



**BLACK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 16, 2022
10:30 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193
786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
730 NW 107th Avenue
Third Floor, Suite 300 Meeting Room
Miami, Florida 33172
REGULAR BOARD MEETING
November 16, 2022
10:30 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. September 21, 2022 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Staff Report: As Required
- H. New Business
 - 1. Consider Resolution No. 2022-05 – Election of Officers.....Page 5
 - 2. Consider Resolution No. 2022-07 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 6
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

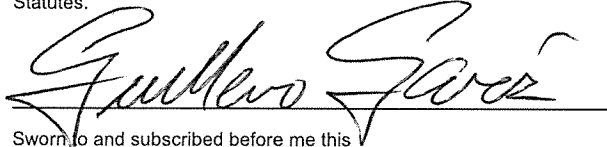
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

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

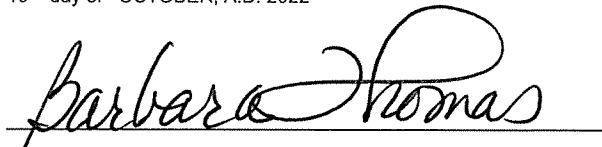
in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

10/10/2022

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

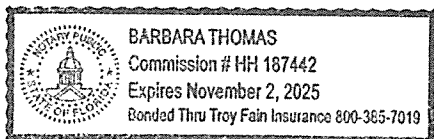


Sworn to and subscribed before me this
10 day of OCTOBER, A.D. 2022



(SEAL)

GUILLERMO GARCIA personally known to me



BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Black Creek Community Development District (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126 at 10:30 a.m. on the following dates:

October 19, 2022
November 16, 2022
March 15, 2023
April 19, 2023
June 21, 2023
July 19, 2023
September 20, 2023

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 786-313-3661 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 786-313-3661 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.

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

www.blackcreekcdd.org

10/10

22-08/0000624066M

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 21, 2022**

A. CALL TO ORDER

District Manager Armando Silva called the September 21, 2022, Regular Board Meeting of the Black Creek Community Development District to order at 10:30 a.m. in the Meeting Room at Lennar Homes, LLC, located at 5505 Blue Lagoon Drive, Miami, FL 33126.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 6, 2021, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva 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 Supervisor's Vanessa Perez and Carmen Orozco.

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

D. CONSIDER RESIGNATION OF YADIRA MONZON (SEAT #4)

Mr. Silva stated that he was in possession of a resignation letter from Ms. Yadira Monzon, effective August 17, 2022, and it would be in order to consider her resignation. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Perez and passed unanimously to accept the resignation of Yadira Monzon, effective August 17, 2022.

E. CONSIDER APPOINTMENT TO FILL VACANCY

Mr. Silva stated that due to the recent resignation, there is now a vacancy. With that said, Mr. Silva asked if there are any interested persons who would like to serve on the District's Board. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Perez and passed unanimously to *appoint* Ms. Mr. Marc Szasz (Seat #4) to the unexpired 2-year term of office and said term of office will expire in November 2023.

F. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

The Oath of Office will be e-mailed to Mr. Szasz.

G. CONSIDER RESOLUTION NO. 2022-05 – ELECTION OF OFFICERS

This item was tabled.

H. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

I. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

J. APPROVAL OF MINUTES

1. August 17, 2022, Regular Board Meeting & Public Hearing Minutes

Mr. Silva presented the August 17, 2022, Regular Board Meeting & Public Hearing minutes and asked if there were any comments and/or changes. There being no changes, a **motion** was made by Ms. Perez, seconded by Ms. Baluja and unanimously passed to approve the August 17, 2022, Regular Board Meeting & Public Hearing, *as presented*.

K. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

L. NEW BUSINESS

1. Consider Resolution No. 2022-06 – Authorizing Petition to Expand the Boundaries of the District

Mr. Silva presented Resolution No. 2022-06, entitled:

RESOLUTION NO. 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL AND DISTRICT STAFF TO FILE A PETITION WITH MIAMI-DADE COUNTY, FLORIDA TO EXPAND THE BOUNDARIES OF THE DISTRICT; AND PROVIDE AN EFFECTIVE DATE.

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

A **motion** was made by Ms. Baluja, seconded by Ms. Orozco and unanimously passed to approve and adopt Resolution No. 2022-05, *as presented*, thereby authorizing the petition to expand the boundaries of the District.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There was no staff report.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva stated, unless an emergency were to arise, the District would not meet again until November 2022.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Perez, seconded by Ms. Orozco and unanimously passed to adjourn the Regular Board Meeting at 10:38 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2022-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
("DISTRICT") ELECTING THE OFFICERS OF THE DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (the "Board") of the Black Creek Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Section 190.006(6), *Florida Statutes*, as soon as practicable after each election or appointment to the Board, the Board shall organize by electing one (1) of its members as chairperson and by electing a secretary, and such other officers as the Board may deem necessary.

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
_____	Secretary/Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED and BECOMES EFFECTIVE this 16th day of November, 2022.

ATTEST:

**BLACK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK 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 of the Black Creek 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 BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, THAT:

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

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 16th day of November, 2022.

ATTEST:

**BLACK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Black Creek Community Development District

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

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET (2020)**
- III AMENDED FINAL DEBT SERVICE FUND BUDGET (2022)**

AMENDED FINAL BUDGET
BLACK CREEK 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 - 9/29/22
REVENUES			
Administrative Assessments	73,227	73,243	73,243
Maintenance Assessments	17,553	17,553	17,553
Debt Assessments (2020)	263,617	263,617	263,617
Debt Assessments (2022)	0	0	0
Developer Contribution - Debt	0	0	0
Interest Income	0	0	0
TOTAL REVENUES	\$ 354,397	\$ 354,413	\$ 354,413
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Annual Engineer's Report & Inspections	2,000	3,400	2,423
Field Operations Management	1,500	1,500	1,500
Street/Roadway Maintenance/Signage	3,000	1,000	0
Miscellaneous Maintenance (Lawn Service)	3,000	8,400	7,000
Wall Feature Maintenance/Upkeep	4,000	2,000	0
Maintenance Contingency	3,000	2,000	0
TOTAL MAINTENANCE EXPENDITURES	\$ 16,500	\$ 18,300	\$ 10,923
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	0	0	0
Management	26,808	26,808	26,808
Legal	12,000	13,000	10,456
Assessment Roll	6,000	6,000	6,000
Audit Fees	5,400	3,900	3,900
Arbitrage Rebate Fee	650	0	0
Insurance	6,000	5,706	5,706
Legal Advertisements	1,500	1,250	730
Miscellaneous	1,000	750	249
Postage	525	190	173
Office Supplies	525	450	415
Dues & Subscriptions	175	175	175
Trustee Fees	4,250	4,031	4,031
Continuing Disclosure Fee	1,000	500	500
Website Management	2,000	2,000	2,000
Administrative Contingency	1,000	1,000	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 68,833	\$ 65,760	\$ 61,143
TOTAL EXPENDITURES	\$ 85,333	\$ 84,060	\$ 72,066
REVENUES LESS EXPENDITURES	\$ 269,064	\$ 270,353	\$ 282,347
Bond Payments (2020)	(247,800)	(250,665)	(250,665)
Bond Payments (2022)	0	0	-
BALANCE	\$ 21,264	\$ 19,688	\$ 31,682
Property Appraiser & Tax Collector Fee	(7,088)	(3,404)	(3,404)
Discounts For Early Payments	(14,176)	(14,012)	(14,012)
EXCESS/ (SHORTFALL)	\$ -	\$ 2,272	\$ 14,266
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 2,272	\$ 14,266
FUND BALANCE AS OF 9/30/21		\$42,668	
FY 2021/2022 ACTIVITY		\$2,272	
FUND BALANCE AS OF 9/30/22		\$44,940	

AMENDED FINAL BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2020
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 - 9/29/22
REVENUES			
Interest Income	25	14	13
NAV Assessment Collection	247,800	250,665	250,665
Payment By Developer	0	0	0
Miscellaneous Revenue	0	0	0
Total Revenues	\$ 247,825	\$ 250,679	\$ 250,678
EXPENDITURES			
Principal Payments	85,000	85,000	85,000
Interest Payments	158,951	160,225	160,225
Bond Redemption	3,874	0	0
Transfer To Construction Fund	0	7	6
Total Expenditures	\$ 247,825	\$ 245,232	\$ 245,231
Excess/ (Shortfall)	\$ -	\$ 5,447	\$ 5,447

FUND BALANCE AS OF 9/30/21	\$208,210
FY 2021/2022 ACTIVITY	\$5,447
FUND BALANCE AS OF 9/30/22	\$213,657

Notes

Reserve Fund Balance = \$123,900*. Revenue Fund Balance = \$89,757*

Revenue Fund To Be Used To Fund 12/15/22 Interest Payment Of \$78,838.

December 2020 Interest Payment Was Developer Funded.

* Approximate Amounts

Series 2020 Bond Information

Original Par Amount =	\$4,365,000	Annual Principal Payments Due:
Interest Rate =	3.00% - 4.00%	June 15th
Issue Date =	January 2020	Annual Interest Payments Due:
Maturity Date =	June 2050	June 15th & December 15th
Par Amount As Of 9/30/22 =	\$4,195,000	

AMENDED FINAL BUDGET
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2022
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 - 9/29/22
REVENUES			
Interest Income	0	7	5
NAV Assessment Collection	0	0	0
Bond Proceeds	0	610,172	610,172
Total Revenues	\$ -	\$ 610,179	\$ 610,177
EXPENDITURES			
Principal Payments	0	0	0
Interest Payments	0	0	0
Bond Redemption	0	0	0
Transfer To Construction Fund	0	7	5
Total Expenditures	\$ -	\$ 7	\$ 5
Excess/ (Shortfall)	\$ -	\$ 610,172	\$ 610,172

FUND BALANCE AS OF 9/30/21	\$0
FY 2021/2022 ACTIVITY	\$610,172
FUND BALANCE AS OF 9/30/22	\$610,172

Notes

Reserve Fund Balance = \$610,172*. Revenue Fund Balance = \$0*

December 2022 Interest Payment For \$537,707 To Be Developer Funded.

Capital Projects Debt Proceeds = \$17,124,828. Total Bond Proceeds = \$17,735,000.

FY 2021/2022 Cost Of Issuance = \$568,150.

Fiscal Year 2021/2022 Capital Outlays = \$16,556,290.

* Approximate Amounts

Series 2022 Bond Information

Original Par Amount =	\$17,735,000	Annual Principal Payments Due:
Interest Rate =	4.8% - 5.625%	June 15th
Issue Date =	May 2022	Annual Interest Payments Due:
Maturity Date =	June 2052	June 15th & December 15th
Par Amount As Of 9/30/22 =	\$17,735,000	