

**MINUTES OF MEETING
BAUER DRIVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bauer Drive Community Development District was held on July 19, 2024 at 12:15 p.m. at Lennar Homes, Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Carmen Orozco	Vice Chairperson
Raisa Krause	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Andrew Gill	Governmental Management Services
Michael Pawelczyk	District Counsel
Lilibeth Hauck	Lennar Homes
Nicolas Duenas	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hernandez called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Approval of Minutes of the May 17, 2024 Meeting

Mr. Hernandez presented the minutes from the May 17, 2024 meeting, asked the Board for any comments or corrections, and upon not hearing any, asked for a motion to approve them.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Minutes of the May 17, 2024 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2025 Budget

A. Motion to Open the Public Hearing

Mr. Hernandez asked for a motion to open the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was opened.

B. Public Comment and Discussion

Mr. Hernandez presented the proposed fiscal year 2025 budget, explained that despite letter being sent to all of the property owners regarding the contemplated increase in the assessments to maintain the lift station, no one from the public was attending the meeting to provide comments or discussion. The HOA had been maintaining the lift station but had decided to have the CDD take care of those costs; therefore the need for an increase on the CDD side.

There not being any questions or discussion, the next item followed.

C. Consideration of Resolution #2024-03 Annual Appropriation Resolution

Mr. Hernandez presented Resolution #2024-03 Annual Appropriation Resolution, explained approving it adopted the final budget, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-03 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2024-04 Levy of Non Ad Valorem Assessments

Mr. Hernandez presented Resolution #2024-04 Levy of Non Ad Valorem Assessments, explained approving it allowed the District to collect on the tax roll, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Hernandez asked for a motion to close the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was closed.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2024-05 Electing Sharyn Henning as Assistant Treasurer

Mr. Hernandez presented Resolution #2024-05 Electing Sharyn Henning as Assistant Treasurer, explained approving it would allow her to sign documentation for the District in the absence of the Treasurer, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-05 Electing Sharyn Henning as Assistant Treasurer was approved.

FIFTH ORDER OF BUSINESS

Discussion of Procedures for the Landowners Election

Mr. Hernandez briefly discussed the procedures and the example documentation provided in the agenda package for the landowners election.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk mentioned that the legislative update memorandum had been included in the agenda package and the information had already been discussed at prior meetings that everyone attending this meeting had already been at but if anyone had any questions to contact him.

There not hearing any questions or comments, the next item followed.

B. Engineer – Acceptance of District Engineer’s Report for Fiscal Year 2024-2025

Mr. Hernandez presented the District Engineer’s Report for Fiscal Year 2024-2025 and asked the Board to accept it for the District’s records.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the District Engineer’s Report for Fiscal Year 2024-2025 was accepted.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the check register and the unaudited financials were accepted.

NINTH ORDER OF BUSINESS

Adjournment

There not being any other District business to discuss,

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the meeting was adjourned.



Secretary /Assistant Secretary



Teresa Baluja (Nov 18, 2024 10:07 EST)

Chairman / Vice Chairman

11-15-24docstosign-LennarDay

Final Audit Report

2024-11-18

Created:	2024-11-18
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5EnzCF1tqcLVD6cnrRNCT5xRjdSbPidc

"11-15-24docstosign-LennarDay" History

-  Document created by Robin Friedman (rfriedman@gmssf.com)
2024-11-18 - 1:43:05 PM GMT
-  Document emailed to Luis Hernandez (lhernandez@gmssf.com) for signature
2024-11-18 - 1:43:18 PM GMT
-  Email viewed by Luis Hernandez (lhernandez@gmssf.com)
2024-11-18 - 1:43:56 PM GMT
-  Document e-signed by Luis Hernandez (lhernandez@gmssf.com)
Signature Date: 2024-11-18 - 2:33:24 PM GMT - Time Source: server
-  Document emailed to Teresa Baluja (teresa.baluja@lennar.com) for signature
2024-11-18 - 2:33:26 PM GMT
-  Email viewed by Teresa Baluja (teresa.baluja@lennar.com)
2024-11-18 - 3:06:49 PM GMT
-  Document e-signed by Teresa Baluja (teresa.baluja@lennar.com)
Signature Date: 2024-11-18 - 3:07:47 PM GMT - Time Source: server
-  Agreement completed.
2024-11-18 - 3:07:47 PM GMT