



**PENTATHLON
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 10, 2022
6:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.pentathloncdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
Conference Room of Signature Flight Support
14150 SW 129th Street
Miami, Florida 33186
REGULAR BOARD MEETING
November 10, 2022
6:00 p.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. April 14, 2022 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Update Regarding Blocking of Intersection (SW 157th Avenue & SW 141st Street)
- H. New Business
 - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended BudgetPage 5
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

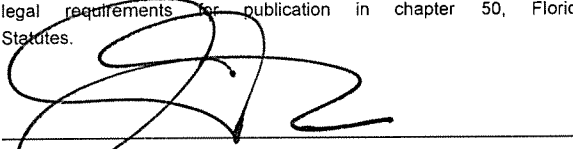
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/ a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida;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

PENTATHLON COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

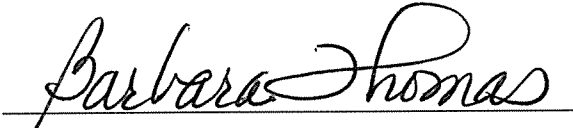
in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

09/30/2022

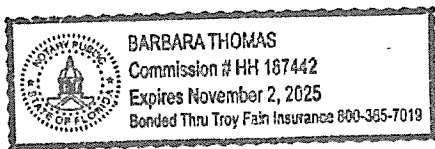
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
30 day of SEPTEMBER, A.D. 2022



(SEAL)
MARIA MESA personally known to me



**PENTATHLON COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2022/2023 REGULAR
MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Pentathlon Community Development District** (the "District") will hold Regular Meetings in the Signature Flight Support 2nd Floor Conference Room at the Miami Executive Airport located at 14150 SW 129th Street, Miami, Florida 33186 at **6:00 p.m.** on the following dates:

- October 13, 2022**
- November 10, 2022**
- March 9, 2023**
- May 11, 2023**
- June 8, 2023**
- September 14, 2023**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. A copy of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free 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 nnguyen@sdsinc.org and/or toll free 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 without advertised notice.

PENTATHLON COMMUNITY DEVELOPMENT DISTRICT

www.pentathloncdd.org
9/30

22-19/0000621851M

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
APRIL 14, 2022**

A. CALL TO ORDER

District Manager Nancy Nguyen called the April 14, 2022, Regular Board Meeting of the Pentathlon Community Development District (the “District”) to order at 6:09 p.m. in the Conference Room of the Signature Flight Support Building located at 14150 SW 129th Street, Miami, Florida 33186.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 1, 2021, as part of the District’s Fiscal Year 2021/2022 Regular Meeting Schedule, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairperson Grissobelle Reyes-Obando, Vice Chairperson Ana Ibarra and Supervisors Michael Hunt, and Julio Cesar Obando constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel Ginger Wald 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 for items not on the agenda.

F. APPROVAL OF MINUTES

1. February 10, 2022, Regular Board Meeting

Ms. Nguyen presented the February 10, 2022, Regular Board Meeting minutes and asked if there were any comments and/or changes.

There being no changes and/or comments, a **motion** was made by Mr. Obando, seconded by Ms. Ibarra and unanimously passed approving the February 10, 2022, Regular Board Meeting minutes, *as presented*.

NOTE: *At approximately 6:10 p.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.*

G. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on March 25, 2022, and April 1, 2022, *as legally required*.

2. Receive Public Comments Fiscal Year 2022/2023 Final Budget

Ms. Nguyen opened the public comment portion of the public hearing to receive comments on the 2022/2023 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consideration Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget

Ms. Nguyen presented Resolution No. 2022-02, entitled:

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that the document provides for approving and adopting the fiscal year 2022/2023 final budget and the non-ad valorem special assessment tax roll. A discussion ensued after which:

A **motion** was made by Ms. Reyes-Obando, seconded by Ms. Ibarra and unanimously passed to approve and adopt Resolution No. 2022-01, *as presented*; thereby setting the 2022/2023 final budget and non-ad valorem special assessment tax roll.

NOTE: *At approximately 6:11 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.*

H. OLD BUSINESS

1. Update Regarding Blocking of Intersection (SW 157th Avenue & SW 141st Street)

Ms. Nguyen advised that the Miami-Dade Public Works Department had received the District's request to add "DO NOT BLOCK INTERSECTION" signs and/or street markings at the intersection of SW 157th Avenue and SW 141st Street. Public Works will be conducting a traffic study and the traffic study is expected to be completed in early July 2022. More information on this item will be provided at a future meeting.

I. NEW BUSINESS

1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

Resolution No. 2022-03 was presented, entitled:

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR

2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Ibarra, seconded by Mr. Hunt and unanimously passed approving and adopting Resolution No. 2022-03, *as presented*; thereby setting the 2022/2023 regular meeting schedule and authorizing the publication of the annual meeting schedule, *as required by law*.

J. ADMINISTRATIVE MATTERS

1. Statement of Financial Interest/Disclosure 2021 Form 1: Filing Deadline July 1, 2022

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2021 Statement of Financial Interests Form 1. The deadline for submittal is July 1, 2022.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until November 10, 2022, in order to approve the fiscal year 2021/2022 amended budget.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Ibarra, seconded by Ms. Reyes-Obando to adjourn the Regular Board Meeting at approximately 6:15 p.m. There were no objections.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Pentathlon Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2021/2022 attached hereto as Exhibit “A” is hereby approved and adopted by the Board.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 10th day of November, 2022.

ATTEST:

**PENTATHLON
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Pentathlon
Community Development District

**Amended Final Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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- I **AMENDED FINAL OPERATING FUND BUDGET**
- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/30/22
REVENUES			
ADMINISTRATIVE ASSESSMENTS	69,019	69,216	69,216
MAINTENANCE ASSESSMENTS	10,638	10,639	10,639
DEBT ASSESSMENTS	213,569	213,571	213,571
INTEREST INCOME	360	25	25
TOTAL REVENUES	\$ 293,586	\$ 293,451	\$ 293,451
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	6,000	1,800	1,800
PAYROLL TAXES (EMPLOYER)	480	138	138
MANAGEMENT	31,728	31,728	31,728
SECRETARIAL	3,000	3,000	3,000
LEGAL	8,000	6,100	5,150
ASSESSMENT ROLL	6,000	6,000	6,000
AUDIT FEES	3,500	3,500	3,500
INSURANCE	6,000	5,706	5,706
LEGAL ADVERTISING	650	650	350
MISCELLANEOUS	900	900	708
POSTAGE	250	105	97
OFFICE SUPPLIES	550	240	222
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	3,500	3,400	3,400
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	1,500	1,500	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,583	\$ 65,292	\$ 63,824
MAINTENANCE EXPENDITURES			
IMPROVEMENT CONTINGENCY	9,000	4,000	0
ENGINEERING/INSPECTIONS	1,000	975	975
TOTAL MAINTENANCE EXPENDITURES	\$ 10,000	\$ 4,975	\$ 975
TOTAL EXPENDITURES	\$ 82,583	\$ 70,267	\$ 64,799
REVENUES LESS EXPENDITURES	\$ 211,003	\$ 223,184	\$ 228,652
BOND PAYMENTS	(200,755)	(203,516)	(203,516)
BALANCE	\$ 10,248	\$ 19,668	\$ 25,136
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,864)	(2,824)	(2,824)
DISCOUNTS FOR EARLY PAYMENTS	(11,729)	(10,985)	(10,985)
EXCESS/ (SHORTFALL)	\$ (7,345)	\$ 5,859	\$ 11,327
CARRYOVER FROM PRIOR YEAR	7,345	7,345	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 13,204	\$ 11,327

FUND BALANCE AS OF 9/30/21	
FY 2021/2022 ACTIVITY	
FUND BALANCE AS OF 9/30/22	

\$303,381
\$5,859
\$309,240

Notes

Reserve Funds Totaling \$7,345 used to reduce Fiscal Year 2021/2022 Assessments.
Reserve Funds Totaling \$8,650 to be used to reduce Fiscal Year 2022/2023 Assessments.

AMENDED FINAL BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
REVENUES	10/1/21 - 9/30/22	10/1/21 - 9/30/22	10/1/21 - 9/30/22
Interest Income	25	540	538
NAV Tax Collection	200,755	203,516	203,516
Total Revenues	\$ 200,780	\$ 204,056	\$ 204,054
EXPENDITURES			
Principal Payments	120,000	115,000	115,000
Interest Payments	80,780	82,936	82,936
Total Expenditures	\$ 200,780	\$ 197,936	\$ 197,936
Excess/ (Shortfall)	\$ -	\$ 6,120	\$ 6,118

FUND BALANCE AS OF 9/30/21	\$303,381
FY 2021/2022 ACTIVITY	\$6,120
FUND BALANCE AS OF 9/30/22	\$309,501

Notes

Reserve Fund Balance = \$102,059*. Revenue Fund Balance = \$207,442.*.
Revenue Fund Balance To Be Used To Make 11/1/2022 Principal & Interest Payment Of \$160,390 -
Principal Payment Of \$120,000 & Interest Payment Of \$40,390.

* Approximate Amounts

Series 2012 Refunding Bonds Information

Original Par Amount =	\$2,780,000	Annual Principal Payments Due:
Interest Rate =	1.25% - 4.5%	November 1st
Issue Date =	April 2012	Annual Interest Payments Due:
Maturity Date =	November 2033	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$1,840,000	