

MINUTES
Pembroke Harbor Community
Development District

Regular Meeting
May 18, 2023
6:30 p.m.

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

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

MINUTES

1. **Call To Order.** The meeting was called to order at 6:45p.m.
2. **Roll Call.** In attendance were Chair Karena Bland, Vice-chair Helen Porche, Supervisor Kenya Gloris, District Attorney Michael Pawelczyk, and District Manager Christopher Wallace. Supervisors Julio Rodriguez and Juan Pinzon were absent, though Supervisor Julio Rodriguez arrived at 6:55 p.m.
3. **Resolution 2023-1. A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2023-2024 AND SETTING A DATE, PLACE, AND TIME FOR A PUBLIC HEARING ON THE PROPOSED BUDGET.** Vice-chair Porche moved to adopt the Resolution, which was seconded by Chair Bland. In a voice vote, the Resolution was unanimously adopted. **(Resolution adopted, 3-0).** Supervisor Rodriguez arrived subsequent to this vote.
4. **Staff Reports**
 - a. **Manager's Report.**
 - i. **Reminder To File Form 1 Statement of Financial Interest By July 1st.** The District Manager briefed the Board on the looming due date for the filing of this form.
 - ii. **Issue on Lake Ownership.** Mr. Wallace and Mr. Pawelczyk briefed the Board over an issue involving the waterways that are within the District and who owns and maintains them. The District will be working with the South Broward Drainage District to resolve the issue.
5. **Audience Comments.** There were no audience comments.
6. **Supervisor's Comments.** There were no Supervisor's comments.
7. **Other Business.** There was no further business.
8. **Adjournment.** The meeting was adjourned at 7:02p.m.

Resolution 2023-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2023-2024 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 FY2024 operating budget to the Board of Supervisor to be considered; and

WHEREAS, the Board of Supervisors has considered the proposed FY2024 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 FY2023-2024 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 18th DAY OF MAY 2023.

Attest:

Chair Karena Bland

Secretary Christopher Wallace

	FY2023 Adopted	FY2024 Manager Recommended
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	5,500
Engineering	1,000	4,500
Legal	7,200	7,200
Audit	4,500	5,300
Trustee and Paying Agent Fees	4,000	4,000
Management Fees	20,000	20,000
Assessment Administration	-	-
Postage and Freight	100	250
Insurance	4,100	5,800
Printing and Binding	150	150
Advertising	600	800
Other Current Charges	500	500
Office Supplies	200	100
Dues, Licenses, and Subscriptions	175	175
Miscellaneous Expenses	500	500
Total Administrative	55,625	60,775
Debt Service		
Principal	50,000	55,000
Interest	97,650	94,150
One-time Loan Repayment/Contingency	20,900	12,400
Total Debt Service	166,700	161,550
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