

**MINUTES OF MEETING
REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Regal-Village Community Development District held a Regular Meeting on April 21, 2025 at 10:30 a.m., at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present:

Frank Reynolds
Debbie Leonard
Rebecca Cortes

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Thomas
Ginger Wald
Juan Alvarez
Sarah Wicker (via telephone)
Zach Griffith (via telephone)

District Manager
District Counsel
District Engineer
Forestar
Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 11:06 a.m. Supervisors Reynolds, Leonard and Cortes were present. Supervisor Caldevilla and Moulton were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Mary
Moulton [Seat 4]**

On MOTION by Mr. Reynolds and seconded by Ms. Leonard, with all in favor, the resignation of Mary Moulton from Seat 4, was accepted.
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THIRD ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 4; Term Expires November
2028**

This item was deferred.

- Administration of Oath of Office to Appointed Supervisor (the following to be provided under a separate cover)
- A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
- B. Membership, Obligation and Responsibilities
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Publics Officers

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-02. Mr. Reynolds nominated the following:

Frank Reynolds	Chair
Debbie Leonard	Vice Chair
Cynthia Caldevilla	Assistant Secretary
Rebecca Cortes	Assistant Secretary

No other nominations were made. This Resolution removes the following:

Mary Moulton	Assistant Secretary
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The following prior appointments by the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Reynolds and seconded by Ms. Leonard, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budget Pursuant to**

**Chapters 170, 190 and 197, Florida Statutes;
Setting Public Hearings; Addressing
Publication; Addressing Severability; and
Providing an Effective Date**

Ms. Thomas presented Resolution 2025-03. Mr. Alvarez discussed the new “Field Operations” line items, including “Stormwater maintenance” and that the “Road maintenance” line item, which is to build funds for future road repairs and resurfacing. Ms. Thomas reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Some verbiage on Page 2 will be updated.

The following changes were made to the proposed Fiscal Year 2026 budget:

Page 1, “Tax Collector”: Adjust amount

Page 2, Descriptions: Adjust as necessary

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2026, as amended; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings for September 15, 2025 at 10:30 a.m., at Goldbetter, Miami Business Center, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2025/2026 and Providing for an Effective
Date**

Ms. Thomas presented Resolution 2025-04. She noted that moving the meeting location to Goldbetter will incur a fee.

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATES: Insert October 2, 2025; November 6, 2025; December 4, 2025; January 1, 2026; February 5, 2026; March 5, 2026; April 2, 2026; May 7, 2026; June 4, 2026; July 2, 2026; August 6, 2026 and September 3, 2026

TIME: 10:30 AM

LOCATION: Goldbetter, Miami Business Center, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office

Ms. Thomas presented Resolution 2025-05. She noted that Mr. Lyles, the former Registered Agent, has retired; Mr. Pawelczyk will be designated as the Registered Agent.

On MOTION by Mr. Reynolds and seconded by Ms. Cortes, with all in favor, Resolution 2025-05, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office, was adopted.

NINTH ORDER OF BUSINESS

Discussion: Stormwater Management System Memo 2025

The 2025 Stormwater Management System Memo from District Counsel providing an update of the legal requirements was included for informational purposes.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-06. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 28, 2025**

On MOTION by Mr. Reynolds and seconded by Ms. Leonard, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

**Approval of November 18, 2024 Regular
Meeting Minutes**

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, the November 18, 2024 Regular 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: Alvarez Engineers, Inc.

There were no District Counsel or District Engineer reports.

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

- NEXT MEETING DATE: May 19, 2025 at 10:30 AM

- QUORUM CHECK

The next meeting will be on May 19, 2025, unless canceled.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, the meeting adjourned at 11:26 a.m.

REGAL-VILLAGE CDD

April 21, 2025



Secretary/Assistant Secretary



Chair/Vice Chair