MINUTES OF MEETING
REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Regal-Village Community Development District held Public Hearings and a Regular Meeting on December 18, 2023 at 10:30 a.m., at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present at the meeting were:

Maria Camporeale	Chair
Cynthia Caldevilla	Vice Chair
Rebecca Cortes	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC (WHA)
Michael Pawelczyk	District Counsel
Raul Alessandri	Alvarez Engineers, Inc.
Vera Tusa	Resident
Rancel Velazquez	Resident
Lizardo Garcia	Resident
Bartolo Gomer	Resident
Daniel Feinberg	Resident

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Rom called the meeting to order at 10:34 a.m. He noted that a Landowners' Election was previously held.

- **Administration of Oath of Office to Elected Board of Supervisors**

This item, previously the Third Order of Business, was presented out of order.

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Maria Camporeale, Ms. Cynthia Caldevilla and Ms. Rebecca Cortes.

SECOND ORDER OF BUSINESS **Public Comments**

Mr. Rom welcomed all attendees and explained the protocols for public comments.

Resident Lizardo Garcia introduced herself.

A resident stated that she does not support the assessments being levied for development of the community.

A resident asked for the names of the Board Members.

Mr. Pawelczyk stated that he and Mr. Rom will remain after the meeting to answer additional questions.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)**

The Oath of Office was administered during the First Order of Business. The Board Members are already familiar with the following:

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

B. Membership, Obligations and Responsibilities

C. Chapter 190, Florida Statutes

D. Financial Disclosure Forms

- **I. Form 1: Statement of Financial Interests**
- **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
- **III. Form 1F: Final Statement of Financial Interests**

E. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-29, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-29. The results of the Landowners' Election will be inserted into Sections 1 and 2. The Landowners' Election results were as follows:

Seat 1	David Tello	19 Votes	2-year Term
Seat 2	Cynthia Caldevilla	19 Votes	2-year Term
Seat 3	Rebecca Cortes	19 Votes	2-year Term
Seat 4	Christian Cotter	20 Votes	4-year Term
Seat 5	Maria Camporeale	20 Votes	4-year Term

> **On MOTION by Ms. Cortes and seconded by Ms. Caldevilla, with all in favor, Resolution 2024-29, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-30, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-30. Ms. Camporeale nominated the following slate:

Chair	Maria Camporeale
Vice Chair	Cynthia Caldevilla
Assistant Secretary	Rebecca Cortes
Assistant Secretary	Daniel Rom

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

> **On MOTION by Ms. Cortes and seconded by Ms. Camporeale, with all in favor, Resolution 2024-30, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

SIXTH ORDER OF BUSINESS **Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

A. Affidavit/ Proof of Publication

The affidavit of publication was included for informational purposes.

On MOTION by Ms. Cortes and seconded by Ms. Caldevilla, with all in favor, the Public Hearing was opened.

In response to a resident's question, Mr. Pawelczyk described the process whereby the CDD utilizes the services of the Tax Collector to collect assessments. He discussed the Ordinance that allows the CDD to collect and enforce the assessments.

A resident argued that she does not agree with assessments and took issue with the paperwork she signed at her closing. Mr. Pawelczyk stated that is not a CDD matter or the CDD's responsibility and he does not represent the Developer. It was noted that the Board will hear comments but they are not obligated to respond today.

A resident argued that she does not want to pay the assessments. Mr. Pawelczyk stated her objection is noted.

Residents persisted arguing loudly exceeding their three-minute time limits, ignoring Staff comments, etc.

On MOTION by Ms. Cortes and seconded by Ms. Caldevilla, with all in favor, the Public Hearing was closed.

B. Consideration of Resolution 2024-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Regal-Village Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2024-31.

On MOTION by Ms. Cortes and seconded by Ms. Camporeale, with all in favor, Resolution 2024-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Regal-Village Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes

C. Engineer's Report - Infrastructure Improvements (for informational purposes)

D. Master Special Assessment Methodology Report (for informational purposes)

The Reports, both dated October 16, 2023, are unchanged since they were presented at the Organizational Meeting.

E. Consideration of Resolution 2024-32, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefitted by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for By Chapters 170, 190 and 197, Florida Statutes; Providing for True-Up Payments; Making Provisions Relating to the Transfer of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

Mr. Rom presented Resolution 2024-32.

Mr. Pawelczyk discussed the meaning of True-Up, which obligates the Developer to pay the assessments for any of the 282 townhome units they do not build, rather than passing those assessments on to other property owners.

On MOTION by Ms. Camporeale and seconded by Ms. Caldevilla, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

A resident asked if the assessments are approved yet. Mr. Pawelczyk stated, after the Board adopted the Resolution today, the assessments will be approved and the maximum level of assessment will be determined. The final assessment might not be that high; the actual amount will depend upon the bond issuance and any restrictions on the assessment level in the Declaration of Covenants.

A resident argued that residents did not approve the assessments. Mr. Pawelczyk explained that, according to Florida Statutes Chapter 170 and 190, the CDD has the authority to levy assessments. The governing body of the CDD hears public comments prior to making a decision.

On MOTION by Ms. Camporeale and seconded by Ms. Cortes, with all in favor, the Public Hearing was closed.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right**

Mr. Pawelczyk noted that there are 459 townhomes and all are proposed to be assessed the same.

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

On MOTION by Ms. Camporeale and seconded by Ms. Cortes, with all in favor, Resolution 2024-32, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefitted by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for By Chapters 170, 190 and 197, Florida Statutes; Providing for True-Up Payments; Making Provisions Relating to the Transfer of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

A. Affidavits of Publication

The affidavits of publication were included for informational purposes.

B. Consideration of Resolution 2024-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2024-33 and the accompanying Exhibit.

> **On MOTION by Ms. Caldevilla and seconded by Ms. Camporeale, with all in favor, the Public Hearing was opened.**

Mr. Pawelczyk thanked residents for their patience and stated he and Mr. Rom will stay after the meeting to answer any remaining questions. He noted that he and CDD Staff will not have all the answers, as they were not present at the time of the sale and closings of the homes.

Mr. Pawelczyk discussed the Rules of Procedure and CDD operations. He encouraged residents to request copies of the document for their independent review.

A resident complained about the assessments and stated he did not receive any information about assessments.

A resident complained about a window leak. Mr. Pawelczyk stated the CDD cannot address builder-related matters or issues. The CDD will only maintain CDD-owned infrastructure items.

> **On MOTION by Ms. Caldevilla and seconded by Ms. Cortes, with all in favor, the Public Hearing was closed.**

Mr. Rom presented Resolution 2024-33.

> **On MOTION by Ms. Cortes and seconded by Ms. Camporeale, with all in favor, Resolution 2024-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

NINTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2023/2024 Budget**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-34, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented the proposed Fiscal Year 2024 budget, which is Developer-funded, with expenses funded as they are incurred.

On MOTION by Ms. Caldevilla and seconded by Ms. Camporeale, with all in favor, the Public Hearing was opened.

A resident took issue with the budget and her assessments.

Resident argument, debate and discussion continued.

Mr. Rom stated the amount represented in the Fiscal Year 2024 budget will be funded by the Landowner, who is also the Developer.

Argument, debate and discussion continued.

On MOTION by Ms. Caldevilla and seconded by Ms. Cortes, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2024-34.

On MOTION by Ms. Camporeale and seconded by Ms. Cortes, with all in favor, Resolution 2024-34, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

A. Affidavit of Publication

B. RFQ Package

C. Respondent(s): Alvarez Engineers, Inc.

D. Competitive Selection Criteria/Ranking

E. Award of Contract

Mr. Rom noted that the only respondent to the RFQ was Alvarez Engineers, Inc. (Alvarez), who is already serving as the Interim District Engineer. If the Board finds that Alvarez meets all the requirements of the RFQ and the Selection Criteria, awarding the contract to Alvarez can proceed.

On MOTION by Ms. Caldevilla and seconded by Ms. Cortes, with all in favor, ranking Alvarez Engineers, Inc., the sole respondent, as the #1 ranked respondent to the RFQ for Engineering Services and authorizing Staff to enter into an agreement with Alvarez Engineers, Inc., for Engineering Services, was approved.

ELEVENTH ORDER OF BUSINESS **Review of Response to Request for Proposals (RFP) for Annual Audit Services**

The Regular Meeting recessed at 11:46 a.m., and the Audit Selection Committee Meeting convened.

A. Affidavit of Publication

B. RFP Package

These items were included for informational purposes.

C. Respondents

I. Berger, Toombs, Elam, Gaines & Frank

II. Grau & Associates

D. Auditor Evaluation Matrix/Ranking

Mr. Rom and Mr. Pawelczyk presented the Audit Evaluation Matrix.

Mr. Rom stated that District Management has worked with both respondents and, in Management's opinion, both are qualified to perform the audit. He noted that, due to a staffing issue, Berger, Toombs, Elam, Gaines & Frank (BTEGF) had difficulty meeting deadlines last year. BTEGF bid $4,450 including the bond issuance and Grau & Associates (Grau) bid $4,700 including bond issuance.

Mr. Pawelczyk noted that the audit is statutorily required and constitutes an important method of checks and balances; the audit is a public record when complete.

The Audit Selection Committee and Staff scored and ranked the respondents, as follows:

1. Berger, Toombs, Elam, Gaines & Frank 200

2. Grau & Associates 300

The Audit Selection Committee Meeting recessed at 11:55 a.m., and the Regular Meeting convened.

On MOTION by Ms. Camporeale and seconded by Ms. Caldevilla, accepting the scores and rankings of the Audit Committee ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services and authorizing District Staff to negotiate an agreement with Grau & Associates and to proceed with negotiations with the #2 ranked respondent, if unable to finalize negotiations with the #1 ranked respondent, was approved.

TWELFTH ORDER OF BUSINESS **Approval of Minutes**

A. October 16, 2023 Organizational Meeting

B. November 14, 2023 Landowners' Meeting

On MOTION by Ms. Camporeale and seconded by Ms. Caldevilla, with all in favor, the October 16, 2023 Organizational Meeting and the November 14, 2023 Landowners' Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

B. District Engineer (Interim): Alvarez Engineers, Inc.

C. District Manager: Wrathell, Hunt and Associates, LLC

There were no Staff reports.

- **NEXT MEETING DATE: January 29, 2024 at 10:30 AM**
  - **QUORUM CHECK**

The next meeting will be held on January 29, 2024, unless canceled.

FOURTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

Mr. Pawelczyk reiterated that he and CDD Staff will remain after the meeting to respond to general questions about CDD matters.

Mr. Rom stated all CDD meetings are open to the public and Public Hearings provide additional opportunities for public comments.

A resident asked if the CDD is approved. A Board Member replied affirmatively.

A resident expressed disagreement with the CDD's decision to impose assessments. She asked what next steps are available to property owners.

Mr. Pawelczyk stated the CDD will continue to proceed with bond issuance.

A resident asked how much she will need to pay.

Mr. Pawelczyk stated the Board approved a maximum assessment level today; the exact amount will not be known until the bonds are issued, which is currently estimated to occur in the summer. He discussed how the calculation incorporates construction costs and how bonds are issued and stated he will provide additional information regarding Developer contributions.

Asked about the CDD's next steps, Mr. Pawelczyk stated the CDD will proceed with issuing the bonds to fund the infrastructure in late spring or early summer 2024.

A resident asked for paper communications rather than emails regarding the decisions made. Mr. Pawelczyk stated the District Manager can email the information seven days prior to the meeting; if paper copies are requested, postage/shipping charges will apply and copies might not be received in time for the meeting.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Camporeale and seconded by Ms. Caldevilla, with all in favor, the meeting adjourned at 12:14 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair