

**MINUTES OF MEETING
BISCAYNE DRIVE ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Biscayne Drive Estates Community Development District was held on March 17, 2023 at 12:00 p.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Carmen Orozco
Vanessa Perez

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Luis Hernandez
Michael Pawelczyk
Raisa Krause

District Manager
District Counsel
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
December 16, 2022 Meeting**

Mr. Hernandez: Moving on, we have Approval of Minutes of the December 16, 2022 Meeting. This will be the time to make any changes, corrections, additions, or deletions. If there are none, a motion to approve them would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Minutes of the December 16, 2022 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS

**Consideration of Resolution
#2023-01 Approving the Proposed
Fiscal Year 2024 Budget and
Setting the Public Hearing**

Mr. Hernandez: Moving forward, next we have Consideration of Resolution #2023-01 Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing.

Before we look at the resolution, we need to discuss the budget. The budget has the same level of assessments if compared to the prior year, same costs per unit, and the amounts for the covenants the developer has with Miami-Dade County. There are no increases anticipated and the District will be able to provide the same level of services. The bonds that were issued last year have a fixed amount, so that doesn't change either. Does anyone have any questions about the budget? Hearing no questions, the recommendation from staff is to have the public hearing on the regular meeting date at this location, but slightly earlier at 10:45 a.m.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-01 Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing on May 19, 2023 at 10:45 a.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida was approved.

FOURTH ORDER OF BUSINESS

Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2022

Mr. Hernandez: Moving forward, next we have Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2022. It was signed in between meetings to not hold up the audit process, so a motion to ratify it would be in order.

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, 2022 was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Hernandez: Moving on to Staff Reports, Mike?

Mr. Pawelczyk: I don't have anything to report other than just a reminder that the CDD granted a blanket easement for this District. Do we know what the status of the platting or the development is? The blanket easement will be removed once the District is provided with the easements. I haven't followed up on that with Juan yet, but I figured

that I would bring it up since we have not met in a while. We granted the easement in September 2022. I am sure that the development is still underway, but I wanted to ask about it.

Mr. Hernandez: We will find out.

Mr. Pawelczyk: Okay, great.

B. Engineer

There not being any report, the next item followed.

C. Manager – Consideration of Request to Change District Depository from Regions Bank to Wells Fargo

Mr. Hernandez: Moving on, under Manager, as I was checking the budget, I noticed that the District has been incurring expenses from the depository bank. I spoke with the District's Treasurer about possibly switching banks. She recommended switching to Wells Fargo, so based on that conversation, my recommendation to the Board is to make a motion to authorize changing the District's depository from Regions Bank to Wells Fargo, and by making that motion you will be authorizing all of the documentation that needs to be executed to be taken care of.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Board authorized the request to change the District's depository from Regions Bank to Wells Fargo.

SIXTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Summary of Check Register

B. Acceptance of Combined Balance Sheet

Mr. Hernandez: Moving forward, next we have the Financial Reports. Tab A has the check register, while Tab B has the combined balance sheet. Are there any questions on either of those? Hearing none, a motion to accept the financials would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Summary of Check Register and Combined Balance Sheet were approved.

**SEVENTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Mr. Hernandez: Are there any Supervisor's requests? Hearing none, we do have an audience. Raisa, do you have any comments?

Ms. Krause: No.

Mr. Hernandez: Excellent.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: Unless anyone has any other District business to discuss, a motion to adjourn would be in order.

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



Secretary /Assistant Secretary



Teresa Baluja (May 22, 2023 12:03 EDT)

Chairman / Vice Chairman

05-19-23documentstobesigned-BiscayneDriveE states

Final Audit Report

2023-05-22

Created:	2023-05-22
By:	Luis Hernandez (lhernandez@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhD_RDCo9coUCij0_JxGRJHRKZvZUAUYv

"05-19-23documentstobesigned-BiscayneDriveEstates" History

-  Document created by Luis Hernandez (lhernandez@gmssf.com)
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Signature Date: 2023-05-22 - 4:01:15 PM GMT - Time Source: server- IP address: 50.196.79.65
-  Document emailed to teresa.baluja@lennar.com for signature
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-  Signer teresa.baluja@lennar.com entered name at signing as Teresa Baluja
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