

MINUTES
Pembroke Harbor Community
Development District

Regular Meeting
May 19, 2022
6:30 p.m.

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

Pembroke Harbor Community Development District
Regular Meeting
May 19, 2022

6:30pm

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

MINUTES

1. **Call To Order.** The meeting was called to order at 6:45 p.m.
2. **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.
3. **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)**
4. **Staff Reports**
 - a. **Manager's Report.**
 - i. **Reminder To File Form 1 Statement of Financial Interest By July 1st.** 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 1st.
 - 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.

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.** 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 2022-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2022-2023 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 FY2023 operating budget to the Board of Supervisor to be considered; and

WHEREAS, the Board of Supervisors has considered the proposed FY2023 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 FY2022-2023 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 September 1, 2022, at 6:30pm, at Pool Area of Pembroke Cay, 807 SW 143rd Terrace, Pembroke Pines, Florida.

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

PASSED AND ADOPTED THIS 19th DAY OF MAY 2022.

Attest:

Chair Karena Bland

Secretary Christopher Wallace

	FY2022 Adopted	FY2023 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	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	45,000	50,000
Interest	100,800	97,650
One-time Loan Repayment/Contingency	20,900	19,050
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