

**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 May 17, 2024 at 12:15 p.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Marc Szasz
Raisa Krause

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Luis Hernandez
Andrew Gill
Michael Pawelczyk
Jenny Cabrera
Several Residents

District Manager
Governmental Management Services
District Counsel
Harmony Parc HOA (via GoToMeeting)

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 April 19, 2024 Meeting

Mr. Hernandez presented the minutes from the April 19, 2024 meeting, asked for any comments, 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 April 19, 2024 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS

**Presentation and Discussion of
Fiscal Year 2025 Proposed Budget
– meeting to adopt budget is July 19, 2024**

Mr. Hernandez explained that the developer had previously been funding the costs for the lift station but needed to transfer those obligations over to the HOA or the CDD,

and presented the proposed budget options. Option 1 was the bare coverage budget to keep the District running and cover the lift station expenses with an increase of \$195.49 per unit. Option 2 would cover the lift station expenses and also include a slight cushion and would have an increase of \$257.04 per unit per year.

After a brief discussion, the Board concurred that Option 2 made more sense.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Option 2 for the proposed budget was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Manager

Mr. Hernandez indicated that Ms. Jennifer Desa, a Supervisor from Baywinds Community Development District had been helping some of the residents within Bauer Drive Community Development District understand the basic operations and functions of a Community Development District.

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

C. Acceptance of Funding Requests #13

Mr. Hernandez presented the financials reports, asked if there were any questions about the check register, the unaudited financials, or Funding Request #13, 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, the unaudited financials, and Funding Request #13 were accepted.

SEVENTH ORDER OF BUSINESS **Adjournment**

Ms. Baluja asked if there was any action required regarding the agreement between the CDD and the HOA for it to be terminated.

Mr. Pawelczyk suggested the Board make a motion to authorize the Chair of the CDD to work with District staff to coordinate the termination of the agreement between the HOA and the CDD, and authorized the execution of any documentation related to it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Chair of the CDD was authorized to work with District staff to coordinate the termination of the agreement between the HOA and the CDD, and as well as execute any documentation related to it.

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 (Jul 22, 2024 13:08 EDT)

Chairman / Vice Chairman

07-19-24docstosign-BauerDrive

Final Audit Report

2024-07-22

Created:	2024-07-22
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