

**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 February 16, 2024 at 12:15 p.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Carmen Orozco
Raisa Krause

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Luis Hernandez
Andrew Gill
Michael Pawelczyk

District Manager
Governmental Management Services
District Counsel

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
September 15, 2023 Meeting**

Mr. Hernandez presented the minutes from the September 15, 2023 meeting, asked 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 September 15, 2023 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS

**Consideration of Resolution
#2024-01 Declaring the Project
Complete**

Mr. Hernandez explained that the District Engineer had indicated that there were still some pending items and the project could not be declared complete quite yet.

This item was tabled until a future meeting.

FOURTH ORDER OF BUSINESS Staff Reports

A. Attorney – Discussion of Memo for Required Ethics Training

Mr. Pawelczyk briefly discussed the required ethics training memorandum and explained some of the different options offered for Board members to complete the now required training.

B. Engineer

There not being any report, the next item followed.

C. Manager

1) Ratification of Agreement with Harmony Parc HOA

Mr. Hernandez presented the agreement with Harmony Parc HOA to provide funding for the maintenance of the sewer system and pump system programs, explained that it had been previously approved at the last meeting and executed between meetings, and asked for a motion to ratify the signed document for the District's records.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the agreement with Harmony Parc HOA to provide funding for the maintenance of the sewer system and pump system programs was ratified.

2) Ratification of Maintenance Agreement with South Florida Utilities, Inc.

Mr. Hernandez presented the maintenance agreement with South Florida Utilities, Inc., explained it had been previously approved at the last meeting and executed between meetings, and asked for a motion to ratify the signed document for the District's records.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the maintenance agreement with South Florida Utilities, Inc. was ratified.

3) Discussion of Questions for Land Development and Atlantic Environmental Annual Report

Mr. Hernandez presented an invoice for an annual report from Atlantic Environmental, indicated that staff was reviewing the information with the county to

determine if it was a necessary requirement for the District, and asked the Board to authorize for it to be done if it was determined to be needed.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the invoice with Atlantic Environmental to perform an annual report was approved if it was determined to be a necessary requirement for the District.

Mr. Hernandez explained the different types of formats for transcribing the minutes, and after a brief discussion, the Board authorized to change the format of the minutes from verbatim to summarized going forward.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

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

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

SEVENTH 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



Teresa Baluja (Apr 19, 2024 14:37 EDT)

Chairman / Vice Chairman

04-19-24docstosign-BauerDrive

Final Audit Report

2024-04-19

Created:	2024-04-19
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