

**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 August 19, 2024 at 10:30 a.m., at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

**Present were:**

|                                  |                     |
|----------------------------------|---------------------|
| Rebecca Cortes                   | Chair               |
| David Tello                      | Vice Chair          |
| Cynthia Caldevilla               | Assistant Secretary |
| Maria Camporeale (via telephone) | Assistant Secretary |

**Also present:**

|                              |                                          |
|------------------------------|------------------------------------------|
| Daniel Rom                   | District Manager                         |
| Kristen Thomas               | Wrathell, Hunt and Associates, LLC (WHA) |
| Mike Pawelczyk               | District Counsel                         |
| Juan Alvarez                 | District Engineer                        |
| Zach Griffin (via telephone) | Forestar (USA) Real Estate Group Inc.    |
| Mary Moulton                 | Supervisor-Appointee                     |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 11:33 a.m.

Supervisors Cortes, Tello and Caldevilla were present. Supervisor Camporeale attended via telephone. Supervisor Cotter was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

- **Acceptance of Resignation of Christian Cotter from Seat 4 and Consideration of Appointment to Fill Seat 4**

**This item was an addition to the agenda.**

Mr. Rom presented the resignation of Mr. Cotter from Seat 4.

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|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the resignation of Mr. Christian Cotter from Seat 4, was accepted.</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------|

Mr. Tello nominated Ms. Mary Moulton to fill Seat 4. No other nominations were made.

**On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the appointment of Ms. Mary Moulton to fill Seat 4, was approved.**

▪ **Administration of Oath of Office to Ms. Mary Moulton**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Mary Moulton. Ms. Moulton serves on numerous CDD Boards and is familiar with the requirements and responsibilities of a CDD Board Member.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2024-42, Ratifying the Action of the District Manager in Re-setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2024/2025; Amending Resolution 2024-39 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2024-42.

**On MOTION by Mr. Tello and seconded by Ms. Moulton, with all in favor, Resolution 2024-42, Ratifying the Action of the District Manager in Re-setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2024/2025 to August 19, 2024; Amending Resolution 2024-39 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2024-43 Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending**

**September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom presented Resolution 2024-43. He reviewed the proposed Fiscal Year 2025 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

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

No affected property owners or members of the public spoke.

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

**On MOTION by Ms. Moulton and seconded by Mr. Tello, with all in favor, Resolution 2024-43, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law**

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

- C. Consideration of Resolution 2024-44, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2024-44.

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

No affected property owners or members of the public spoke.

**On MOTION by Ms. Moulton and seconded by Mr. Tello, with all in favor, the Public Hearing was closed.**

**On MOTION by Ms. Caldevilla and seconded by Ms. Moulton, with all in favor, Resolution 2024-44, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting**

Mr. Rom presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

**On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.**

#### **SEVENTH ORDER OF BUSINESS**

#### **Acceptance of Unaudited Financial Statements as of June 30, 2024**

**On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of April 15, 2024 Regular Meeting Minutes**

**On MOTION by Ms. Caldevilla and seconded by Mr. Tello, with all in favor, the April 15, 2024 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

- **2024 Legislative Update - Supplemental Information**

This item was included for informational purposes.

**B. District Engineer: Alvarez Engineers, Inc.**

There was no report.

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

- **NEXT MEETING DATE: September 16, 2024 at 10:30 AM**
  - **QUORUM CHECK**

The next meeting will be on September 16, 2024, unless cancelled.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

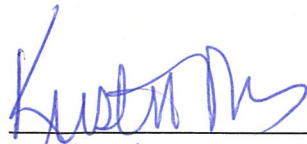
**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Cortes and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 11:41 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Frank Reynolds  
Frank Reynolds (Nov 20, 2024 14:21 EST)  
Chair/Vice Chair