

Ocean Gate

Community Development District

(Triangle)

Agenda

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

Friday
April 18, 2025
11:15 a.m.

The Office of Lennar Homes
5505 Waterford District Drive Miami, Florida
Microsoft Teams

Meeting ID: 255 267 174 072 and Passcode: 3ut97oi3
1 872-240-4685 and Phone Conference ID: 321 189 93#

1. Introduction

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

2. Election of Officers

- A. Chairman – **Resolution #2025-01**
- B. Vice Chairman – **Resolution #2025-02**
- C. Secretary – **Resolution #2025-03**
- D. Treasurer & Assistant Treasurer – **Resolution #2025-04**
- E. Assistant Secretary(s) – **Resolution #2025-05**

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 #2025-06**
- 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 Budget Public Hearing for Fiscal Years 2025 & 2026 set by **Resolution #2025-07**
 - 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 #2025-08** Relating to Defense of Board Members
- C. Ratification of Recording of Notice of Establishment
- D. Consideration of **Resolution #2025-09** Adopting Investment Guidelines
- E. **Resolution #2025-10** 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. **Resolution #2025-11** Establishing an Electronic Signature Policy
- H. **Resolution #2025-12** Adoption of Records Retention Policy
- I. Appointment of Bond Team
 - 1) Bond Counsel
 - 2) Underwriter
 - 3) Assessment Methodology Consultant
 - 4) Trustee
- J. Authorizing the District Manager to enroll the CDD in the E-Verify System

6. Financing Matters

- A. Consideration of Engineers Report
- B. Consideration of Assessment Methodology
- C. Consideration of **Resolution #2025-13** Declaring Special Assessments
- D. Consideration of **Resolution #2025-14** Calling for Public Hearing to Impose Special Assessments
- E. Consideration of **Resolution #2025-15** Authorizing Resolution

7. Other Business

A. Staff Reports

1) Attorney

2) Manager

3) Interim Engineer

B. Audience Comments

C. Supervisors Requests

8. Adjournment