

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

**Rescheduled Budget and Regular**  
**Meeting**  
**September 29, 2022**  
**6:30 p.m.**

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

**Pembroke Harbor Community Development District  
Budget and Regular Meeting  
September 29, 2022  
6:30 p.m.  
Pool Area of Pembroke Cay  
807 SW 143<sup>rd</sup> Terrace, Pembroke Pines, Florida**

**MINUTES**

1. **Call To Order.** The meeting was called to order at 6:47 p.m.
2. **Roll Call.** In attendance were Chair Karena Bland, Vice-Chair Helen Porche, Supervisor Julio Rodriguez, District Attorney Gregory George, and District Manager Christopher Wallace.
3. **Approval of Minutes.** Karena Bland moved to approve all of the minutes. Helen Porche seconded the motion and in a voice vote, the minutes were unanimously approved without amendment. **(Minutes approved, 3-0).**
  - a. **August 27, 2020 Regular Meeting (Virtual)**
  - b. **June 24, 2021 Regular Meeting**
  - c. **November 4, 2021 Landowners Meeting**
  - d. **May 19, 2022 Regular Meeting.**
4. **Resolution 2022-3. A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; PROVIDING FOR AMENDING RESOLUTION NO. 2019-2 WHICH APPROVED THE PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS; AND AUTHORIZED THE SETTING OF THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL BUDGET ADOPTION; AND PROVIDING AN EFFECTIVE DATE.** Mr. Wallace explained that this was a housekeeping item that would replace the resolution adopted at the May meeting that set the date, place, and time for the budget hearing. That meeting was cancelled and rescheduled to this meeting. Julio Rodriguez moved to approve the resolution and Karena Bland seconded. In a voice vote, the Resolution was unanimously adopted. **(Resolution adopted 3-0).**

5. **Public Hearings.** Mr. Wallace noted that the next two items were public hearing items, but that it didn't appear any members of the public were present.
  - a. **Resolution 2022-4. A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE BUDGET FOR FISCAL YEAR 2022-2023.** Mr. Wallace noted that budget before the Board at this time was the same as originally presented at the May meeting. There being no discussion of the Board, and there being no members of the public present, the public hearing item was closed. Helen Porche moved to adopt the Resolution and Julio Rodriguez seconded the motion. In a voice vote, the Resolution was unanimously adopted. **(Resolution adopted, 3-0)**
  - b. **Resolution 2022-5. 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 2022-2023.** Mr. Wallace noted that assessment before the Board at this time was the same as originally presented and was the same rate that the District had always levied. There being no discussion of the Board, and there being no members of the public present, the public hearing item was closed. Julio Rodriguez moved to adopt the Resolution and Karena Bland seconded the motion. In a voice vote, the Resolution was unanimously adopted. **(Resolution adopted, 3-0)**
6. **Staff Reports**
  - a. **Setting Meeting Schedule for Fiscal Year 2019-2020.** Mr. Wallace discussed that the Board always set the meeting schedule for the subsequent fiscal year and that the 3<sup>rd</sup> Thursday of each month had been scheduled in the past. The Board agreed to continue with reserving the 3<sup>rd</sup> of each month for meetings if needed.
7. **Audience Comments.** There were no audience comments.
8. **Supervisor's Comments.** There were no Supervisor comments.
9. **Other Business.** Mr. Wallace brought to the Board's attention that when he called the Broward Supervisor of Elections office the

first week in July, he was informed by them that the deadline for the November election, which is now a registered elector's meeting and not a landowner's meeting, had passed and that they could not hold the election for the District this November. Mr. George advised the Board that he would investigate and get back to the Board on how this should be handled going forward.

- 10. Adjournment.** There being no further business, Julio Rodriguez moved to adjourn the meeting and Karena Bland seconded the motion. In a voice vote, the motion was unanimously passed and the meeting adjourned at 6:57 p.m. **(Meeting adjourned at 6:57 p.m.)**

**Pembroke Harbor Community Development District  
Budget and Regular Meeting  
August 27, 2020  
6:30 p.m.**

<https://munilytics.my.webex.com/munilytics.my/j.php?MTID=mf d27557b0bf613436df0df249cc0d7a6>

or by using a telephone by dialing 1-408-418-9388 United States  
Toll and using the following meeting access code: 132 644 0824

**MINUTES**

11. **Call To Order.** The meeting was called to order at 6:30p.m.
12. **Roll Call.** In attendance were Chair Karena Bland, Vice Chair Helen Porche, Supervisors Julio Rodriguez and Rafaela Espinosa, District Attorney Vanessa Steinerts, and District Manager Christopher Wallace.
13. **Approval of Minutes.**
  - a. **June 22, 2020 Regular Meeting.** Vice Chair Porche moved to approve the minutes and Chair Bland seconded. In a voice vote, the minutes were unanimously approved. (Minutes approved 4-0).
14. **Public Hearings.** The meeting was opened up for a public hearing and both items were considered together. There were no members of the public present during this virtual meeting.
  - a. **Resolution 2020-3.** A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE BUDGET FOR FISCAL YEAR 2020-2021. Supervisor Rodriguez moved to approve the budget and Vice Chair Porche seconded. In a voice vote, the resolution was unanimously approved. (Resolution approved 4-0).
  - b. **Resolution 2020-4.** 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 2020-2021.

**Chair Bland moved to approved the resolution and Supervisor Rodriguez seconded. In a voice vote, the resolution was unanimously approved. (Resolution approved, 4-0).**

- 15. Staff Reports**
  - a. Setting Meeting Schedule for Fiscal Year 2020-2021. The Board agreed to keep the second Thursday of each month set as possible meeting dates.**
  - b. Financial Disclosure Reminder. Mr. Wallace reminded the Board members to file their annual report by the end of the month to avoid a fine.**
- 16. Audience Comments. There were no audience comments.**
- 17. Supervisor's Comments. There were no supervisor comments.**
- 18. Other Business. There was no other business.**
- 19. Adjournment. Chair Bland moved to adjourn the meeting. Vice Chair Porche seconded the motion, and in a unanimous voice vote, the meeting was adjourned. (Meeting adjourned, 6:45p.m.)**

**Pembroke Harbor Community Development District  
Regular Meeting  
June 24, 2021  
6:30pm**

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

**Minutes**

- 20. Call To Order. The meeting was called to order at 6:40pm.**
- 21. Roll Call. In attendance were Chair Karena Bland, Vice-Chair Helen Porche, and Supervisor Julio Rodriguez. Former Supervisor Rafaela Espinosa had notified the District of her resignation. Also in attendance were District Manager Christopher Wallace and District Attorneys Michael Pawelczyk and Gregory George.**
- 22. Resolution 2021-1. 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, 2020. Mr. Wallace discussed the fact that the District now had more than 250 electors and would need to transition from a landowners' board to one that elected voters from the District. Mr. Pawelczyk discussed how this would occur and the effect on elections.**
- 23. Resolution 2021-2. A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2020-2021 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET. Mr. Wallace noted that the budget was the same as it was for the current fiscal year and that they were not proposing any changes. Supervisor Rodriguez moved to adopt the resolution with the hearing date and time of August 26, 2021, at 6:30 p.m. at the pool area of Pembroke Cay. Chair Bland seconded the motion. In a voice vote, the Resolution was unanimously adopted. (Resolution adopted, 3-0).**
- 24. Resolution 2021-3. A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEMROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, PLACE, AND TIME FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR**

**THE LANDOWNERS' ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. Mr. Pawelczyk noted that Board would need to hold its last Landowners' meeting in November. Chair Bland moved to hold the meeting on November 4, 2021, at 6:30p.m. at the pool area of Pembroke Cay. Supervisor Rodriguez seconded the motion and in a voice vote, the Resolution was unanimously adopted. (Resolution adopted, 3-0).**

**25. 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 that deadline for filing their 2020 reports was the end of the month with a grace period extending to August 31<sup>st</sup>. He agreed to send the forms to each board member and noted they could submit their signed forms by email to the Broward County Supervisor of Elections.**

**26. Audience Comments. There were no audience comments.**

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

**28. Other Business. There was no other business.**

**29. Adjournment. Chair Bland moved to adjourn the meeting, which was seconded by Supervisor Rodriguez. In a voice vote, the Board unanimously agreed to end the meeting at 6:50 p.m. (Meeting Adjourned at 6:50 p.m.)**



**RESOLUTION 2021-1**

**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, 2021**

**WHEREAS, Chapter 190.006 of the Florida Statutes requires that 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, 2021, is hereby determined to be 265, 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 24<sup>th</sup> DAY OF JUNE 2021.**

**Attest:**

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**Karena Bland, Chair**

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**Christopher Wallace, Secretary**

**Resolution 2021-2**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2021-2022 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET**

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

**WHEREAS, the District Manager has presented a proposed FY2022 operating budget to the Board of Supervisor to be considered; and**

**WHEREAS, the Board of Supervisors has considered the proposed FY2022 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 FY2021-2022 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 August 26, 2021, at 6:30 p.m., at the pool area of Pembroke Cay, 807 SW 143<sup>rd</sup> Terrace, Pembroke Pines, Florida.**

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

**PASSED AND ADOPTED THIS 24th DAY OF JUNE 2021.**

**Attest:**

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

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

	<b>FY2021 Adopted</b>	<b>FY2022 Manager 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	35,000	45,000
Interest	111,650	100,800
One-time Loan Repayment/Contingency	20,050	20,900
<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 2021-3**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEMROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, PLACE, AND TIME FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNERS' ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS, Pembroke Harbor Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within City of Pembroke Pines and Broward County, Florida; and**

**WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("Board") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and**

**WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*; and**

**WHEREAS, Due to the ongoing effects of COVID-19 and the difficulties of meeting in person or having availability to meet, the November 2020 election was delayed.**

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

**SECTION 1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS. The Board is currently made up of the following individuals:**

<u>Seat Number</u>	<u>Incumbent</u>	<u>Term Expires</u>
Seat Number 1	Karena Bland	11/10/20
Seat Number 2	Vacant	11/10/20
Seat Number 3	Helen Porche	11/10/22
Seat Number 4	Julio Rodriguez	11/10/22
Seat Number 5	Rafaela Espinosa	11/10/20

**The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidates receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.**

**SECTION 2. LANDOWNERS' ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 4<sup>th</sup> day of November 2021, at 6:30 p.m., at the Pool Area of Pembroke Cay, 807 SW 143<sup>rd</sup> Terrace, Pembroke Pines, Florida.**

**SECTION 3. PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

**SECTION 4. FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its June 2, 2021 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as Exhibit A. Such documents are available for review and copying during normal business hours at the District's Office, located at Munilytics, 7320 Griffin Road, Suite 102, Davie, Florida.

**SECTION 5. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 6. EFFECTIVE DATE.** This resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED THIS 24th DAY OF JUNE 2021.**

**Attest:**

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

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

**Pembroke Harbor Community Development District  
Board of Supervisors Landowners Meeting  
November 4, 2021  
6:30 p.m.  
At the pool area of Pembroke Cay  
807 SW 143<sup>rd</sup> Terrace, Pembroke Pines, Florida 33027**

**AGENDA**

- 1. Call To Order. The meeting was called to order at 6:35 p.m.**
- 2. Roll Call. Supervisors present were Karena Bland and Helen Porche. Also present for the District Manager was Dr. Irving Rosenbaum. District Attorney Michael Pawelczyk participated by phone.**
- 3. Selection of Meeting Chair.**
- 4. Election of Supervisors.**
  - a. Nominations for Seats 1(currently Karena Bland) and 2 (currently vacant). Qualifications for each seat: Nominated and elected supervisor must be a U.S. Citizen and a resident of the State of Florida. Helen Porche nominated Karena Bland for Seat 1. There were no nominations for Seat 2.**
    - 1. Close of Nominations**
  - b. Ballots to be distributed to current landowners.**
    - 2, Ballots turned in, verified, and counted. Two ballots were turned in by current owners and both ballots were counted for Karena Bland.**
  - c. Results of Election. Karena Bland was elected to Seat 1.**
- 5. Adjournment. The meeting was adjourned at 6:45p.m.**

**Pembroke Harbor Community Development District  
Regular Meeting  
May 19, 2022  
6:30pm**

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

**MINUTES**

- 30. Call To Order. The meeting was called to order at 6:45 p.m.**
- 31. Roll Call. In attendance were Chair Karena Bland, Vice-Chair Helen Porche, and Supervisor Julio Rodriguez. Also present were District Attorney Gregory George and District Manager Christopher Wallace.**
- 32. Resolution 2022-1. A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2021-2022 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET. Mr. Wallace noted that the Manager's proposed budget is essentially the same as the current year and that the Board would need to set the date, place, and time of the hearing. Supervisor Rodriguez moved to adopt the resolution with the meeting and hearing scheduled for September 1, 2022, at 6:30 p.m., at the pool area of Pembroke Cay. Chair Bland seconded the motion and in a voice vote, the Resolution was unanimously adopted. (Resolution adopted 3-0)**
- 33. 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 that they should be receiving the annual Financial Interest and that it needs to be completed and returned to the Supervisor of Elections office by July 1<sup>st</sup>.**
    - ii. FYI on State Required Stormwater Master Plan. Mr. Wallace advised the Board that they had engaged an engineering firm to complete a new State of Florida required survey on the District's stormwater system in order to get the report completed by the State's deadline.**
    - iii. Election Briefing. District Attorney George noted that the District now has more than 250 registered**



**voters and that future elections would have to be by registered voters and not landowners and a transition might have to take place to achieve that.**

- 34. Audience Comments. There were no audience comments.**
- 35. Supervisor's Comments. There were no Supervisor's comments.**
- 36. Other Business. There was no further business.**
- 37. Adjournment. There being no further business, Supervisor Rodriguez moved to adjourn the meeting and Chair Bland seconded the motion. In a voice vote, the motion was unanimously approved and the meeting adjourned at 7:05 p.m.**

**RESOLUTION NO. 2022-3**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; PROVIDING FOR *AMENDING* RESOLUTION NO. 2022-2 WHICH APPROVED THE PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS; AND AUTHORIZED THE SETTING OF THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL BUDGET ADOPTION; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (“Board”) of the Pembroke Harbor Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 was prepared and considered by the Board, and was approved by the Board on May 19, 2022; and,

WHEREAS, the original Public Hearing Date scheduled for September 21, 2022, is now required to be changed in order to establish and have a quorum of the Board to conduct the business of the District; and notice of the rescheduled Public Hearing shall be advertised, as legally required.

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

Section 1. Resolution No. 2022-2 is hereby *amended*; and the rescheduled Public Hearing date has been advertised, as legally required.

Section 2. A Public Hearing is hereby scheduled for September 29, 2022, at 6:30 p.m. in the Pool Area of Pembroke Cay, 807 SW 143rd Terrace, Pembroke Pines, Florida, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

**PASSED, ADOPTED and BECOMES EFFECTIVE this 29th day of September 2022.**

**ATTEST:**

**PEMBROKE HARBOR COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Christopher Wallace, Secretary

By: \_\_\_\_\_  
Karena Bland, Chair

**Resolution 2022-4**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING THE BUDGET FOR FISCAL YEAR 2022-2023**

**WHEREAS, Pembroke Harbor Community Development District tentatively adopted a proposed budget on May 19, 2022; and**

**WHEREAS, the Board of Supervisors has considered the proposed FY2022-2023 operating budget; and**

**WHEREAS, the Board of Supervisors has considered the proposed Fiscal Year 2022-2023 operating budget.**

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

**Section 1. The Fiscal Year 2022-2023 budget (Exhibit "A") is hereby adopted.**

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

**PASSED AND ADOPTED THIS 29th DAY OF SEPTEMBER 2022.**

**Attest:**

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

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

	<b>FY2022 Adopted</b>	<b>FY2023 Adopted</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	45,000	50,000
Interest	100,800	97,650
One-time Loan Repayment/Contingency	20,900	19,050
<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 2022-5**

**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 2022-2023**

**WHEREAS, Pembroke Harbor Community Development District has adopted a budget on September 29, 2022; 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 2022-2023 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 2022-2023 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 29th DAY OF SEPTEMBER 2019.**

**Attest:**

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

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

