need a written agreement.

Ms. Naserzare: So, in the absence of the rules, there's no rule right now, so we cannot tow until rules and guidelines and procedures are established.

Ms. Smoker: I would recommend going through a rulemaking process if you intend to tow.

Ms. Naserzare: Ok.

Ms. Duque: And once again, I just want to be very clear, those are CDD parking spaces, they are owned by the CDD, so they are not owned by your HOA. So, if you have any questions about that, once again, I will strongly recommend you contact your HOA attorney and just deal with that on that side because CDD is public property.

Ms. Jiron: I already contacted our HOA attorney so that's a separate matter.

Ms. Duque: Once again, that's something that the Board needs to look at, and it can be done at any time, the Board can discuss this at any time perhaps you want to wait until you go through the HOA side and get everything checked and then go forward after that. Once again, you're wearing your CDD hat, you are a Supervisor of the CDD right now, if any of the Supervisors are part of the HOA Board of Directors, at that meeting you can talk as an HOA Board of Directors, but you cannot discuss once again, anything related to the CDD or that might need to be discussed at a public meeting.

Ms. Smoker: Does everyone agree to do the rulemaking process?

Ms. Naserzare: Sorry, I didn't mean to cut you off, I just want to know the cost associated with that because you're also discussing agreements, so we're going to have attorney to attorney making an agreement together, our attorney's fees for the CDD are going to go up so this proposed budget is going to change, however, the HOA attorney bills as well, so both ends, although I'm wearing the CDD hat right now, it's going to be expenses for the agreement will go up.

Ms. Duque: So, in terms of the budget itself Nicki, the amount will not go up. Once again, you already adopted a resolution for a proposed fiscal year 2025 budget, and you have an amount per year that you cannot exceed, let's put it that way, unless you need to do additional work or whatever but, as of today, just so you know, the actual through today is $3,400 and you have in your budget $4,500. So, to answer your question, we still have money if you need to work on fees, but yes, fees are going to be incurred by your District attorney of your CDD and perhaps fees are going to be incurred on your HOA side as well.

Ms. Smoker: And there's a cost to publish and give notice to the public that a rule is being made, so you'll have that as well. So, if you're thinking of multiple rules, it's good to do it at the same time because you can put it under one notice and not do one at one meeting, and then another one, and having to publish again, so sometimes Districts like to think about the whole thing and do them all at once to save on the publication fees.

Ms. Naserzare: Got it.

Ms. Llerena: If I could say something else.

Ms. Duque: Ana, I'm sorry, can you please get closer because we're recording the meeting, and just for the record of the meeting state your name.

Ms. Llerena: Yes, my name is Ana Llerena, I'm the property manager for the Landings at Miami, and I was reading the association documents, and it sort of contradicts itself. So, there's a section, 14.4 of cars and trucks, it says here that owners may park in guest parking spaces located in the common areas, etc. So, it sort of like contradicts itself because the only guest parking spaces that we have here are those that are CDD, so it's sort of contradicts.

Ms. Duque: Don't you have other additional parking spaces?

Ms. Llerena: No, and that's what I'm saying the documents contradict what is part of the CDD.

Ms. Duque: So, the only guest parking spaces that you have are the ones located, and I'm going to call them guest parking spaces but, those are the ones the District owns.

Ms. Llerena: Well, all the guest parking spaces that everybody shares, the only exception would be the clubhouse because it's owned by the Landings but, as far as parking spaces, yes, that's what the rules say and it's been like that since I started here and it was even before me but, there's a lot. I just did a search, and I saw all the guest parking spaces, those are the only ones that we have in the neighborhood.

Ms. Duque: So, one second Ana, I think it's better to approach your attorney because here, I would not recommend the Board to enter into a HOA discussion, that's a HOA document and my recommendation is your HOA attorney should review that document with you, provide you with an opinion about it but, when it comes to the CDD right now, the parking spaces that we have, even if those are the only parking spaces that you have, those are CDD parking spaces. I don't even want to call them guest parking spaces, I just want to call them CDD parking spaces, and they are public parking spaces.

Ms. Llerena: (inaudible comment)

Ms. Duque: Yes, but that's why I'm saying, I remember that I saw some parking spaces that are not on CDD property.

Ms. Llerena: No, that is considered CDD property.

Ms. Duque: So, then no, if they are the ones that are attached to this document, all of that is CDD parking spaces, and I just recall seeing something, I don't know where but, I might be wrong.

Ms. Llerena: Alright, thank you.

Ms. Smoker: And Nathalia going back to what you're saying, you're looking for a more cohesive, similar rules essentially.

Ms. Jiron: Yes.

Ms. Smoker: Because we were just saying these are public parking, meaning that anyone can park at any time without penalty.

Ms. Jiron: And I mean, my biggest concern is the one around the dog park.

Ms. Llerena: The two parking lots.

Ms. Jiron: Yes.

Ms. Llerena: (inaudible comment)

Ms. Jiron: Because the problem with those two parking lots is we have a homeowner that their front door is to that parking lot, so if it's public, and anybody can park there, then what happens is you don't know who's going to be able to park there, you don't know who will be parking there, and then you have a homeowner that has to deal with all that nonsense and then how can the HOA help them because they're CDD spaces. So, really around the lake is not too much, or the corner ones, or whatever, the ones that are on the street wouldn't be too much of a headache except those two parking lots, yes, those two parking lots definitely.

Ms. Duque: I mean there is light there, the Board can move forward with this rulemaking process but, I don't know if this is something you want to do right now, we don't have those set of rules, I think we might need to work on those set of rules. There is a process and we should do our due diligence before we start the process, just as Liza mentioned we don't have to advertise several meetings, we just do it all at one meeting, with all the set of rules, perhaps you want to review those set of rules with the attorney, maybe there is something else that you can think of that the HOA would want included.

Ms. Jiron: And those rules are on the website from the CDD?

Ms. Duque: We do not have rules Nathalia. Once again, the rules that we will adopt, those are the rules that the Board of Supervisors will create, so we kind of create the set of rules. What I was mentioning is, that what we did in another District is we used the set of rules that the HOA had in place so that we had the consistency within the community.

Ms. Smoker: And a few things to keep in mind, there are some things an HOA can do on their property that's different than what a CDD can do, so as Juliana was explaining, you don't have any police powers, so you can't write tickets or fines or anything but, towing, your powers are listed in Florida Statute 190 and one of those is towing, so as far as parking, if you want to have certain areas designated a certain way, if you want to have a towing agreement, it's up to you. So, whatever you think you want to do, and then putting in the rulemaking process, the process is a bit to get it to where everyone is on the same page but, once it's set, then you have your rules, sometimes once a District has their rules established they keep them that way for years and years but, they can change them anytime they want.

Ms. Naserzare: I think it's critical that the HOA first establish a good set of guidelines, the rules that they want to implement, and then the HOA can come to the CDD, the attorneys can get together and have a nice conversation and just prepare the formal rules and go through the rulemaking process. I just don't think that on the HOA end, if they still don't have a cohesive good rule system in place, it makes no sense to go through the rulemaking process now.

Ms. Llerena: (inaudible comment) When I first started here the developer had a parking monitoring company that was here, so they were towing before, the rules and regulations were implemented by the developer when they had control over the association. Like I said, they had a company that used to come twice a month, and they would sticker and tow vehicles. Also in the parking area, if there was a vehicle that didn't move in 24 hours, they were towed, so the parking policy was implemented from the get go by the developer. I understand the concern on the CDD, but those parking policies were implemented by the developer.

Ms. Duque: So, when the developer developed the community, they have control over the lands and so the land is transferred to the CDD, so that would be question number one. Perhaps those lands were not, back at that time, transferred to the CDD, so yes the developer has the right, as a developer, to tow, and I don't know what were their rights but, they do have certain rights and I believe they were using them but, once again, while the developer is developing the community and transfers those lands to the District then that's a different scenario. Once again, I can only state to this Board, as per today, those lands that were transferred already to the CDD, being owned by the CDD, this is what we need to.

Ms. Jiron: I think we need to get together also with the By Law committee that we have and then just let them take it to the attorney, and then move on from there.

Ms. Duque: And when you said, we, I just wanted to clarify that Nathalia that is the HOA.

Ms. Jiron: Yes, the HOA.

Ms. Duque: So, we actually have Ana here, so for the record and there is no confusion, Ana I think the Board of Supervisors' direction right now, and you can correct me if I'm wrong but, the Board of Supervisors is directing the HOA, so since you're present today, I don't have to send you an email and kind of follow up with that but, could you please talk to your Board of Directors at one of your HOA meetings, provide this for a discussion, and I'm available if you need me, call me, but then perhaps go through as Nicki and Nathalia mentioned that process, and make sure that the set of rules are the set of rules that community needs and they will have to enforce so that we can receive feedback from the HOA and talk about this at a CDD meeting and the Board can make a decision on how to move forward from there.

Ms. Llerena: Ok.

Ms. Duque: Perfect. So, let's move forward to the next item I have also attached a document to the next item which is the Miami-Dade County Tamarind Park, that's the other page that I gave out. So, Tamarind Park is a park owned by Miami-Dade County, and it is the responsibility of the District to maintain it because we have an agreement with Miami-Dade County. It was brought to my attention by Nathalia again that there are some concerns about parking in the area. So, I reached out to the supervisors of Miami-Dade County Parks and Recreation, I was in contact with her because it's the same supervisor for Miami-Dade County parks that we in Silver Palms by Lennar, that are also maintained by the District. So, parking is not allowed in Miami-Dade County parks, if anyone is parking there, your HOA, or a resident, they can call the police, they can do their due diligence but, once again, the District does not have police powers but there is no parking allowed on those areas. The other question that came from Nathalia was, can we create parking spaces in that section, I don't know, I reached out to her and asked her, and Nathalia sent me those comments last week so I have not received a response from her as of yet but, the bottom line in my experience with other District is, you need to have a traffic engineer study, so there is a process behind it, and there's a cost associated with that process as well. Have I seen parking spaces created on Miami-Dade County parks that are owned and maintained by the District, I have not seen that, but that does not necessarily mean that it's not possible but, once again, there's going to be cost associated with that. Even if you reach out to the county and most likely the answer that I'm going to get is they need to go through an engineer traffic study, and all of that. Those parks sometimes are part of your development plan, and there are requirements in your development plan as to what you need to have, so I don't know. I do not know the answer to that Nathalia but, we can wait to see until she replies to me, I don't know what is going to be her response but, as far as I know, there is no parking spaces allocated in that park and nobody should be parking in that section but, the only way of enforcing that is you have to call the non-emergency number.

Ms. Jiron: They park a lot on the grass, on top of the grass.

Ms. Duque: Right, and I think the concern there is, and it was very interesting, like I don't know about the park because the area is between the two trees and the trees are small, there is only one section, and I believe that's at 106th Place, that seems there is a tree missing, so that is the only area that has like a pretty open space to park. I don't know how residents are parking in that section.

Ms. Naserzare: So, can the county, if parking spaces are an upgrade because again, that's a whole other process with costs, are we allowed to put a sign up that says no parking?

Ms. Jiron: There are signs.

Ms. Naserzare: Ok, there are signs.

Ms. Duque: Yes, there is signs but, once again, Nicki, we need to wait for them to respond, I will not be able to provide you with additional information because I do not have it, the only thing that I can say to the Board is, they're not parking areas, there is no sections that have been allocated to be parking spaces. Once again, if I hear anything before our next meeting, I will try to send an email to each of you individually and let you know what information I receive but so far that's what I have. Do I have any other Supervisor's requests? Not hearing any, are there any audience comments?

A resident: (inaudible comment)

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Duque: So, if there are no other comments, a motion to adjourn will take place.

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

DocuSigned by:

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Secretary /Assistant Secretary

DocuSigned by:

Nathalia Jirón

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Chairman / Vice Chairman