

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, October 25, 2023, at 6:00 p.m. at 23398 SW 108th Court, Miami, Florida.

Present and constituting a quorum were:

Craig Perry	Chairman
Jose Milan	Vice Chairman
Tom Pagnotta	Assistant Secretary
Nathalia Jiron	Assistant Secretary / Chairman
Alex Fonseca	Vice Chairman
Lucie Melendez	Assistant Secretary
Daimy Figueroa	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Michael Pawelczyk	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

Organizational Matters

A. Acceptance of Resignation Letter from Ms. Deborah Perry

Ms. Duque: The next item is the organizational matters, and the first item is the acceptance of resignation letter from Ms. Deborah Perry. At this moment I need a motion from the Board to accept the resignation.

On MOTION by Mr. Milan seconded by Ms. Jiron with all in favor, accepting the resignation letter from Ms. Deborah Perry was approved.

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B. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office Seat #4 (11/2024)

Ms. Duque: The next item is consideration of appointment of Supervisor to the unexpired term of office for seat #4 which expires in November, 2024. Do we have any direction from the Board at this moment, would you like to appoint someone for this unexpired term?

Ms. Jiron: Alex.

Ms. Duque: So, I do have a motion made by Nathalia.

Mr. Perry: Alex, what's your last name?

Mr. Fonseca: It's Alex Fonseca.

Mr. Perry: Ok, I second that.

On MOTION by Ms. Jiron seconded by Mr. Perry with all in favor, appointing Alex Fonseca to fill the unexpired term of officer for seat #4 was approved.

Ms. Duque: Now, Michael, how do you want us to work this, it seems that there are some other items?

Mr. Pawelczyk: Well, it's really up to the Board as to how you want to proceed, if you want to do a change over now that's up to the Board. If there's Board members who want to resign, they can resign now, or we can get through the agenda and you could resign at the end of the meeting, it's really up to you guys.

Mr. Perry: So, my recommendation today is to go through it and resign at the end, unless there's other matters or differences, and then allow those to volunteer to be appointed or take over our positions. The way this works is, I think it's time told in percentage of occupancy from a State Statute we can't be on the Board past 5 years.

Mr. Pawelczyk: You're holdovers.

Mr. Perry: Right, and 90% of the residents I think are living here, or something like that.

Mr. Pawelczyk: Long story short, it's time for the developer to get off.

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Mr. Perry: Right, we have to get off but, we're willing to help you in any way, there's a requirement of the county to have a Community Development District just in case the HOA fails, that's the requirement. We did actively use it, it's better than an HOA, it's really good to have the Board members that are associated with the Master and the homes on the CDD Board because they have the most experience with it, it's a very simple process of meeting, and there's not much business that happens, it's just expensive to run it and it's a stop-gap. Again, if the HOA fails then the county has the ability to step in and figure out how to make it work. There's one other one that you probably don't realize that comes through on your taxes, it's called the Special Taxing District, and that's the third mechanism in case the CDD doesn't work but, what they do there is they put the lights on there, the FPL lights, and I don't remember how much it is, like about \$20 a light a month or whatever but, that's taxed on that bill and then you pay that in your property tax bill, that's the third mechanism for default in the event the HOA doesn't work out. So, if you guys want to join in and have questions throughout this process please ask, and we can run through it fairly quickly, and then at the end, we can resign and turn it over to you. If you would like to invite any one of us back like at the next meeting, if you have it, as a guest to help you out, whatever the case may be. Our only goal is to see the community be successful so, I'll turn it back over to you and I think that we should proceed that way unless Mike you think otherwise.

Mr. Pawelczyk: Like I said, it's really up to you, you could do the change over right now if you wanted to Craig, which would be, you would just resign and then appoint, and resign and appoint.

Mr. Perry: Right, so let us go through the meeting and show them what it's all about and then we'll resign at the end, new folks can be appointed and then we can go from there.

Mr. Pawelczyk: That works.

Mr. Perry: And we have two on the Board already.

C. Oath of Office for Newly Appointed Supervisor(s)

D. Election of Officer(s)

Ms. Duque: So, now we need to administer the oath of office for Alex since you were appointed.

Mr. Perry: Correct.

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Ms. Duque: So, Alex, I will read the oath, and after I say the word "I", please provide your name, so "I".

Mr. Fonseca: Alex Fonseca.

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.

Mr. Fonseca: I do.

Ms. Duque: Thank you so much, and I think since there is an intention from the Board to resign and appoint new Supervisors, we will do the election of officers towards the end as well.

Mr. Perry: Yes, I think we should postpone that.

Ms. Duque: Ok.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 17, 2023 Meeting

Ms. Duque: Let's move forward to the approval of the minutes of the May 17, 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. Pagnotta with all in favor, the minutes of the May 17, 2023 meeting were approved.

Ms. Duque: And Alex, as I mentioned to you before the meeting, there's some documents that you need to fill in, and since there are other potential Supervisors that are going to be appointed, let's wait until that moment so I can explain a little bit more about those documents.

Mr. Fonseca: Ok.

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FOURTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2024-01 Establishing an Electronic Signature Policy

Ms. Duque: Let's move forward to the consideration of resolution #2024-01 establishing an electronic signature policy. So, this is not required but it will help the District because we could face different scenarios where the District might not be able to get a physical signature. So, this resolution gives the parameters to establish the documents of authenticity when it's signed electronically, so this is just more protection for the District than anything else.

On MOTION by Mr. Perry seconded by Mr. Milan with all in favor, Resolution #2024-01 establishing an electronic signature policy was approved.

B. Consideration of Resolution #2024-02 Adoption of Records Retention Policy

Ms. Duque: The next resolution is #2024-02 adoption of records retention policy. So, GMS is the records custodian of the District and this has been approved by the Board before but, this just formalizes this even more, so that's pretty much what this resolution does. This resolution provides for the appointment by GMS to be the records liaison. This resolution also adopts the retention policy, there is an exhibit to it which has the actual time and this is established by Statute.

Mr. Pawelczyk: It also allows for the electronic records to be the official records of the District, so both of these resolutions are kind of bringing this little local government into the 21st Century.

Ms. Duque: That's correct.

On MOTION by Mr. Perry seconded by Mr. Pagnotta with all in favor, Resolution #2024-02 adoption of records retention policy was approved.

C. Second Amendment to District Management Agreement between Landings at Miami CDD and Governmental Management Services – South Florida, LLC

Ms. Duque: The next item is the second amendment to District Management Agreement between Landings at Miami CDD and Governmental Management Services, South Florida, LLC, and I'll give this one to Mike.

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Mr. Pawelczyk: Sure, we worked, and my office is District counsel to this District obviously, and to a number of other Districts that are also served by Governmental Management Services. We were asked to work with them on an amendment instrument which you see in your tablet today, and in the package. This amendment doesn't increase cost or compensation in any way from GMS, the only thing it does is it kind of updates some provisions. So, basically, they wanted to update their District management agreement to comply with certain insurance requirements they have with their insurance company, they also have to have insurance under the agreement. So, we worked with them on those provisions, we updated the notice section in the agreement to provide for the correct and updated addresses, we updated the indemnification provision to comply with the existing law in Florida which would also conform with their insurance company's requirements, as well as the CDD's, so we're ok on that one. The other one is the insurance requirements, we updated those as well, not that you have it in front of you but, the general liability insurance is \$1 million dollars, and they have professional insurance of \$2 million dollars, so that's more than adequate I think in these circumstances. We also added the E-Verify provision which is a provision that we include in all of our agreements with the District, and that is, E-Verify, if you don't know there's a Federal law that says, and also a Florida law that says that local governments and their contractors must hire those people who are authorized to work in the State of Florida. So, basically, I don't want to say illegal people can't work but, people who are residents and have the appropriate documentation, or citizens of the state. So, this just clarifies that, and basically if GMS were to hire, or if we found out they were using undocumented aliens, if they were to use them, we could terminate their contract immediately, or in fact we would have to terminate their contract under Florida law. So, that's based on the new law that came out of Florida in the last two or three years under the current administration. The final one is the public records section, and this just updates the address for public records, and I can explain this later as we go on, we also include this provision in all of our agreements, in fact, it's required to be included in all of our agreements under section 119.0701. The reason it's kind of ridiculous that we have to include it in this provision, is it basically says if GMS gets a records request, they need to contact GMS to obtain the records. So, think about it if it was another contractor, like a landscape company or something, this same provision would be in there and if they received a records request they would have to turn it over to

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Juliana so she could comply with that records request, so that also complies with Florida law. So, I gave you a little bit more information than you probably needed but, since we have a lot of new people getting on the Board soon, I thought it was appropriate to go over that. So, if there are no other questions, a motion to authorize the execution of the second amendment would be in order.

On MOTION by Mr. Perry seconded by Mr. Pagnotta with all in favor, accepting the Second Amendment to District Management Agreement between Landings at Miami, CDD, and Governmental Management Services – South Florida, LLC and authorizing the proper District officials to execute the document was approved.

D. Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to perform the Audit for Fiscal Year Ending September 30, 2023

Ms. Duque: The next item is the engagement letter with Berger, Toombs, Elam, Gaines & Frank to perform the audit for fiscal year ending September 30, 2023, so we have requested them to audit the financial statements of the Landings at Miami Community Development District. This is the engagement letter to provide the audit for fiscal year ending September 30, 2023, so a motion to approve will take place at this moment.

On MOTION by Mr. Perry seconded by Mr. Milan with all in favor, accepting the engagement letter with Berger, Toombs, Elam, Gaines & Frank to perform the audit for Fiscal Year ending September 30, 2023 was approved.

FIFTH ORDER OF BUSINESS

Discussion of Dog Park

Ms. Duque: The next item we have is discussion of a dog park. So, just for the Board of Supervisors to know, I have received a request from one of your residents in reference to the dog park, and it's my understanding that it's being, and I'm not sure if there was an issue but, some concerns with that particular area, so I don't know Nathalia if there is anything else that you would like to add in terms of this item.

Ms. Jiron: The dog park is just, since most of the people that are using it is Silver Palms, and they are breaking it since it's locked.

Mr. Perry: It's always been an ongoing issue.

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Ms. Jiron: So, being that CDD is in charge of it?

Mr. Perry: So, they own it.

Ms. Duque: But we don't maintain it.

Mr. Perry: Right, we don't maintain it.

Ms. Duque: The HOA does.

Mr. Perry: So, as a Board, you can allow the public to use it but charge them a fee.

Ms. Jiron: But how would we do that?

Mr. Perry: It's like a catch 22, I don't know how they deal with it because we had a FOB key that was on it, and it kept breaking because they break in.

Mr. Milan: 4 times it's been changed.

Mr. Perry: Yes, I know.

Mr. Milan: They changed the lock 4 times.

Ms. Duque: Yes.

Ms. Jiron: Oh, we changed it, I didn't know that.

Ms. Llerena: I just ordered 6 new hinges because 4 more are damaged, and we're repairing it in house, the maintenance guy is doing it, so it's coming out cheaper for the association because they break in, I don't know why but, the aluminum on the side and also the doors, they swing on the doors.

Ms. Jiron: There's no way of changing that to only the association versus the public?

Ms. Duque: No.

Mr. Perry: You'd have the same issue.

Mr. Pawelczyk: It's open to the public because it's owned by a local government and financed by the local government.

Mr. Perry: But you could charge a fee to use it.

Mr. Pawelczyk: You could charge, well the problem is, and Juliana and I have discussed this, and I discussed it with Ginger as well, unless you have someone sitting out there, how are you going to enforce it? The issue is you can't enforce it.

Mr. Perry: And you can't afford to police it.

Ms. Duque: And I think if you place anything like Nathalia was mentioning a lock, or like a key FOB people are going to jump the fence.

Ms. Jiron: They'd break it anyway, that's what they do when they break in.

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Mr. Perry: How often does that happen?

Ms. Llerena: I'd say like every other month, pretty much, the door, because like I said they're swinging on the doors, and we've been repairing it and patching it up as best as we can. They also broke it, when we had it locked they were breaking the spikes on the safety lock, and they did steal the antenna, so it doesn't communicate, so I don't know what happened with that.

Mr. Perry: I don't know what to tell you, I don't know how to deal with it. What I would do is make up a sign, pass a rule of the Community Development District that there's an annual fee to pay for the use of the park for outside residents. I would post it and put no trespassing on it.

Ms. Jiron: You can even put private property on it.

Mr. Perry: But you can charge for the use of a public park if you're a nonresident, because the residents are paying for that public park, and Mike, you can correct me if I'm wrong.

Mr. Pawelczyk: You're right, it's not different than the City of Boca Raton charges a nonresident fee if you're using their beach and you're not a resident, it's very similar.

Mr. Perry: At least you can put a sign up and you could have your key FOB using it, and if you find somebody in there you have the ability to say, please leave.

Ms. Llerena: And with security, at least there's nobody there at night because before we had people hanging out, or you can go with the dog late at night, so that stopped.

Mr. Perry: Right but, that's what I would do, so adopt some rules that allow you to charge outsiders for use, then they can use it and pay for whatever, the maintenance and repairs.

Ms. Jiron: But would that be a liability if something happens with the dog because they are paying a fee?

Mr. Pawelczyk: You're only liable if you're negligent, liability isn't created because you had something.

Mr. Perry: And you have a lot of liability protections by the CDD, a lot, along with the HOA.

Mr. Pawelczyk: Yes, and that's why the CDD has insurance.

Mr. Perry: You have sovereign immunity too.

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Mr. Pawelczyk: And the security company has insurance, the HOA has insurance.

Mr. Perry: But I think that would be the best bet because there were signs on there originally.

Ms. Duque: There are signs.

Mr. Perry: But you could add another sign also that says, this is a community park for the residents of the Landings at Miami, and we open it up to the public, but you have to pay the fee.

Mr. Pawelczyk: And annual members are nonresident members.

Mr. Perry: That's the best way you have to control it.

Ms. Duque: But if that's something that the HOA needs, they talk about it, and they agree to it, and you need to come back to us because the rules need to be adopted by the CDD. We need to go through that rulemaking process before we install the signs, and do everything else.

Mr. Pawelczyk: And the HOA can, since they are maintaining it, they could propose the rules, and then they would have to come back to this Board to enact them.

Ms. Duque: Correct.

Mr. Perry: So, we can work together with the HOA if that's something they want to do, I still don't know if it's going to help but, if it was me, I wouldn't use it if I saw a sign like that, I don't know if most people are like that.

Mr. Pawelczyk: I think one thing it would do is, if you have a problem dog owner that's repeatedly using the park, and you have these rules in place, and that problem dog owner is not a member then you have the ability to call the police and the police can trespass him, which means they have to give them a warning first but, then if they come back the police can arrest them physically, or just give them a civil citation, one or the other. So, it does give you some ability to enforce but, at the same time it's not like the police are going to rush over here but, it's a tool.

Mr. Perry: And it's in every single community, it doesn't matter where you're at.

Ms. Duque: So, it would require more discussion.

Mr. Perry: Do you have any other communities that have that problem?

Ms. Duque: With a dog park, no, but we have public parks, Palm Glades CDD, which is Silver Palms by Lennar, the parks within that District are owned by Miami-Dade County and maintained by the CDD, but dog parks per se, no.

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Mr. Pawelczyk: But I have a CDD client that has three pools, and nobody on site, and there's no way to get in, so I mean I can just drive up there and go to the pool if I wanted to. The thing that benefits them is there's no parking around the pool, so it's really kind of geared towards the residents but, we've had issues and the only other choice the Board has, the CDD has, is to put someone out there and make sure they're checking everybody's membership card basically to allow them to go in, and that's too costly. It's too costly with one pool, and they have three, and they have three parks or something like that, so they have a lot of public space within there but, they do have rules that say the same thing, and they have been able to cooperate with the local municipality and they'll chase people out of there if there are problems. They're not going to chase someone out that's not doing anything wrong but if there's a reason to chase someone out, they'll chase them out for you.

Ms. Llerena: It's just the problem that because they're damaging it, it's costing the HOA.

Mr. Pawelczyk: Right, absolutely.

Mr. Perry: That's the issue.

Mr. Pawelczyk: And that's why this District that I'm referring to, took all the locks off, there's no FOB, there's nothing, you can just get in and they're still breaking in.

Mr. Perry: Well, you can't take out the gates because the whole purpose of the dog park is to have a gate so your dog can run.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Duque: Ok, so I guess perhaps when that gets to the HOA Board of Directors to discuss and then we'll follow up with that.

SIXTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let's move forward to our next item which is staff reports, attorney.

A. Attorney

1) Memorandum on

a. Required Ethics Training

b. 2023 Legislative Update

Mr. Pawelczyk: Sure, I don't really have too much to report, the only thing on the agenda is there's two memorandums that our office prepares and distributes to all of our

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Districts. The first one deals with ethics training, and I'd like to think that this is not the reason that your three Board members are going to be getting off the Board but, starting next year you're going to be required to do 4 hours of ethics training. So, these gentlemen, if they're on other Boards, they know this, and starting January 1st, they're going to have to do 4 hours of ethics training. It's not that bad, it's self-reporting, there's no test that you have to take. The ethics training deals with financial disclosure, Sunshine Law, public records, and the Commission on Ethics rules, which are basically rules for public officials. So, after the meeting, with all our new appointments, Juliana and I will stay around a little bit and let these guys go, and we'll tell you a little bit more about these rules that you're going to have to have training on, give you a general overview as new Board members, or even as residents if you want to stay you're welcome to stay, so that's what that training will be about. Don't worry about it now, it doesn't go into effect until January 1st, and what you will do is there's a financial disclosure form that you fill out every year, and on that financial disclosure form that you're familiar with, that part G says, I hereby certify I've completed ethics training, so next year you're going to have to fill that out. So, this new law just became applicable to CDD Board members basically for this upcoming year, so before that, it would only apply to like city councilmen, county commissioners, that kind of stuff. So, don't worry about it, we'll circulate some free seminars you can watch in the comfort of your own home, or in the comfort of your office while you're working, however you wish to do it but, you do have to listen to it, and we'll give you some links that you can access. The second memo, I'm not even going to go over, if you want to look at it on your own time you can. Nothing in this memorandum would really deal too much with a resident Board like yourselves, there are some development issues here but, not so much CDDs. I think what we did here is we made what could have been a 1-page memo into a 4-page memo, and put extra legislation here that we thought some people might be interested in. In hindsight after reading it, I don't think anybody is interested in it but, if you want to look through it on your own time, I do have an extra copy if anybody wants it, and I'll be happy to answer any questions as we move forward but, we'll do that after every legislative session around July of each year. So, I don't think you've met in a while which is why you haven't seen this until now, so that's all I have, and for those of you who have been here before Ginger apologizes, she couldn't be here but, she had to go to a meeting that was going to be much more difficult than this one so, I took this one.

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Ms. Duque: And we're happy to have you here Mike.

Mr. Pawelczyk: Thank you, so that's all I have for today unless there are any questions for me. Like I said, I'll stick around afterward for the new Board members and kind of give a quick course with Juliana as to what you can expect.

Ms. Duque: Thank you so much for that Mike.

B. Engineer

Ms. Duque: Nothing to report under the engineer.

C. Manager

1) Nuisance Alligator Guide

2) Insurance Policy Renewal and Appraisal with Egis Insurance & Risk Advisors

Ms. Duque: Under the manager's report I have attached the nuisance alligator guide.

Ms. Llerena: There's no alligators here.

Mr. Perry: Ok, good.

Ms. Duque: It's always good to have the information, we use this and like to share this information from the National Florida Wildlife just because it's helpful, it's preventative actions more than anything else. This brochure is not only about alligators, it also addresses keeping your pets safe, and so I would recommend all of you to read it and if we can Ana, I would be more than glad to send you that, so you can email blast the community.

Ms. Llerena: Yes, send it to me and then I'll forward it out, so they understand.

Ms. Duque: So, I'll share this information with Ana so that your community can have that as well. Let's move forward with the insurance policy renewal and appraisal with Egis Insurance & Risk Advisors. So, that's our insurance company and what you received is the schedule of the coverage and the limits of coverage as well. Once again, nothing has changed compared to last year, you can see on the schedule the coverage and the description. At this moment we just need a motion to approve it.

Mr. Perry: So, was the premium the same as last year, so the total premium here is \$17,638?

Ms. Duque: Correct.

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Mr. Perry: And we tried to put in here as much property as we could under the CDD because the insurance rates are just so much cheaper.

Ms. Duque: Right.

Ms. Llerena: That's the clarity that I need because for instance, the fencing around the dog park.

Ms. Duque: That's part of our coverage.

Ms. Llerena: So, if there's a storm that would be covered.

Mr. Perry: Correct.

Ms. Llerena: So, the association does not need that to be insured.

Mr. Pawelczyk: No, but you need liability insurance.

Ms. Llerena: Right but as far as property we wouldn't be responsible for replacing the benches or any of that.

Mr. Perry: No.

Ms. Llerena: Ok, and I'm assuming the same would apply with the exercise equipment and the climbing equipment.

Mr. Perry: Correct.

Ms. Llerena: Alright.

Ms. Duque: I think you are repairing.

Ms. Llerena: Right, ok so now I'm going to review the policies and just make sure, alright.

On MOTION by Mr. Perry seconded by Mr. Milan with all in favor, accepting the insurance policy renewal and appraisal with Egis Insurance & Risk Advisors was approved.

SEVENTH 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 you have the check run summary behind tab A, and tab B is the acceptance of the unaudited financials. Unless there are any questions, a motion to approve them will take place.

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On MOTION by Mr. Perry seconded by Mr. Pagnotta 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: So, now, are there any Supervisor's requests at this moment?

Mr. Perry: No.

Ms. Duque: Ok, so I guess we're moving forward with the resignations, right?

Mr. Perry: Yes, I request that the current Board members myself, Craig Perry, Joey Milan, and Tom Pagnotta resign from the Board.

Mr. Pawelczyk: Can I make a recommendation?

Mr. Perry: Sure.

Mr. Pawelczyk: Why don't we, I think we have resignations here from Tom Pagnotta and Joey Milan, so why don't we have the Board move to accept the resignations.

Mr. Perry: Ok, so I accept the resignation letters of Joey Milan and Tom Pagnotta.

Mr. Pawelczyk: So, that's a motion to accept?

Mr. Perry: Yes, motion to accept.

Mr. Pawelczyk: Is there a second?

On MOTION by Mr. Perry seconded by Ms. Jiron with all in favor, accepting the resignation letters of Joey Milan and Tom Pagnotta was approved.

Mr. Pawelczyk: So, now we are down to a 3-member Board, and we have two spots open, so the 3-member Board can appoint one person at a time or both.

Ms. Jiron: Ok, so appoint Daimy and Lucie.

Ms. Duque: So, I have a motion made by Nathalia to appoint Daimy Figueroa and Lucie Melendez.

Mr. Perry: And I second that.

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On MOTION by Ms. Jiron seconded by Mr. Perry with all in favor, appointing Daimy Figueroa and Lucie Melendez to fill the unexpired terms of office was approved.

Ms. Duque: So, now we need to go over the election of officers.

Mr. Perry: No, I need to resign.

Ms. Duque: I'm sorry, we do have Craig.

Mr. Pawelczyk: And actually, you need to swear in Daimy and Lucie in.

Ms. Duque: Yes, that's true, so let's do that first. So, I'm going to read the oath of office to Daimy and Lucie, so after I say the word "I", please provide me with your names, so "I".

Ms. Figueroa: Daimy Figueroa.

Ms. Melendez: Lucie Melendez.

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. Figueroa: I do.

Ms. Melendez: I do.

Ms. Duque: Thank you so much, welcome to the Board.

Mr. Pawelczyk: Is there a motion to accept the resignation of Craig Perry?

On MOTION by Ms. Jiron seconded by Ms. Figueroa with all in favor, accepting the resignation letter of Craig Perry was approved.

Mr. Perry: Ok, so we're going to leave now, and we're always here for you, whatever you need.

Ms. Jiron: Thank you.

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Mr. Perry: If you have any questions, Ana has our contract information, so thank you.

Ms. Duque: Just for the Board to know we are still in the meeting, until we adjourn, and remember the meeting is being recorded. Now, that we have the Board of Supervisors we need to elect the officers to specific seats and the slate of officers. So, we have a chairman, and we have a vice chairman, and we also have assistant secretaries, I am the secretary, and from our office we have Patti Powers who is the treasurer, and also Rich Hans who is an assistant secretary. Now, the only difference between the chairman and the vice chairman is only for the purpose of signatures, and some of you are part of the HOA Board, and you know how the president or the vice president have their roles, let's put it that way. As the Board of Supervisors, you have the four of you right now, and you pretty much have the same responsibilities, and the same obligations and the reason we have a chairman or a vice chairman is because there might be agreements that we discuss at the meetings and they are approved by the Board and they need to be signed, so that's why we need a chairman, the chairman will be the person signing. If we don't have the chairman, then the vice chairman will sign, and also for purposes of conducting the meeting but, it's up to the Board, but what typically happens is the District manager runs the meeting but, it can be run by the chairman as well. So, are there any other additional comments you want to make Mike?

Mr. Pawelczyk: No, just that there's no extra power of the chairman, and now that you all have adopted the electronic signature resolution so, basically if we don't have the document here to sign, Juliana's office sends you a Doc-u-Sign email and you sign electronically, so it's very simple. Every time the Board changes, you have an open seat right now, so if one of you were to resign or you move to appoint that open seat, we would do this again and elect officers, and the Board can do it at any time they wanted. If you get three people that are just fed up with someone serving as the chairman, you could make a motion to appoint or remove so and so as chairman and appoint so and so as the new chairman, so you can do that but, that rarely happens. I think it's happened one time in my 19 years of doing CDD work, and you don't seem like the group that's going to do that. So, that's really it, and it's really up to the Board as to how to do this. I think the slate of officers, Juliana can go through but, from the Board's standpoint, you appoint a chairman and a vice chairman, and we can do this in one motion if you wanted to, and then the

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remaining Board members are called assistant secretaries, that doesn't mean you have to retain notes or anything like that, that's just what the Statute calls you, under the CDD Statute they call you an assistant secretary, and Juliana is the secretary, and then she has people in her office who also serve as assistant secretaries because if we can't get you to attest, let's say Alex is an assistant secretary and we can't get him to attest to a document, we can have someone from Juliana's office or Juilana attest to that document, that's also signed by the chairman. So, we try to build in a lot of checks and balances, not with just our signing of documents but, you'll see that as we go along the way they approve checks and invoices and all that stuff. The treasurer is Patti Powers in her office.

Ms. Duque: Yes, and she's the head of the accounting department.

Mr. Pawelczyk: Right, and the good thing is, and if I'm overeducating you let me know but, you have a District management agreement with GMS, they have liability insurance and if they screw up the books and cost you money, we're going after their insurance company, we, meaning the Board and probably your District counsel. It has never happened, and one of the reasons this never happens is because they have so many internal controls on their accounting side, they bring this to you every month, you're auditing independently on an annual basis as required by law, so all those reports are available too as you get into this. That's really all there is.

Ms. Duque: Yes, that's really it.

Mr. Pawelczyk: Does anybody want to serve as chairman? Do you guys want to appoint a chairman and a vice chairman, we can just make one motion for that.

Ms. Duque: And even though we have the electronic signature, sometimes for a particular matter someone needed to meet with me on an issue, it should be someone that is the most available.

Mr. Pawelczyk: Right.

Ms. Duque: So, that's maybe one of the parameters to take into consideration, let's say you think you're always outside of work, or it's hectic for you, then you should probably not be the chairman. So, that perhaps will help also.

Mr. Pawelczyk: Right, the chairman that travels back and forth to South America or whatever, is not a good person for that.

Ms. Jiron: Ok, does anybody want to be chairman?

Ms. Melendez: I personally don't care.

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Mr. Fonseca: I'd rather be vice chairman.

Ms. Duque: Ok, so vice chairman will be Alex, and Nathalia chairman?

Ms. Melendez: And you can be chairman.

Ms. Jiron: Ok.

Ms. Duque: So, we have it, Nathalia will be the chairman, Alex as vice chairman, so I'm going to read it for the record and at the end I will need a motion from the Board, and so someone will make the motion and then someone will second it. So, as we have it we have Nathalia Jiron as the chairman, we have Alex Fonseca as vice chairman, we have Daimy Figueroa and Lucie Melendez as assistant secretaries, Juliana Duque is your secretary, Rich Hans from my office is your assistant secretary, and Patti Powers from my office is your treasurer. A motion to approve that slate of officers will take place.

On MOTION by Ms. Figueroa seconded by Ms. Melendez with all in favor, Election of officers, electing the slate of officers as read into the record by Juliana Duque was approved.

Ms. Duque: Ok, now the only item that I would like to inform the newly elected Board of Supervisors, I have provided you with a set of documents and so in that set of documents you're going to find the Form 1, that form needs to be filled out with the Supervisor of Elections of Miami-Dade County, which is the county you all reside in. I also marked that address on the first document that is in your package, the second page, and you can also send it via email, and if you send it via email, you will receive an email receipt that you can keep for your records.

Mr. Pawelczyk: If you want you can just announce on the record that we're going to do this after the meeting.

Ms. Duque: Ok, good, that's fine, yes, let's do that.

Mr. Pawelczyk: And the one thing I do want you to do is, I think we need to designate the seat numbers, in other words, what seat did Daimy go into, and what seat did Lucie go into.

Ms. Duque: Ok, that's fine, and right now, just so you know, Nathalia is in seat #2, the other seats are seat #4, which was the seat that Alex was appointed to.

Mr. Pawelczyk: That's right.

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Ms. Duque: So, now we have seats #3, #5 and #1 open.

Mr. Pawelczyk: And I would say, it shouldn't be seat #1 because Craig was the last one, so it should be seats #3 and #5.

Ms. Duque: Correct, #3 and #5, so then Daimy you can be in seat #3, and then Lucie can be seat #5.

Ms. Melendez: Ok.

Ms. Duque: So, this means we still have an open seat, seat #1. If you happen to know anyone that would like to be part of the Board and will be committed to attend our meetings, and to participate on the Board please let me know, I'll be more than happy to contact that particular person, the same thing I did with all of you. Now, just for the record because I do want this to be on there, everything that needs to be discussed by this Board you need to do it at a public meeting. You cannot talk about any items that might come to this Board, that might need to be discussed and it's my understanding that some of you are also part of the HOA Board, so you need to be very careful when you are talking about those items not to discuss anything related to the CDD because you can be in violation of the Florida Sunshine Law, that's all I wanted to say.

Mr. Pawelczyk: And I'll get you another overview of that after the meeting.

Ms. Duque: Yes, perfect.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Duque: I think that's it, and there is no audience present for any audience comments, so if there is nothing else, a motion to adjourn will take place.

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

DocuSigned by:



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Secretary / Assistant Secretary

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Chairman / Vice Chairman