MINUTES OF MEETING
REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Regal-Village Community Development District held a Regular Meeting on November 18, 2024 at 10:30 a.m., at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present:

Cynthia Caldevilla	Assistant Secretary
Rebecca Cortes	Assistant Secretary
Mary Moulton	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC (WHA)
Mike Pawelczyk	District Counsel
Zach Griffin (via telephone)	Forestar (USA) Real Estate Group Inc.
Debbie Leonard	DR Horton
Frank Reynolds	Forestar (USA) Real Estate Group Inc.

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

Ms. Thomas called the meeting to order at 11:22 a.m.

Supervisors Caldevilla, Cortes and Moulton were present. Supervisors Camporeale and Tello were absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of David Tello [Seat 1]; Term Expires November 2026**

Ms. Thomas presented the resignation of Mr. Tello from Seat 1.

On MOTION by Ms. Cortes and seconded by Ms. Caldevilla, with all in favor, the resignation of Mr. David Tello from Seat 1, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment of Debbie Leonard to Fill Term of Seat 1**

Ms. Caldevilla nominated Ms. Debbie Leonard to fill Seat 1.

No other nominations were made.

On MOTION by Ms. Caldevilla and seconded by Ms. Cortes, with all in favor, the appointment of Ms. Debbie Leonard to fill Seat 1, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor (the following to be provided under separate cover)**

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Debbie Leonard. Ms. Leonard serves on numerous CDD Boards and is familiar with the following:

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

B. Membership, Obligations and Responsibilities

C. Sample Form 1: Statement of Financial Interests/Instructions

D. Form 8B: Memorandum of Voting Conflict

FIFTH ORDER OF BUSINESS **Acceptance of Resignation of Maria Camporeale (Seat 5); Term Expires November 2028**

Ms. Thomas presented the resignation of Ms. Maria Camporeale from Seat 5.

On MOTION by Ms. Caldevilla and seconded by Ms. Moulton, with all in favor, the resignation of Ms. Maria Camporeale from Seat 5, was accepted.

SIXTH ORDER OF BUSINESS **Consider Appointment of Frank Reynolds to Fill Term of Seat 5**

Ms. Leonard nominated Mr. Frank Reynolds to fill Seat 5. No other nominations were made.

> **On MOTION by Ms. Leonard and seconded by Ms. Moulton, with all in favor, the appointment of Mr. Frank Reynolds to fill Seat 5, was approved.**

- **Administration of Oath of Office to Newly Appointed Supervisor**

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

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-01. Ms. Caldevilla nominated the following:

Frank Reynolds	Chair
Debbie Leonard	Vice Chair
Cynthia Caldevilla	Assistant Secretary
Rebecca Cortes	Assistant Secretary
Mary Moulton	Assistant Secretary
Kristen Thomas	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

David Tello	Vice Chair
Maria Camporeale	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary

Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Ms. Caldevilla and seconded by Ms. Cortes, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of September 30, 2024**

On MOTION by Ms. Leonard and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

NINTH ORDER OF BUSINESS **Approval of August 19, 2024 Public Hearings and Regular Meeting Minutes**

On MOTION by Ms. Cortes and seconded by Ms. Moulton, with all in favor, the August 19, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

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

B. District Engineer: Alvarez Engineers, Inc.

There were no District Counsel or District Engineer reports.

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

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

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

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

Ms. Moulton tendered her resignation from the Board.

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, the resignation of Ms. Mary Moulton, effective at the end of the meeting, was accepted.

TWELFTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Leonard and seconded by Mr. Reynolds, with all in favor, the meeting adjourned at 11:30 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary Chair/Vice Chair