MINUTES OF MEETING
JUNIPER COVE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Juniper Cove Community Development District held a Regular Meeting on April 21, 2025 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present:

Sarah Wicker (via telephone)	Chair
Frank Reynolds	Vice Chair
Debbie Leonard	Chair
Rebecca Cortes	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Ginger Wald	District Counsel
Juan Alvarez	District Engineer
Zach Griffith (via telephone)	Forestar

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Thomas called the meeting to order at 10:30 a.m. The Oath of Office was administered to Supervisor-elect Sarah Wicker before the meeting and provided to Management.

Supervisors Reynolds, Leonard, Wicker and Cortes were present. Supervisor Moulton was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Sarah Wicker [Seat 1] (the following to be provided under separate cover)**

This item was addressed during the First Order of Business. Ms. Wicker is familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligation and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Publics Officers

FOURTH ORDER OF BUSINESS **Ratification of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-02. The slate was as follows:

Sarah Wicker	Chair
Frank Reynolds	Vice Chair
Rebecca Cortes	Assistant Secretary
Deborah Leonard	Assistant Secretary
Mary Moulton	Assistant Secretary
Kristen Thomas	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

David Tello	Vice Chair
Christian Cotter	Assistant Secretary
Maria Camporeale	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Reynolds and seconded by Ms. Leonard, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date**

Ms. Thomas presented Resolution 2025-05. Ms. Thomas reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

Mr. Alvarez discussed the new "Field Operations" line items, including "Stormwater Drain System" and that the "Road maintenance-Onsite (park incl)" line item, which is to build funds for future road repairs and resurfacing.

The following changes were made to the proposed Fiscal Year 2026 budget:

Page 1: Delete "Permitting" line item

Page 1: Delete "Landscape maintenance" line item

On MOTION by Ms. Leonard and seconded by Mr. Reynolds, with all in favor, Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2026, as amended; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings for September 15, 2025 at 10:30 a.m., at Goldbetter, Miami Business Center, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year**

2025/2026 and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-06. Meeting at Goldbetter will incur a fee.

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATES: Insert October 2, 2025; November 6, 2025; December 4, 2025; January 1, 2026; February 5, 2026; March 5, 2026; April 2, 2026; May 7, 2026; June 4, 2026; July 2, 2026; August 6, 2026 and September 3, 2026

TIME: 10:30 AM

LOCATION: Goldbetter, Miami Business Center, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179

On MOTION by Ms. Leonard and seconded by Mr. Reynolds, with all in favor, Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-04.

The following changes were made to the Fiscal Year 2025 Meeting Schedule:

DATES: Change to June 5, 2025; July 3, 2025; August 7, 2025 and September 15, 2025

TIME: 10:30 AM

LOCATION: Goldbetter, Miami Business Center, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular

Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-07, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office**

Ms. Thomas presented Resolution 2025-07. She noted that Mr. Lyles, the former Registered Agent, has retired; Mr. Pawelczyk will be designated as the Registered Agent.

On MOTION by Mr. Reynolds and seconded by Ms. Leonard, with all in favor, Resolution 2025-07, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office, was adopted.

NINTH ORDER OF BUSINESS **Discussion: Stormwater Management System Memo 2025**

The 2025 Stormwater Management System Memo from District Counsel providing an update of the legal requirements was included for informational purposes.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-08. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Ms. Leonard and seconded by Mr. Reynolds, with all in favor, Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 28, 2025**

> **On MOTION by Mr. Reynolds and seconded by Ms. Leonard, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.**

TWELFTH ORDER OF BUSINESS **Approval of Minutes**

A. November 5, 2024 Landowners' Meeting

B. November 18, 2024 Regular Meeting

> **On MOTION by Ms. Leonard and seconded by Mr. Reynolds, with all in favor, the November 5, 2024 Landowners' Meeting Minutes and the November 18, 2024 Regular Meeting Minutes, as presented, were approved.**

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

B. District Engineer: Alvarez Engineers, Inc.

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: May 19, 2025 at 10:30 AM**
  - **QUORUM CHECK**

The next meeting will be on May 19, 2025, unless canceled.

FOURTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

Mr. Griffin asked for the calendar invites for the meetings to include the meeting link and information. Ms. Thomas stated it might not be included in case the District Manager running the meeting changes.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Leonard and seconded by Mr. Reynolds, with all in favor, the meeting adjourned at 11:53 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair