

AGENDA
Pembroke Harbor Community
Development District

Regular Meeting
June 22, 2020
5:30 p.m.

Virtual Meeting

**Pembroke Harbor Community Development District
Regular Meeting
June 22, 2020
5:30pm
Virtual Meeting Required Due To Requirements of COVID 19**

AGENDA

- 1. Call To Order.**
- 2. Roll Call.**
- 3. Approval of Minutes**
 - a. August 26, 2019.**
- 4. Resolution 2020-1. 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.**
- 5. Resolution 2020-2. 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.**
- 6. Staff Reports**
 - a. Manager's Report.**
 - i. Reminder To File Form 1 Statement of Financial Interest By July 1st.**
- 7. Audience Comments. T**
- 8. Supervisor's Comments.**
- 9. Other Business**
- 10. Adjournment.**

MINUTES
Pembroke Harbor Community
Development District

Budget and Regular Meeting
August 26, 2019
6:30 p.m.

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

**Pembroke Harbor Community Development District
Budget and Regular Meeting
August 26, 2019
6:30 p.m.
Pool Area of Pembroke Cay
807 SW 143rd Terrace, Pembroke Pines, Florida**

AGENDA

- 1. Call To Order.** The meeting was called to order at 6:50p.m.
- 2. 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.
- 3. Approval of Minutes.**
 - a. May 30, 2019 Regular Meeting.** Chair bland moved to approve the minutes. Supervisor Espinosa seconded the motion. In a voice vote, the minutes were unanimously approved. **(Minutes approved 4-0).**
- 4. Resolution 2019-3. A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; 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.**

Supervisor Espinosa moved to approve the resolution and Supervisor Rodriguez seconded the motion. Mr. Wallace discussed this resolution was necessary because of the meeting date being rescheduled. In a voice vote, the resolution was unanimously adopted. **(Resolution adopted, 4-0).**
- 5. Public Hearings.**
 - a. Resolution 2019-4. A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEMBROKE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE BUDGET FOR FISCAL YEAR 2019-2020.**

The item was opened up to the public. Supervisor Rodriguez moved to approve the resolution. Supervisor Espinosa seconded the motion. Mr. Wallace explained the budget for FY2020 was essentially the same as

FY2019. There being no one from the public in attendance, the item was closed to further public comments and no further discussion on the budget was held. In a voice vote, the Resolution was unanimously adopted. **(Resolution adopted 4-0).**

- b. Resolution 2019-5. 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 2019-2020.** The item was opened up to the public. Vice-Chair Porche seconded the motion and the item was opened to public comment. There being no one from the public in attendance, public comments were closed. Mr. Wallace noted that the assessment had not changed from FY2019. No further comments were made and in a voice vote, the Resolution was unanimously adopted. **(Resolution adopted 4-0).**

6. Staff Reports

- a. Setting Meeting Schedule for Fiscal Year 2019-2020.** After some discussion, the Board decided to set meeting dates for the 2nd Tuesday of each month.
- b. Audit update.** Mr. Wallace noted that the audit would be delivered shortly.
- c. Financial Disclosure Reminder.** Mr. Wallace reminded everyone present that their disclosure forms, if they had not yet been filed, were late and that mandatory daily fines would soon start to accrue.

7. Audience Comments. There were no audience comments.

8. Supervisor's Comments. There were no Supervisor's comments.

9. Other Business. The Board discussed the vacant Board seat (Seat 2), left vacant by prior Supervisor Nancy Comacho. Present for the meeting was Bryan Pasetti of 823 SW 143rd Avenue, Pembroke Pines. Mr. Pasetti acknowledged that he was a citizen of the United States and a Florida resident. Supervisor Espinosa moved to appoint Mr. Pasetti to the vacant seat. Vice-Chair Porche seconded the motion and in a voice vote, the Board unanimously appointed Mr. Pasetti to the vacant seat, subject to completing an Oath of Office.

10. Adjournment. There being no further business, a motion was made by Supervisor Espinosa and seconded by Vice-Chair Porche to adjourn the meeting, which was unanimously approved. The meeting was adjourned at 7:08p.m.

RESOLUTION 2020-1

**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**

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, 2020, is hereby determined to be 203, 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 22nd DAY OF JUNE 2020.

Attest:

Karena Bland, Chair

Christopher Wallace, Secretary

Resolution 2020-2

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

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

WHEREAS, the District Manager has presented a proposed FY2021 operating budget to the Board of Supervisor to be considered; and

WHEREAS, the Board of Supervisors has considered the proposed FY2021 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 FY2020-2021 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 22nd DAY OF JUNE 2020.

Attest:

Chair Karena Bland

Secretary Christopher Wallace

	FY2020 Adopted	FY2021 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	35,000	35,000
Interest	111,650	109,200
One-time Loan Repayment/Contingency	20,050	22,500
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