



**TWO LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
JULY 17, 2019  
9:45 A.M.**

**Special District Services, Inc.  
6625 Miami Lakes Drive, Suite 374  
Miami Lakes, FL 33014**

**305.777.0761 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile**

**AGENDA**  
**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**  
730 NW 107<sup>th</sup> Avenue,  
Third Floor, Suite 300 Meeting Room  
Miami, Florida 33172  
**REGULAR BOARD MEETING**  
July 17, 2019  
9:45 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. June 19, 2019 Regular Board Meeting & Public Meeting.....Page 2
- G. Old Business
  - 1. Staff Report: As Required
- H. New Business
  - 1. Discussion Regarding Expansion Area Development and Timing of Bond Issuance
- I. Administrative & Operational Matters
  - 1. Staff Report: As Required
- J. Board Member & Staff Closing Comments
- K. Adjourn

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays

Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared CHRISTINA RAVIX, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in said newspaper in the issues of

10/05/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

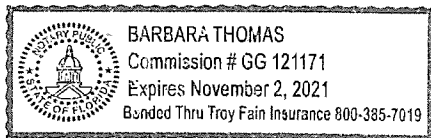
*C. Ramon*

Sworn to and subscribed before me this  
5 day of OCTOBER, A.D. 2018

*Barbara Thomas*

(SEAL)

CHRISTINA RAVIX personally known to me



**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Two Lakes Community Development District (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 730 NW 107th Avenue, Suite 300 Meeting Room, Miami, Florida 33172 at 9:45 a.m. on the following dates:

- October 17, 2018
- November 6, 2018
- November 21, 2018
- November 28, 2018
- December 19, 2018
- January 16, 2019
- February 20, 2019
- March 20, 2019
- April 17, 2019
- May 15, 2019
- June 19, 2019
- July 17, 2019
- September 18, 2019

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**

www.twolakescdd.org  
10/5

18-530000351218M

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING AND PUBLIC HEARING  
JUNE 19, 2019**

**A. CALL TO ORDER**

District Manager Neil Kalin called the June 19, 2019, Regular Board Meeting of the Two Lakes Community Development District to order at 9:47 a.m. in the Suite 300 Meeting Room of 730 NW 107<sup>th</sup> Avenue, Miami, Florida 33172.

**B. PROOF OF PUBLICATION**

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 5, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Kalin determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Vice Chairperson Teresa Baluja, and Supervisors Raisa Krause and Yolexys Perez.

Staff in attendance included: District Managers Neil Kalin, Armando Silva and Nancy Nguyen of Special District Services, Inc.; and District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. May 15, 2019 Regular Board Meeting**

Mr. Kalin presented the May 15, 2019, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no changes, a **motion** was made by Ms. Baluja, seconded by Ms. Carmen Herrera and unanimously passed to approve the May 15, 2019, Regular Board Meeting minutes, *as presented*.

*Note: At approximately 9:49 a.m., Mr. Kalin recessed the Regular Board Meeting and simultaneously opened the Public Hearing.*

**G. PUBLIC HEARING – FY 2019/2020 BUDGET**

**1. Proof of Publication**

Mr. Kalin presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on May 30, 2019, and June 6, 2019, as legally required.

## **2. Receive Public Comment on the Fiscal Year 2019/2020 Final Budget & Assessments**

Mr. Kalin opened the public comment portion of the public hearing to receive comments on the 2019/2020 fiscal year final budget and non-ad valorem special assessments. In addition, Mr. Kalin stated that since the overall assessments were not increasing, letters to the property owners were not required. There being no comments from the public on the 2019/2020 fiscal year budget and assessments, Mr. Kalin closed the public comment portion of the Public Hearing.

## **4. Consider Resolution No. 2019-03 – Adopting a 2019/2020 Fiscal Year Final Budget**

Mr. Kalin presented Resolution No. 2019-03, entitled:

### **RESOLUTION NO. 2019-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2019/2020 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Kalin read the title of the resolution into the record and stated that the document provides for the adoption of the fiscal year 2019/2020 final budget and non-ad valorem special assessment tax roll. A copy of the tax roll was provided at the meeting. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Carmen Herrera and unanimously passed to approve and adopt Resolution No. 2019-03, *as presented*, setting the Two Lakes Community Development District fiscal year 2019/2020 final budget and approving the non-ad valorem special assessment tax roll.

*Note: At approximately 9:54 a.m., Mr. Kalin closed the Public Hearing and simultaneously reconvened the Regular Board Meeting.*

## **H. OLD BUSINESS**

### **1. Staff Report, as Required**

Mr. Pawelczyk advised that during the last Board meeting (5/15/2019), the ancillary documents/agreements related to issuance of the Series 2019 Bonds were approved by the Board, in substantially final form. Mr. Pawelczyk also stated that he was finalizing the documents so that District Officials could execute the ancillary documents/agreements, as required.

## **I. NEW BUSINESS**

### **1. Consider Resolution No. 2019-04 – Adopting a Fiscal Year 2019/2020 Regular Meeting Schedule**

Mr. Kalin presented Resolution No. 2019-04, entitled:

### **RESOLUTION NO. 2019-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2019/2020 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDE AN EFFECTIVE DATE.**

Mr. Kalin provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Carmen Herrera and unanimously passed to approve and adopt Resolution No. 2019-04, *as presented*, setting the Two Lakes Community Development District fiscal year 2019/2020 regular meeting schedule and authorizing the publication, as required by law.

**2. Staff Report, as Required**

There was no Staff Report at this time.

**J. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Update Regarding Expansion Area Bond Issuance, Series 2019**

It was noted that the Developer was working on development phasing within the Expansion Area of the District, which they anticipate being ready later this summer in order to move forward with the District issuing the Series 2019 Bonds.

**2. Reminder: 2018 Form 1 (Statement of Financial Interests) – Submittal Deadline: July 1<sup>st</sup>**

Mr. Kalin reminded the Board to complete and mail to the Supervisor of Elections (“SOE”) their individual 2018 Form 1 (the “Form”). The Form should have been received by U.S. Mail from the SOE. The deadline for submittal of the Form is July 1, 2019.

**3. Staff Report, as Required**

There was no Staff Report at this time.

**K. BOARD MEMBER & STAFF CLOSING COMMENTS**

Mr. Kalin stated that the next meeting was scheduled for July 17, 2019.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Baluja, seconded by Ms. Carmen Herrera and unanimously passed to adjourn the Regular Board Meeting at 9:57 a.m.

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Secretary/Assistant Secretary

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Chairperson/Vice-Chairperson