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 November 15, 2024 at 12:15 p.m. at Lennar Homes, 5505 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

FIRST ORDER OF BUSINESS — **Oath of Office for Supervisor(s) Elected at the Landowners Meeting – Seat #3, Seat #4, and Seat #5**

SECOND ORDER OF BUSINESS — **Roll Call**

Mr. Hernandez called the meeting to order, called the roll, explained that since there were no landowners in attendance at the landowners meeting that no one was elected to Seat #3, Seat #4, and Seat #5, and indicated that it would be appropriate for the Board to re-appoint the Supervisors back to the seats they were currently in so that the terms were no longer expired.

> On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Ms. Carmen Orozco was appointed to Seat #4 and given a four-year term.

Mr. Hernandez, being a Notary Public of the State of Florida, administered the oath of office to Ms. Orozco, and asked her to fill out and sign the oath. The signed oath will become part of the public record.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, Ms. Raisa Krause was appointed to Seat #5 and given a four-year term.

Mr. Hernandez, being a Notary Public of the State of Florida, administered the oath of office to Ms. Krause, and asked her to fill out and sign the oath. The signed oath will become part of the public record.

On MOTION by Ms. Orozco seconded by Ms. Baluja with all in favor, Ms. Vanessa Perez was appointed to Seat #3and given a two-year term.

Mr. Hernandez indicated that the oaths for Ms. Perez would be administered at the next meeting that she attended.

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution #2025-01 Canvassing and Certifying Results of Landowners Election

Mr. Hernandez explained that Resolution #2025-01 Canvassing and Certifying Results of Landowners Election would be modified to reflect that no one had been elected at the landowners meeting since there were not any landowners in attendance, but the resolution would still give the results of who had been appointed at the Board meeting, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2025-01 Canvassing and Certifying Results of Landowners Election was approved as-amended.

B. Consideration of Resolution #2025-02 Electing Officers

Mr. Hernandez presented Resolution #2025- 02 Electing Officers, indicated that the Board could either re-elect the same slate of officers or make any changes to the current slate of officers at this time, and read the current slate of officers into the record as-follows: Teresa Baluja as Chairperson, Carmen Orozco as Vice Chairperson, Vanessa Perez, Raisa Krause, Marc Szasz, Rich Hans, and Andrew Gill as Assistant Secretaries, Luis Hernandez as Secretary, Patti Powers as Treasurer, and Sharyn Henning as Assistant Treasurer.

The Board concurred to retain the same slate of officers.

> On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, Resolution #2025-02 Electing Officers was approved as-presented; and the slate of officers was elected as-follows: Teresa Baluja as Chairperson, Carmen Orozco as Vice Chairperson, Vanessa Perez, Raisa Krause, Marc Szasz, Rich Hans, and Andrew Gill as Assistant Secretaries, Luis Hernandez as Secretary, Patti Powers as Treasurer, and Sharyn Henning as Assistant Treasurer.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the July 19, 2024 Meeting**

Mr. Hernandez presented the minutes from the July 19, 2024 meeting, asked for any comments or corrections, and upon not hearing any, asked the Board for a motion to approve them.

> On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the Minutes of the July 19, 2024 Meeting were approved as-presented.

FIFTH ORDER OF BUSINESS **Consideration of Resolution #2025-03 Amending the Fiscal Year 2024 General Fund Budget**

Mr. Hernandez presented Resolution #2025-03 Amending the Fiscal Year 2024 General Fund Budget, explained it was a cleanup item to reflect the actual expenditures of the District, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

> On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2025-03 Amending the Fiscal Year 2024 General Fund Budget was approved.

SIXTH ORDER OF BUSINESS Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2024

Mr. Hernandez presented the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2024, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

> On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2024 was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Pawelczyk mentioned that the District accepted tracts in July and staff was still working on the documentation to transfer the lands.

B. Engineer – Discussion of Plumbing Issues at Lennar Harmony Parc

Mr. Hernandez explained that there had been some issues with the sewer system and the District Engineer helped oversee the problems, and staff had not heard of any further issues so hopefully everything had been resolved.

C. Manager - Ratification of Performance Measures and Standards as Required by Florida Statutes

Mr. Hernandez presented the performance measures and standards, explained it was required by the Florida Statutes to be on the CDD's website, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to ratify it since it had been signed in between meetings.

> On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the performance measures and standards as required by the Florida Statutes was ratified.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Hernandez presented the financials, asked for any questions or comments about the check register or unaudited financials, and upon not hearing any, asked the Board for a motion to accept them.

> 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 Supervisors Requests and Audience Comments

There not being any, the next item followed.

TENTH ORDER OF BUSINESS Adjournment

There not being any other District business to discuss,

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

Secretary /Assistant Secretary

Chairman / Vice Chairman