

**Agenda**  
**Pembroke Harbor Community**  
**Development District**

**Regular and Election Meeting**  
**December 1, 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  
December 1, 2022  
6:30 p.m.  
Pool Area of Pembroke Cay  
807 SW 143<sup>rd</sup> Terrace, Pembroke Pines, Florida**

**AGENDA**

1. Call To Order
2. Roll Call
3. Approval of Minutes.
  - a. September 29, 2022 Regular and Budget Meeting
4. Declaring Vacancy To Seats 3 and 4
5. Appointment of Qualified Electors to Seats 3 & 4
6. Oaths of Office To New Supervisor Appointments
7. Election of Officers
8. Resolution 2022-6. A Resolution of the Board of Supervisors of the Pembroke Harbor Community Development District Recognizing Nonconformity With Statutory Requirements Regarding the General Election of Supervisors; Ratifying the Actions of the District Manager; Recognizing the Appointment of Qualified Electors; Providing for Severability; and Providing an Effective Date.
9. **Staff Reports**
10. **Audience Comments.**
11. **Supervisor's Comments**
12. **Other Business.**
13. **Adjournment.**

**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**

14. **Call To Order.** The meeting was called to order at 6:47 p.m.
15. **Roll Call.** In attendance were Chair Karena Bland, Vice-Chair Helen Porche, Supervisor Julio Rodriguez, District Attorney Gregory George, and District Manager Christopher Wallace.
16. **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.**
17. **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).**

**18. 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)**

**19. 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.

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

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

**22. 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.

23. **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.)**

