

Minutes
Pembroke Harbor Community
Development District
Rescheduled Budget and Regular Meeting
December 8, 2021
6:30 p.m.

Pool Area of Pembroke Cay
807 SW 143rd Terrace Pembroke Pines,
Florida

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1. **Call to Order.** The meeting was called to order at 6:42 p.m.
2. **Roll Call.** In attendance were Chair Karena Bland, Vice Chair Helen Porche, and Supervisor Julio Rodriguez. Also present were District Manager Christopher Wallace and District Attorney Gregory George.
3. **Public Hearings.**
 - a. **Resolution 2021-3. A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE BUDGET FOR FISCAL YEAR 2021-2022.** Mr. Wallace noted that the item was a public hearing item setting the budget for the following fiscal year and that the budget was essentially identical to the current year budget. Mr. Wallace read the title into the record. Supervisor Rodriguez moved to adopt the resolution and Vice Chair Porche seconded the motion. There being no members of the public in attendance, the public hearing for the item was closed and by a unanimous voice vote, the Resolution was adopted. **(Resolution adopted, 3-0).**
 - b. **Resolution 2021-4. A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND LEVYING AN ASSESSMENT AND ESTABLISHING AN ASSESSMENT RATE FOR BENEFITED PARCELS FOR FISCAL YEAR 2021-2022.** Mr. Wallace noted that the assessment for the following year was the same as the current year. Supervisor Rodriguez moved to adopt the resolution and Chair Bland seconded the motion. There being no members of the public in attendance, the public hearing for the item was closed and by a unanimous voice vote, the Resolution was adopted. **(Resolution adopted, 3-0).**
4. **Staff Reports**
 - a. **Setting Meeting Schedule for Fiscal Year 2020-2021.** The Board agreed to notice the meetings for the 2nd Thursday of each month.
5. **Audience Comments.** There were no audience comments.
6. **Supervisor's Comments.** There were no Supervisor comments.

7. **Other Business.** There was no other business.
8. **Adjournment.** Vice Chair Porche moved to adjourn the meeting, Chair Bland seconded the motion, and in a voice vote, the meeting was adjourned at 7:01pm.

RESOLUTION NO. 2021-3

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE BUDGET FOR FISCAL YEAR 2021-2022**

WHEREAS, Pembroke Harbor Community Development District tentatively adopted a proposed budget on June 24, 2021; and

WHEREAS, the Board of Supervisors has considered the proposed FY2021-2022 operating budget:

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

Section 1. The FY2021-2022 budget (Exhibit "A") is hereby adopted.

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

PASSED AND ADOPTED THIS 8th DAY OF DECEMBER 2021.

ATTEST:

**PEMBROKE HARBOR COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Christopher Wallace, Secretary

By: _____
Karena Bland, Chair

	FY2021 Adopted	FY2022 Proposed
Revenues:		
Assessments	231,589	231,589
Discounts Allowed	(9,264)	(9,264)
Total Revenues	222,325	222,325
Expenditures:		
Administrative		
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
Total Administrative	55,625	55,625
Debt Service		
Principal	35,000	45,000
Interest	111,650	100,800
One-time Loan Repayment/Contingency	20,050	20,900
Total Debt Service	166,700	166,700
Total Expenditures	222,325	222,325
Revenues Less Expenditures	0	0
Gross Assessments, 208 Units	1,113.41	1,113.41
Net Assessments, 208 Units	1,068.87	1,068.87

Resolution 2021-4

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 2021-2022

WHEREAS, Pembroke Harbor Community Development District has adopted a budget on December 8, 2021; 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 2021-2022 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 2021-2022 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 8th DAY OF DECEMBER 2021.

Attest:

Chair Karena Bland

Secretary Christopher Wallace