

**MINUTES OF MEETING
PRINCETON COMMONS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Princeton Commons Community Development District was held on July 19, 2024 at 10:05 a.m. at Lennar Homes, 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
Michael Pawelczyk
Lilibeth Hauck
Nicolas Duenas

District Manager
Governmental Management Services
District Counsel
Lennar Homes
Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hernandez called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Approval of Minutes of the April 19, 2024 Meeting

Mr. Hernandez presented the minutes from the April 19, 2024 meeting, asked the Board for any comments or corrections, and upon not hearing any, asked for a motion to approve them.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Minutes of the April 19, 2024 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2025 Budget

A. Motion to Open the Public Hearing

Mr. Hernandez asked for a motion to open the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was opened.

B. Public Comment and Discussion

C. Consideration of Resolution #2024-02 Annual Appropriation Resolution

Mr. Hernandez presented the proposed fiscal year 2025 budget, explained it had not changed since it was presented at the last meeting, indicated there wasn't any public for comments or discussion, presented Resolution #2024-02 Annual Appropriation Resolution, explained it adopted the final budget, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-02 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2024-03 Levy of Non Ad Valorem Assessments

Mr. Hernandez presented Resolution #2024-03 Levy of Non Ad Valorem Assessments, explained approving it allowed the District to collect on the tax roll, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-03 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Hernandez asked for a motion to close the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was closed.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2024-04 Electing Sharyn Henning as Assistant Treasurer

Mr. Hernandez presented Resolution #2024-04 Electing Sharyn Henning as Assistant Treasurer, explained approving it would allow her to sign documentation for the

District in the absence of the Treasurer, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-04 Electing Sharyn Henning as Assistant Treasurer was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk mentioned that the legislative update memorandum had been included in the agenda package, asked if the Board had any questions or comments, and upon not hearing any, the next item followed.

B. Engineer – Acceptance of District Engineer’s Report for Fiscal Year 2024-2025

Mr. Hernandez presented the District Engineer’s Report for Fiscal Year 2024-2025 and asked the Board to accept it for the District’s records.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the District Engineer’s Report for Fiscal Year 2024-2025 was accepted.

C. Manager

1) Number of Registered Voters in the District – 23

Mr. Hernandez indicated there were currently 23 registered voters in the District. Once the District had 250 registered voters and had been established for six years, the Board of Supervisors would start being elected by general elections through Miami-Dade County; however, neither of these requirements had been met yet.

2) Consideration of Proposed Fiscal Year 2025 Meeting Schedule

Mr. Hernandez presented the proposed fiscal year 2025 meeting schedule, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the proposed fiscal year 2025 meeting schedule was approved as-presented.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the proposed fiscal year 2025 meeting schedule was approved as-presented.

3) Discussion of Financial Disclosure Report and Reminder to File Annual Form

Mr. Hernandez indicated that Ms. Krause had filed her financial disclosure form since the agenda package had been sent out and all of the Supervisors had filed their forms at this point.

SIXTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Funding Requests #12 & #13

Mr. Hernandez presented Funding Requests #12 & #13, asked if there were any questions, and upon not hearing any, asked the Board for a motion to accept them.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Funding Requests #12 & #13 were accepted.

B. Acceptance of Unaudited Financials

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

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the unaudited financials were accepted.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

There not being any other District business to discuss,

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


Secretary / Assistant Secretary


Teresa Baluja (Oct 18, 2024 11:57 EDT)
Chairman / Vice Chairman

MINUTES OF MEETING

Final Audit Report

2024-10-20

Created:	2024-10-18
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
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