

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 April 18, 2025, at 12:47 p.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Carmen Orozco
Vanessa Perez

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Juliana Duque
Jesus Lorenzo
Michael Pawelczyk
Juan Alvarez *via phone*

District Manager
Governmental Management Services
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Administration of Oath of Office for Ms. Vanessa Perez

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

SECOND ORDER OF BUSINESS

Roll Call

The roll was called, and there were three Board members present, constituting a quorum.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2025-04 Electing Officers

Ms. Duque presented Resolution #2025-04 Electing Officers and 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:

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Bauer Drive CDD

Teresa Baluja as Chairperson, Carmen Orozco serves as Vice Chairperson, Vanessa Perez, Marc Szasz, Raisa Krause, and Juliana Duque as Assistant Secretaries. She asked that Patti Powers acts as the Treasurer and Sharyn Henning serves as Assistant Treasurer and requested that Paul Winkeljohn be named a Secretary.

The Board concurred to retain that slate of officers, and there was a motion of approval.

On MOTION by Ms. Baluja seconded by Ms. Perez, with all in favor, Resolution #2025-04 Electing Officer, 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, and Juliana Duque as Assistant Secretaries, Paul Winkeljohn as Secretary, Patti Powers as Treasurer, and Sharyn Henning as Assistant Treasurer.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 15, 2024 Meeting

Ms. Duque presented the minutes from the November 15, 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. Perez, with all in favor, the Minutes of the November 15, 2024, Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2025-05 Designating Michael J. Pawelczyk as the District's Registered Agent

Ms. Duque presented the resolution and asked for a motion of approval.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-05 Designating Michael J. Pawelczyk as the District's Registered Agent, was approved.

April 18, 2025**Bauer Drive CDD****B. Resolution #2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing**

Ms. Duque presented the general fund that outlines the operations a maintenance portion of the budget, which is the first component of the non-ad valorem assessments. Pages two and three of the budget provide the narrative and explain each line item for the general fund, and page four is the debt service fund, the Series 2023 Bond, and the associated interest. Pages five and six contain the amortization schedule for the 2023 bonds. Page seven shows the non-ad valorem assessment comparison charge, and as per the proposed budget, the assessment for the 105 units reflects no increases for the fiscal year.

This proposed budget needs to be submitted to the clerk of the county commissioners of Miami-Dade County by June 15, 2025. A public hearing must be scheduled to adopt the budget and to allow for public comment. Per Florida Statute, the hearing must be advertised 60 days before the public hearing. The suggested hearing date is July 18, 2025, at 1:30 p.m. There being no other discussion, there was a motion of approval.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing for July 18, 2025 at 1:30 p.m., was approved.

SIXTH ORDER OF BUSINESS**: Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025**

Ms. Duque stated that the Board has received the engagement letter from the auditing firm to perform the audit for Fiscal Year 2025. There being no Board questions, there was a motion of approval.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025, was approved.

April 18, 2025**Bauer Drive CDD****SEVENTH ORDER OF BUSINESS Staff Reports****A. Attorney****1. Memorandum on Stormwater System Legal Requirements**

Mr. Pawelczyk updated the Board on the memorandum and noted that the District Manager has made sure that everything is properly included in the budget that will be needed for this item. Staff will also be working closely with the District Engineer to ensure the District is complying with the statutory requirements for the State of Florida as well as the statutory requirements within Miami-Dade County associated with the District's ownership and maintenance of that stormwater management system.

2. Discussion on DERM Rules Public Hearing

Mr. Pawelczyk stated this is in connection with covenants that are recorded in favor of DERM and the public hearing for this item will be held on July 18, 2025, at 1:30 p.m., and asked for a motion of approval to advertise for that public hearing.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Setting the DERM Rules Public Hearing on July 18, 2025, at 1:30 p.m., was approved.

B. Engineer

There being no additional report provided by the District Engineer, the next item followed.

C. Manager**1. Report**

Ms. Duque presented the report, which can be found in the agenda package starting on page 32

2. Update on Conveyance of Tract F

Ms. Duque noted that Tract F has not been conveyed to the District as of this time. It is understood that the developer will convey that parcel once the work is completed. Once the Board adopts the resolution of completion, the certificate of project completion should be provided by the District Engineer.

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Ms. Duque stated that she has received communication from the HOA property manager with concerns about parking issues around the community. Jenny Cabrera addressed the Board about the issue. Ms. Duque noted that once the roads are conveyed to the District, they can begin the process of adopting and enforcing parking rules. The District will work with the HOA to begin working on the set of rules to get the ball rolling to adopt the rules. The goal is to have a set of rules ready for review at the next Board of Supervisors' meeting to prepare to advertise for a public hearing.

Ms. Duque noted that lift station concerns were raised, and this will be taken care of with Updates will be given as they come.

EIGHTH ORDER OF BUSINESS**Financial Reports****A. Acceptance of Check Register****B. Acceptance of Unaudited Financials**

Ms. Duque 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. Perez, with all in favor, the Check Register and the Unaudited Financials were approved.

NINTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS**Adjournment**

There not being no other District business to discuss,

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

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Secretary / Assistant Secretary

Bauer Drive CDD

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Chairman / Vice Chairman