

East Palm Drive
Community Development District
Miami-Dade County Ordinance No. 24-3
Established February 16, 2024
Organizational Meeting Agenda

1. Teresa Baluja	
2. Carmen Orozco	
3. Vanessa Perez	
4. Marc Szasz	
5. Lilibeth Hauck	

Tuesday
February 27, 2024
10:00 a.m.

Lennar Homes
5505 Waterford District Drive Miami, Florida
<https://global.gotomeeting.com/join/500713261>
+1 (646) 749-3122; Access Code: 500-713-261

1. Introduction

- A. Call to Order
- B. Oath of Office
- C. Overview of District Responsibilities and Purpose

2. Election of Officers

- A. Chairman - Resolution 2024-01
- B. Vice Chairman - Resolution 2024-02
- C. Secretary - Resolution 2024-03
- D. Treasurer - Resolution 2024-04
- E. Assistant Secretary(s) - Resolution 2024-05

3. Retention of District Staff

- A. Consideration of Contract for District Management Services
- B. Consideration of Appointment of District Counsel
- C. Selection of Registered Agent and Office - Resolution 2024-06
- D. Request Authorization to Issue RFP for Engineering Services
- E. Appointment of Interim District Engineer

4. Designation of Meeting and Hearing Dates

- A. Designation of Regular Monthly Meeting Date, Time and Location
- B. Designation of Initial Landowners Election Date, Time and Location
- C. Designation of Date of Public Hearing to Adopt Rules of Procedure
- D. Designation of Date of Fiscal Year 2024 & Fiscal Year 2025 Budget Public Hearing set by Resolution 2024-07
 - 1) Approval of the Funding Agreement
 - 2) Consideration of Proposed Budget
 - 3) Approval of Funding Request #1
- E. Designation of Date of Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments

5. Other Organizational Matters

- A. Selection of District Depository
- B. Consideration of Resolution 2024-08 Relating to Defense of Board Members
- C. Ratification of Publication of Notice of Establishment
- D. Consideration of Resolution 2024-09 Adopting Investment Guidelines
- E. Resolution 2024-10 Authorizing Execution of Public Depositor Report
- F. Selection of District Records Office Within [Miami-Dade County](#) – 2804 NE 8th Street, Suite 202 Homestead, Florida 33033
- G. Appointment of Bond Team
 - 1) Bond Counsel
 - 2) Underwriter
 - 3) Assessment Methodology Consultant
 - 4) Trustee
- H. Authorizing the District Manager to enroll the CDD in the E-Verify System
- I. Approval of Infrastructure/ Earthwork Assignment Agreement

6. Other Business

- A. Staff Reports
 - 1) Attorney
 - 2) Manager
 - 3) Interim Engineer
- B. Audience Comments
- C. Supervisors Requests

7. Adjournment