

**MINUTES OF MEETING
KINGMAN GATE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Kingman Gate Community Development District was held on May 19, 2023 at 10:15 a.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Carmen Orozco
Vanessa Perez
Raisa Krause

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Luis Hernandez
Michael Pawelczyk

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Marc Szasz

SECOND ORDER OF BUSINESS

Roll Call

Mr. Hernandez called the meeting to order, called the roll, and indicated that Mr. Szasz's oath of office would be administered at the next meeting he attended.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 17, 2023 Meeting

Mr. Hernandez: Moving on, next we have Approval of Minutes of the March 17, 2023 Meeting. Unless anyone has any changes, corrections, additions, or deletions, a motion to approve them would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Minutes of the March 17, 2023 Meeting were approved as-presented.
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FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2024 Budget

A. Motion to Open the Public Hearing

Mr. Hernandez: The next item that we have is the Public Hearing to Adopt the Fiscal Year 2024 Budget. The first action that I will need from the Board will be a motion to open the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, public hearing was opened.

B. Public Comment and Discussion

C. Consideration of Resolution #2023-04 Annual Appropriation Resolution

Mr. Hernandez: I just want to indicate for the record that we don't have anyone from the public here with us today in person or via telecommunication or calling in, and we provided that information in the advertisement and on the website for anyone to call in or attend virtually, but no one has joined us as of yet. So, we are not skipping over this item. The budget that you have in your agenda package is the same as we presented at the March meeting. The budget does not have an increase if compared to the current fiscal year. With that being said, unless anyone has any questions, we can consider Resolution #2023-04 Annual Appropriation Resolution. This resolution takes the District's proposed budget and makes it the District's adopted budget. Unless anyone has any questions, a motion to approve Resolution #2023-04 would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2023-05 Levy of Non Ad Valorem Assessments

Mr. Hernandez: Next, we have Resolution #2023-05 Levy of Non Ad Valorem Assessments. This resolution allows the District to levy on the Miami-Dade County tax roll. Unless there any questions, a motion to approve Resolution #2023-05 would be in order at this time.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-05 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Hernandez: Lastly, a motion to close the public hearing would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the public hearing was closed.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
#2023-06 Establishing an
Electronic Signing Policy**

Mr. Hernandez: Next we have Consideration of Resolution #2023-06 Establishing an Electronic Signing Policy. That is exactly what this resolution does, so unless anyone has any questions, a motion to approve it would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-06 Establishing an Electronic Signing Policy was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Hernandez: Staff Reports. Mike?

Mr. Pawelczyk: Just the landscape maintenance agreement amendment that we approved with Dixie and circulated after the last meeting. Has that been executed yet? I do need a copy of that.

Mr. Hernandez: I will make sure that get you a copy of that.

Mr. Pawelczyk: Thanks.

B. Engineer

There not being any report, the next item followed.

C. Field

Mr. Hernandez: Under Field, I do have one item. As GMS was inspecting the community, we noticed one of the entrances has a problem with dead plants. I contacted the landscaper and they have told me that those bushes need to be replaced.

They gave me two options that will look nice. We can put sod in that area, or we can replace what is there. The part that I think would be appropriate is to appoint a Board member to help coordinate with making that decision. We can meet onsite to define what would be appropriate and set a not-to-exceed amount of \$4,000.

Ms. Baluja: Can we appoint Vanessa?

Mr. Hernandez: I will take that as a motion.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Board appointed Ms. Vanessa Perez to work with staff on landscaping options for the entrance; not-to-exceed the amount of \$4,000.

Mr. Hernandez: Other than that, the community is in really good shape and looks really nice.

D. Manager

1) Consideration of Proposed Fiscal Year 2024 Meeting Schedule

Mr. Hernandez: For the Manager, the first item we have is Consideration of Proposed Fiscal Year 2024 Meeting Schedule. Unless anyone has any changes, a motion to approve it would be in order, and by approving it, you will also be authorizing staff to advertise it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Proposed Fiscal Year 2024 Meeting Schedule was approved as-presented.

2) Financial Disclosure Report Not Updated Yet, but Staff's Understanding is that Everyone Has Filed Annual Form

Mr. Hernandez: All of the Board members have already filed their financial disclosure forms, but the information has not been updated yet on the website.

3) Number of Registered Voters in the District – 653

Mr. Hernandez: This community already has 653 registered voters. This means that as soon as the District has reached six years of establishment, two seats will start being elected through the general election process, which is controlled by the Miami-Dade County Supervisors of Elections office. We are getting close.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Summary of Check Register

B. Acceptance of Combined Balance Sheet

Mr. Hernandez: Moving forward to the Financial Reports, Tab A has the check register, and Tab B has the combined balance sheet. Unless anyone has any questions, a motion to accept those would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the check register and the combined balance sheet were accepted.

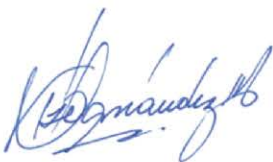
**EIGHTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Mr. Hernandez: Are there any Supervisors' requests at this time? Hearing none, once again, we don't have any audience here today.

NINTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: And with nothing else, a motion to adjourn would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the meeting was adjourned.



Secretary /Assistant Secretary



Teresa Baluja (Nov 17, 2023 13:13 EST)

Chairman / Vice Chairman

11-17-23docstosign-KingmanGate

Final Audit Report

2023-11-17

Created:	2023-11-17
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfXqHvYOIKMPsRE8W-hvn_LosGiUOH4mQ

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