

**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 March 15, 2024 at 10:15 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Carmen Orozco
Raisa Krause

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Luis Hernandez
Andrew Gill
Mayra Padilla
Michael Pawelczyk
Juan Alvarez
Alejandro Aleman
Steve Sanford

District Manager
Governmental Management Services
Governmental Management Services
District Counsel
District Engineer
District Engineer
Bond Counsel

**FIRST ORDER OF BUSINESS
SECOND ORDER OF BUSINESS**

**Oath of Office for Mr. Marc Szasz
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
November 17, 2023 Meeting**

Mr. Hernandez presented the minutes from the November 17, 2023 meeting, asked for any comments or corrections, and upon not hearing any, asked the Board for a motion to approve them.

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

FOURTH ORDER OF BUSINESS

Ratification of First Amended Notice of Establishment

Mr. Hernandez presented the first amended notice of establishment, explained it was related to the new parcel that was being annexed into the District and would become part of the District's records, and asked the Board to ratify it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the first amended notice of establishment was ratified.

FIFTH ORDER OF BUSINESS

Appointment of Bond Team

A. Bond Counsel

Mr. Hernandez presented the engagement letter with Greenberg Traurig to serve as Bond Counsel, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the engagement letter with Greenberg Traurig to serve as Bond Counsel was approved.

B. Underwriter

Mr. Hernandez presented the engagement letter with FMSbonds to serve as Underwriter, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the engagement letter with FMSbonds to serve as Underwriter was approved.

C. Assessment Methodology Consultant

D. Trustee

Mr. Hernandez explained that GMS would serve as the Assessment Methodology Consultant as part of the services provided by the District Manager and the bond authorization resolution had designated U.S. Bank as Trustee.

SIXTH ORDER OF BUSINESS Financing Matters

A. Consideration of Engineers Report

Mr. Alvarez presented and briefly discussed the supplemental engineers report, noted there were a couple minor changes that needed to be updated from the version that had been included in the agenda package, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to accept it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the supplemental engineers report was accepted in substantial final form; subject to updating with the minor changes discussed at the meeting.

Mr. Hernandez indicated an appraisal might need to be done and asked the Board for a motion to authorize that if it was determined to be necessary.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Board authorized for an appraisal to be done if it was determined to be necessary.

B. Consideration of Assessment Methodology

Mr. Hernandez presented the assessment methodology, briefly discussed the tables, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to accept it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the assessment methodology was accepted.

C. Consideration of Resolution #2024-01 Declaring Special Assessments

Mr. Hernandez presented Resolution #2024-01 Declaring Special Assessments, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2024-01 Declaring Special Assessments was approved.

D. Consideration of Resolution #2024-02 Calling for a Public Hearing to Impose Special Assessments

Mr. Hernandez presented Resolution #2024-02 Calling for a Public Hearing to Impose Special Assessments, briefly discussed the advertisement requirements and asked the Board to discuss when to set the public hearing.

After a brief discussion, the Board approved Resolution #2024-02 Calling for a Public Hearing to Impose Special Assessments and the public hearing was scheduled to be held on April 19, 2024 at 10:15 a.m. at Lennar Homes, 5505 Waterford District Drive Miami, Florida 33126 Drive, Miami, Florida.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2024-02 Calling for a Public Hearing to Impose Special Assessments was approved; and the public hearing was scheduled to be held on April 19, 2024 at 10:15 a.m. at Lennar Homes, 5505 Waterford District Drive Miami, Florida 33126 Drive, Miami, Florida.

E. Consideration of Resolution #2024-03 Bond Authorization Resolution

Mr. Sanford presented Resolution #2024-03 Bond Authorization Resolution, briefly discussed the parameters that needed to be met, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2024-03 Bond Authorization Resolution was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution #2024-04 Approving the Proposed Fiscal Year 2025 Budget and Setting the Public Hearing

Mr. Hernandez presented the proposed fiscal year 2025, explained that it would include the annexed area and did not contemplate any increases, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve Resolution #2024-04, which would approve the proposed budget and also set the date for the public hearing.

After a brief discussion, the Board approved Resolution #2024-04 Approving the Proposed Fiscal Year 2025 Budget and Setting the Public Hearing, and the public hearing was scheduled to be held on May 17, 2024 at 10:15 a.m. at Lennar Homes, 5505 Waterford District Drive Miami, Florida 33126 Drive, Miami, Florida.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2024-04 Approving the Proposed Fiscal Year 2025 Budget and Setting the Public Hearing, and the public hearing was scheduled to be held on May 17, 2024 at 10:15 a.m. at Lennar Homes, 5505 Waterford District Drive Miami, Florida 33126 Drive, Miami, Florida.

EIGHTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2023

Mr. Hernandez presented the audit for fiscal year ending September 30, 2023, explained it was a clean audit, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to accept it into the District's records.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the audit for fiscal year ending September 30, 2023 was accepted.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Discussion of Required Ethics Training Memorandum

Mr. Pawelczyk briefly discussed the required ethics training memorandum and some of the different options offered for Board members to complete the now required training, and explained the process for issuing the bonds for the annexed parcel.

B. Engineer

Mr. Alvarez mentioned there would be some minor changes to the engineers report that had been presented and accepted earlier.

C. Field

Mr. Hernandez indicated that the landscaping looked very nice and staff was working with the vendors to keep the community looking nice.

D. Manager – Authorization to Open a State Board Account

Mr. Hernandez asked the Board for authorization to open a State Board Account.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Board authorized opening a State Board Account.

Mr. Hernandez explained the different types of formats for transcribing the minutes, and after a brief discussion, the Board authorized changing the format of the minutes from verbatim to summarized going forward.

TENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Hernandez presented the financials reports, asked if there were any questions about the check register or unaudited financials, and upon not hearing any, asked the Board for a motion to accept them.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the check register and unaudited financials were accepted.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There not being any, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There not being any other District business to discuss,

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



Secretary /Assistant Secretary



Teresa Baluja (Apr 19, 2024 13:54 EDT)

Chairman / Vice Chairman

04-19-24docstosign-Kingman

Final Audit Report

2024-04-19

Created:	2024-04-19
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAApalujzJyS4tRE3KvhAEpHDz5EK-V5v9O

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-  Document emailed to Luis Hernandez (lhernandez@gmssf.com) for signature
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