

**MINUTES**  
**Pembroke Harbor Community**  
**Development District**

**Regular Meeting**  
**May 8, 2018**  
**7:00 p.m.**

**Pool Area of Pembroke Cay**  
**807 SW 143<sup>rd</sup> Terrace**  
**Pembroke Pines, Florida**

**Pembroke Harbor Community Development District**  
**Regular Meeting**  
**May 8, 2018**  
**7:00 p.m.**  
**Pool Area of Pembroke Cay**  
**807 SW 143<sup>rd</sup> Terrace, Pembroke Pines, Florida**

**AGENDA**

1. **Call To Order.** The meeting was called to order by Chair Bland at 7:05p.m.
2. **Roll Call.** In attendance were Chair Karena Bland, Supervisor Julio Rodriguez, Supervisor Rafaela Espinosa, District Attorney Vanessa Steinerts, and District Manager Christopher Wallace. Absent was Vice-Chair Helen Porche.
3. **Approval of Minutes.** Supervisor Rodriguez moved to approve both meeting minutes. Chair Bland seconded the motion and in a voice vote, the minutes were approved. **(Minutes approved 3-0)**
  - a. **May 31, 2017**
  - b. **August 22, 2017**
4. **Resolution 2018-1. A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT DETERMINING THE NUMBER OF QUALIFIED ELECTORS IN THE DISTRICT AS OF APRIL 15, 2018.** Supervisor Espinosa moved to adopt the resolution, which was seconded by Supervisor Rodriguez. In a voice vote, the Resolution was unanimously adopted. **(Resolution adopted 3-0)**
5. **Resolution 2018-2. A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2018-2019 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET.** Chair Bland moved to adopt the resolution. Supervisor Espinosa seconded the motion. Discussion was held on the budget and to leave it as recommended by the manager. Discussion followed as to the date of the meeting. The motion included setting the public hearing on the budget for August 21, 2018, at 7:00p.m. at the Pembroke Cay pool area, located at 807 SW 143<sup>rd</sup> Terrace in Pembroke Pines. In a voice vote, the Resolution was unanimously adopted. **(Resolution adopted 3-0)**
6. **Staff Reports**
  - a. **Manager's Report.**
    - i. **Reminder To File Form 1 Statement of Financial Interest By July 1<sup>st</sup>.** Mr. Wallace reminded the Board members present that they would soon be getting the forms in the mail from the Supervisor of Elections and that they should promptly complete and return the forms.

- b. Attorney's Report.** Ms. Steinerts had nothing to bring to the Board's attention.
- 7. Audience Comments.** There were no members of the audience present.
- 8. Supervisor's Comments.** Discussion was held by the Supervisors as to what the District could do in the form of assisting with street lighting, security, and playground equipment. Ms. Steinerts would research what the Board could do and get back with the Board and Manager.
- 9. Other Business.** There was no further business.
- 10. Adjournment.** Supervisor Rodriguez moved to adjourn the meeting, which was seconded by Chair Bland. In a unanimous voice vote, the meeting was adjourned by the Chair at 7:19p.m.

**Pembroke Harbor Community Development District**  
**Regular Meeting**  
**May 31, 2017**  
**7:00 p.m.**  
**Pool Area of Pembroke Cay**  
**807 SW 143<sup>rd</sup> Terrace, Pembroke Pines, Florida**

**MINUTES**

11. **Call To Order.** The meeting was called to order at 7:08 p.m.
12. **Roll Call.** In attendance were Chair Karena Bland, Vice-Chair Helen Porche, Supervisors Julio Rodriguez and Rafaela Espinosa, District Attorney Susan Delegal, and District Manager Christopher Wallace.
13. **Resolution 2017-1. A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT DETERMINING THE NUMBER OF QUALIFIED ELECTORS IN THE DISTRICT AS OF APRIL 15, 2017.** Mr. Wallace discussed the number of qualified electors in the District and suggested that it might be overstated, but, in any event, the District has fewer than 250 qualified electors and would remain a “landowner’s” district and would allow one vote per parcel. Vice-Chair Porche moved to adopt the Resolution and Supervisor Espinosa seconded the motion. In a voice vote, the motion was unanimously passed, and the Resolution was adopted. **(Resolution adopted, 4-0).**
14. **Resolution 2017-2. A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2015-2016 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET.** Chair Bland moved to have the budget hearing on August 22, 2017, at 7:00 p.m. at the pool area of Pembroke Cay. Supervisor Rodriguez seconded the motion and in a voice vote, the motion was unanimously passed, and the Resolution adopted. **(Resolution adopted, 4-0).**
15. **Ratification of Agreement with Marty Kiar, As Broward County Property Appraiser, for Non-Ad Valorem Assessment notices provided for under Florida Statutes 197.3632.** Mr. Wallace explained to the Board that he had executed the attached agreement with the new Broward County Property Appraiser, Marty Kiar, and that it was the same agreement that had existed prior to his election, but, because the agreements have been in the name of the office holder acting as the property appraiser, the office required a new agreement. Since the Board was not going to meet for several months and the agreement needed to be executed, Mr. Wallace noted he had done so but that ratification of his action was prudent. Supervisor Espinosa moved to ratify the agreement with the property appraiser’s office. Supervisor Rodriguez seconded the

motion. In a voice vote, the motion was unanimously approved, and the agreement ratified. **(Agreement Ratified, 4-0).**

**16. Staff Reports**

**a. Manager's Report.**

**i. Reminder To File Form 1 Statement of Financial Interest By July**

**1<sup>st</sup>.** Mr. Wallace reminded the Board members to file their reports by the deadline or they will be fined. He offered his assistance as well as that of the District Attorney.

**b. Attorney's Report.** Ms. Delegal noted that she would be retiring soon and that she had enjoyed her time representing the District. The firm will continue to provide legal representation.

**17. Audience Comments.** There were no members of the public present.

**18. Supervisor's Comments.** There were no Supervisor's comments.

**19. Other Business.** There was no further business.

**20. Adjournment.** Vice-Chair Porche moved to adjourn the meeting and Supervisor Rodriguez seconded the motion. In a voice vote, the motion was unanimously adopted, and the meeting was adjourned at 7:17 p.m.

**RESOLUTION 2017-1**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT DETERMINING THE NUMBER OF QUALIFIED ELECTORS IN THE DISTRICT AS OF APRIL 15, 2017**

**WHEREAS**, Chapter 190.006 of the Florida Statutes requires that on or before June 1st of each year the Board of Supervisors determine the number of qualified electors in the District as of April 15th of each year; and

**WHEREAS**, Florida law further requires the District to use and rely upon the official records maintained by the Supervisor of Elections in making this determination; and

**WHEREAS**, the office of the Supervisor of Elections has provided the information required to determine the number of qualified electors in the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT:**

1. The total number of qualified electors in Pembroke Harbor Community Development District as of April 15, 2017, is hereby determined to be 201, as determined by the Broward County Supervisor of Elections.
2. This resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS 31st DAY OF MAY 2017.**

Attest:

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Karena Bland, Chair

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Christopher Wallace, Secretary

**Resolution 2017-2**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2017-2018 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET**

**WHEREAS**, Pembroke Harbor Community Development District must tentatively adopt a proposed budget; and

**WHEREAS**, the District Manager has presented a proposed FY2018 operating budget to the Board of Supervisor to be considered; and

**WHEREAS**, the Board of Supervisors has considered the proposed FY2018 operating budget; and

**WHEREAS**, the Board of Supervisors also wishes to set the Place, Date, and Time for a public hearing to consider the proposed budget and to hear input from the public on the budget and the annual assessments; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** The proposed FY2017-2018 tentative budget (Exhibit "A") is hereby approved.

**Section 2.** The Board of Supervisors hereby sets the public hearing date on the proposed budget and assessment for \_\_\_\_\_, at \_\_\_\_\_, at \_\_\_\_\_.

**Section 3.** This resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS 31<sup>st</sup> DAY OF MAY 2017.**

**Attest:**

\_\_\_\_\_  
Chair Karena Bland

\_\_\_\_\_  
Secretary Christopher Wallace

	<b>FY2017 Adopted</b>	<b>FY2018 Manager Recommended</b>
<b>Revenues:</b>		
Assessments	231,589	231,589
Discounts Allowed	(9,264)	(9,264)
<b>Total Revenues</b>	<b>222,325</b>	<b>222,325</b>
<b>Expenditures:</b>		
<b>Administrative</b>		
Supervisor's Fees	6,000	6,000
Property Appraiser and Tax Collector Fees	6,600	6,600
Engineering	1,000	1,000
Legal	7,200	7,200
Audit	4,500	4,500
Trustee and Paying Agent Fees	4,000	4,000
Management Fees	20,000	20,000
Assessment Administration	-	-
Postage and Freight	100	100
Insurance	4,100	4,100
Printing and Binding	150	150
Advertising	600	600
Other Current Charges	500	500
Office Supplies	200	200
Dues, Licenses, and Subscriptions	175	175
Miscellaneous Expenses	500	500
<b>Total Administrative</b>	<b>55,625</b>	<b>55,625</b>
<b>Debt Service</b>		
Principal	30,000	35,000
Interest	115,850	111,650
One-time Loan Repayment/Contingency	20,850	20,050
<b>Total Debt Service</b>	<b>166,700</b>	<b>166,700</b>
<b>Total Expenditures</b>	<b>222,325</b>	<b>222,325</b>
<b>Revenues Less Expenditures</b>	<b>0</b>	<b>0</b>
<b>Gross Assessments, 208 Units</b>	<b>1,113.41</b>	<b>1,113.41</b>
<b>Net Assessments, 208 Units</b>	<b>1,068.87</b>	<b>1,068.87</b>

## **AGREEMENT**

**between**

MARTY KIAR, AS BROWARD COUNTY PROPERTY APPRAISER

and

PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT

for

### **NON-AD VALOREM ASSESSMENTS**

This is an Agreement, made and entered into, by, and between: MARTY KIAR, as BROWARD COUNTY PROPERTY APPRAISER (“PROPERTY APPRAISER”), and PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT (“TAXING AUTHORITY”).

WHEREAS, Section 197.3632, Florida Statutes, requires that annually by June 1, the Property Appraiser must provide each local government using the uniform method of levy, collection, and enforcement of non-ad valorem assessments provided in Section 197.3632 certain information by list or compatible electronic medium.

WHEREAS, Section 197.3632, Florida Statutes, provides that notice of a non-ad valorem assessment levied by taxing authorities located in Broward County may be provided by including the assessment in the Property Appraiser’s notice of proposed property taxes and proposed or adopted non-ad valorem assessments under Section 200.069, Florida Statutes.

WHEREAS, Section 197.3632, Florida Statutes, requires the taxing authority levying the non-ad valorem assessment pursuant to Section 197.3632 to enter into a written agreement with the Property Appraiser for reimbursement of necessary administrative costs incurred.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. The parties herein agree that, commencing with the 2017 assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to him by the Taxing Authority, specifically the Pembroke Harbor Community Development District assessment.
3. The Taxing Authority shall meet all relevant requirements of Section 197.3632, Florida Statutes. Failure to do so shall be grounds for immediate termination of this Agreement by the Property Appraiser at any date and is not subject to the time cancellation restrictions set by Paragraph 18.

4. The Taxing Authority shall furnish the Property Appraiser all up-to-date data concerning the boundaries of the area that are to be assessed, as well as proposed assessments and other information requested from time to time by the Property Appraiser necessary to facilitate his making the assessment.
5. The Property Appraiser shall, using the information provided by the Taxing Authority, place the Taxing Authority's non-ad valorem assessments, as made from time to time and certified to him, on the properties within the specified boundary.
6. The Taxing Authority's assessments shall be uniform (e.g. one uniform assessment for drainage, etc.) to facilitate the making of assessments by mass data techniques utilized by the Property Appraiser.
7. Any material changes of assessment, including, but not limited to, methodology, units of measurement, or creation of additional rates within a single district, must be submitted to the Property Appraiser no later than May 1<sup>st</sup> of the applicable tax year. Any changes submitted to the Property Appraiser after the May 1<sup>st</sup> cutoff date shall be disregarded by the Property Appraiser and will not be reflected on the TRIM Notice, or in the file passed to the Revenue Collector.
8. Failure of the Taxing Authority to provide the Property Appraiser with material changes of assessment by May 1<sup>st</sup> shall not be grounds for a refund of any monies paid, and shall not relieve the Taxing Authority of any outstanding financial obligations to the Property Appraiser, and the Taxing Authority agrees to hold the Property Appraiser harmless for any repercussions resulting from the new material changes of assessment not being reflected on the TRIM Notice, or in the file passed to the Revenue Collector.
9. Within 30 days of invoice, the Property Appraiser shall be compensated by the Taxing Authority for all administrative costs incurred in carrying out this Agreement at the rate of \$2.00 per parcel. However, regardless of the number of parcels covered by this Agreement, the total compensation paid to the Property Appraiser shall be a minimum of \$400.00 for each year in which such assessments are placed on the tax rolls.
10. Within 30 days of invoice, the Taxing Authority shall pay the Property Appraiser the sum of \$1,000.00 in the first year in which the assessment is levied. This sum represents the Taxing Authority's reimbursement for programming changes made to the Property Appraiser's computer system, which are necessary for placement of the Taxing Authority's non-ad valorem assessment on the tax rolls.

11. If the actual costs of performing the services under this Agreement exceed the compensation provided for in Paragraphs 9 and 10 above, the amount of compensation shall be the actual cost of performing the services under this Agreement.

12. This Agreement constitutes the entire Agreement of the parties.

13. Neither party may assign his or its obligations under this Agreement.

14. This Agreement is governed by and construed in accordance with Florida law. Any and all legal action necessary to enforce this agreement will be held in Broward County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

15. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.

16. If the Property Appraiser or Taxing Authority determines this Agreement needs modification, said modification must be in writing, signed by both parties, and entered into prior to January 1<sup>st</sup> of the tax year in which such modification is to become effective.

17. All communications required by this Agreement shall be in writing and sent by first class mail or email to the other party. Notices to the Taxing Authority shall be addressed to Christopher Wallace, District Manager, at the following address:

Pembroke Harbor Community Development District  
C/O Munitytics  
7320 Griffin Road, Ste. 102  
Davie, Florida 33314-4105  
Email: [chrisw@munitytics.biz](mailto:chrisw@munitytics.biz)

Notices to the Property Appraiser shall be addressed to:

Holly Cimino, Director of Finance, Budget, and Tax Roll Broward County Property Appraiser's Office  
115 South Andrews Avenue, Room 111 Fort Lauderdale, FL 33301

Email: [hcimino@bcpa.net](mailto:hcimino@bcpa.net)

18. Except as otherwise provided herein, this Agreement shall continue from year to year unless cancelled by either party. Either party may cancel this agreement by providing the other party written notice of the cancellation prior to January 1<sup>st</sup> of the year the Agreement shall stand terminated. Property Appraiser will perform no further work after the written cancellation is received.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: PROPERTY APPRAISER by and through MARTY KIAR and TAXING AUTHORITY, by and through CHRISTOPHER WALLACE, District Manager, duly authorized to execute same.

PROPERTY APPRAISER:

\_\_\_\_\_  
MARTY KIAR, BROWARD COUNTY  
PROPERTY APPRAISER

\_\_\_\_\_ day January, 2017 TAXING AUTHORITY:

\_\_\_\_\_  
CHRISTOPHER WALLACE, DISTRICT  
MANAGER, PEMBROKE HARBOR  
COMMUNITY DEVELOPMENT DISTRICT  
23<sup>rd</sup> day of January, 2017

Approved as to form:

\_\_\_\_\_  
Mila Schwartzreich, General Counsel  
Broward County Property Appraiser's Office

**Pembroke Harbor Community Development District  
Budget and Regular Meeting  
August 27, 2017  
7:00 p.m.  
Pool Area of Pembroke Cay  
807 SW 143<sup>rd</sup> Terrace, Pembroke Pines, Florida**

**Minutes**

21. **Call To Order.** The meeting was called to order at 7:10 p.m.
22. **Roll Call.** In attendance were Chair Karena Bland, Vice-Chair Helen Porche, Supervisors Julio Rodriguez and Rafaela Espinosa, District Attorneys Michael Pawelczyk and Vanessa Steinerts, and District Manager Christopher Wallace.
23. **Approval of Minutes.**
  - a. **May 25, 2016 Regular Meeting**
  - b. **July 28, 2016 Regular Meeting**
  - c. **November 10, 2016 Landowners Meeting**

Supervisor Espinosa moved to approve the minutes, which was seconded by Supervisor Rodriguez. In a voice vote, the minutes were unanimously approved. **(Minutes approved, 5-0)**

24. **Resolution 2017-3. A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE BUDGET FOR FISCAL YEAR 2017-2018.** Supervisor Espinosa moved to adopt the Resolution, with a second from Supervisor Rodriguez. The meeting was then opened to the public for their input. There being no one from the public in attendance, the public hearing was then closed and in a voice vote, the Resolution was adopted unanimously. **(Resolution adopted 4-0).**
25. **Resolution 2017-4. A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING LEVYING AN ASSESSMENT AND ESTABLISHING AN ASSESSMENT RATE FOR BENEFITED PARCELS FOR FISCAL YEAR 2017-2018.** Vice-chair Porche moved to adopt the Resolution, with a second from Supervisor Rodriguez. The meeting was then opened to the public for their input. There being no one from the public in attendance, the public hearing was then closed and in a voice vote, the Resolution was adopted unanimously. **(Resolution adopted, 4-0).**

- 26. Staff Reports**
- a. Setting Meeting Schedule For FY2018.** After some minor discussion, the Board agreed to set a meeting schedule for FY2018 that would have the meetings on the 2<sup>nd</sup> Tuesday of each month at 7:00 p.m. at the pool area of Pembroke Cay.
  - b. Audit update.** Mr. Wallace apprised the Board of the status of the audit, which was at this point substantially complete. He noted that in addition to being late, there is an audit finding regarding closing of the books that arose during the year.
- 27. Audience Comments.** There were no audience comments.
- 28. Supervisor's Comments.** There were no Supervisor comments.
- 29. Other Business.** There was no other business.
- 30. Adjournment.** Vice-chair Porche moved to adjourn the meeting, which was seconded by Supervisor Rodriguez. In a voice vote, the motion was passed and the meeting was adjourned at 7:28 p.m.

**Resolution 2016-4**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR  
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE BUDGET FOR FISCAL  
YEAR 2017-2018**

**WHEREAS**, Pembroke Harbor Community Development District tentatively adopted a proposed budget on May 31, 2017; and

**WHEREAS**, the District has sent first class notices to all property owners, provided for the required advertising and notice of the budget and proposed assessments and placed a copy of the proposed budget on its website; and

**WHEREAS**, the Board of Supervisors has considered the proposed FY2017-2018 operating budget:

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** The FY2017-2018 budget (Exhibit "A") is hereby adopted.

**Section 2.** This resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS 22nd DAY OF August 2017.**

**Attest:**

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**Chair Karena Bland**

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**Secretary Christopher Wallace**

<b>EXHIBIT A</b>		
<b>PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>FISCAL YEAR 2017-2018 OPERATING BUDGET</b>		
	<b>FY2017 Adopted</b>	<b>FY2018 Proposed</b>
<b>Revenues:</b>		
Assessments	231,589	231,589
Discounts Allowed	(9,264)	(9,264)
<b>Total Revenues</b>	<b>222,325</b>	<b>222,325</b>
<b>Expenditures:</b>		
<b>Administrative</b>		
Supervisor's Fees	6,000	6,000
Property Appraiser and Tax Collector Fees	6,600	6,600
Engineering	1,000	1,000
Legal	7,200	7,200
Audit	4,500	4,500
Trustee and Paying Agent Fees	4,000	4,000
Management Fees	20,000	20,000
Assessment Administration	-	-
Postage and Freight	100	100
Insurance	4,100	4,100
Printing and Binding	150	150
Advertising	600	600
Other Current Charges	500	500
Office Supplies	200	200
Dues, Licenses, and Subscriptions	175	175
Miscellaneous Expenses	500	500
<b>Total Administrative</b>	<b>55,625</b>	<b>55,625</b>
<b>Debt Service</b>		
Principal	30,000	35,000
Interest	115,850	111,650
One-time Loan Repayment/Contingency	20,850	20,050
<b>Total Debt Service</b>	<b>166,700</b>	<b>166,700</b>
<b>Total Expenditures</b>	<b>222,325</b>	<b>222,325</b>
<b>Revenues Less Expenditures</b>	<b>0</b>	<b>0</b>
<b>Gross Assessments, 208 Units</b>	<b>1,113.41</b>	<b>1,113.41</b>
<b>Net Assessments, 208 Units</b>	<b>1,068.87</b>	<b>1,068.87</b>

**Resolution 2017-4**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING LEVYING AN ASSESSMENT AND ESTABLISHING AN ASSESSMENT RATE FOR BENEFITED PARCELS FOR FISCAL YEAR 2017-2018**

**WHEREAS**, Pembroke Harbor Community Development District has adopted a budget on August 22, 2017; and

**WHEREAS**, the adopted budget contemplates revenues derived from parcels benefiting from the improvements and services provided to those parcels; and

**WHEREAS**, the Board of Supervisors has previously established and confirms for fiscal year 2017-2018 that all parcels equally benefit from the improvements and services and each parcel should be assessed the same rate of assessment:

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** The Board hereby levies an assessment of \$231,589 to fund the District's fiscal year 2017-2018 budget.

**Section 2.** Each parcel in the District is assessed \$1,113.41.

**Section 3.** The District Manager is hereby instructed to certify the final roll to the Broward County Property Appraiser and Broward County Tax Collector

**Section 3.** This resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS 22nd DAY OF August 2016.**

**Attest:**

\_\_\_\_\_  
**Chair Karena Bland**

\_\_\_\_\_  
**Secretary Christopher Wallace**

**RESOLUTION 2018-1**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT DETERMINING THE NUMBER OF QUALIFIED ELECTORS IN THE DISTRICT AS OF APRIL 15, 2018**

**WHEREAS**, Chapter 190.006 of the Florida Statutes requires that on or before June 1st of each year the Board of Supervisors determine the number of qualified electors in the District as of April 15th of each year; and

**WHEREAS**, Florida law further requires the District to use and rely upon the official records maintained by the Supervisor of Elections in making this determination; and

**WHEREAS**, the office of the Supervisor of Elections has provided the information required to determine the number of qualified electors in the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT:**

3. The total number of qualified electors in Pembroke Harbor Community Development District as of April 15, 2018, is hereby determined to be 200, as determined by the Broward County Supervisor of Elections.
4. This resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS 8th DAY OF MAY 2018.**

Attest:

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Karena Bland, Chair

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Christopher Wallace, Secretary

**Resolution 2018-2**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2018-2019 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET**

**WHEREAS**, Pembroke Harbor Community Development District must tentatively adopt a proposed budget; and

**WHEREAS**, the District Manager has presented a proposed FY2019 operating budget to the Board of Supervisor to be considered; and

**WHEREAS**, the Board of Supervisors has considered the proposed FY2019 operating budget; and

**WHEREAS**, the Board of Supervisors also wishes to set the Place, Date, and Time for a public hearing to consider the proposed budget and to hear input from the public on the budget and the annual assessments; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** The proposed FY2018-2019 tentative budget (Exhibit "A") is hereby approved.

**Section 2.** The Board of Supervisors hereby sets the public hearing date on the proposed budget and assessment for \_\_\_\_\_, at \_\_\_\_\_, at \_\_\_\_\_.

**Section 3.** This resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS 8th DAY OF MAY 2018.**

**Attest:**

\_\_\_\_\_  
Chair Karena Bland

\_\_\_\_\_  
Secretary Christopher Wallace

	<b>FY2018 Adopted</b>	<b>FY2019 Manager Recommended</b>
<b>Revenues:</b>		
Assessments	231,589	231,589
Discounts Allowed	(9,264)	(9,264)
<b>Total Revenues</b>	<b>222,325</b>	<b>222,325</b>
<b>Expenditures:</b>		
<b>Administrative</b>		
Supervisor's Fees	6,000	6,000
Property Appraiser and Tax Collector Fees	6,600	6,600
Engineering	1,000	1,000
Legal	7,200	7,200
Audit	4,500	4,500
Trustee and Paying Agent Fees	4,000	4,000
Management Fees	20,000	20,000
Assessment Administration	-	-
Postage and Freight	100	100
Insurance	4,100	4,100
Printing and Binding	150	150
Advertising	600	600
Other Current Charges	500	500
Office Supplies	200	200
Dues, Licenses, and Subscriptions	175	175
Miscellaneous Expenses	500	500
<b>Total Administrative</b>	<b>55,625</b>	<b>55,625</b>
<b>Debt Service</b>		
Principal	35,000	35,000
Interest	111,650	109,200
One-time Loan Repayment/Contingency	20,050	22,500
<b>Total Debt Service</b>	<b>166,700</b>	<b>166,700</b>
<b>Total Expenditures</b>	<b>222,325</b>	<b>222,325</b>
<b>Revenues Less Expenditures</b>	<b>0</b>	<b>0</b>
<b>Gross Assessments, 208 Units</b>	<b>1,113.41</b>	<b>1,113.41</b>
<b>Net Assessments, 208 Units</b>	<b>1,068.87</b>	<b>1,068.87</b>

