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MINUTES OF MEETING
SAN DIEGO VILLAS
COMMUNITY DEVELOPMENT DISTRICT

The Organizational meeting of the Board of Supervisors of the San Diego Villas Community Development District was held on Friday, June 26, 2026, at 1:26 p.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Vanessa Perez
Patrick Bellon
Carmen Orozco

Also present were:

Juliana Duque	District Manager, GMS
Mike Pawelczyk	District Counsel
Steve Sanford	Greenberg Traurig
Juan Alvarez	District Engineer

FIRST ORDER OF BUSINESS — Introduction

A. Roll Call

Ms. Duque called the meeting to order and called the roll. Three Board members were present constituting a quorum.

B. Oath of Office for Newly Elected Officers

Ms. Duque administered the Oath of Office to the newly appointed officers. She also stated for the record that she has administered the Oath of Office to Tereas Baluja prior to the start of this meeting.

SECOND ORDER OF BUSINESS — Organizational Matters

A. Ratification of the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting

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Ms. Duque stated that the District manager prepared and emailed the Landowners' proxy and ballot forms, published the required notices, and conducted the Landowners' Meeting in accordance with Florida Statute and asked for the Board to ratify those actions.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting, were ratified.

B. Consideration of Resolution #2026-01 Canvassing and Certifying the Results of the Landowners Election

Ms. Duque presented the resolution and stated that after proper notice, the Landowners' meeting that was held on June 26, 2026 elected the five Supervisors by the votes cast and this resolution formally certifies those results and specifies which candidates received four- and two-year terms. Ms. Perez and Ms. Baluja will serve four-year terms and the remaining Supervisors will all serve two-year terms.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-01 Canvassing and Certifying the Results of the Landowners Election, was approved.

C. Consideration of Resolution #2026-02 Electing Officers

Ms. Duque recommended that Ms. Baluja be appointed Chair, Ms. Perez be appointed Vice Chair and the rest of the Board members be appointed Assistant Secretaries. She asked that Patti Powers from the GMS office be appointed Treasurer, Sharyn Henning as the Assistant Treasurer, Paul Winkeljohn as the Secretary, and Juliana Duque as an Assistant Secretary.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-02 Electing Officers as slated above, was approved.

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THIRD ORDER OF BUSINESS Retention of District Staff

A. Consideration of Contract for District Management Services

Ms. Duque noted that the management agreement with GMS was provided in the agenda package for review. She stated that the management provides the non-exclusive management, accounting, and administrative consultant services including board meeting preparation. Exhibit A and B of the agreement outlines the compensation details.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Contract for District Management Services, was approved.

B. Consideration of Appointment of District Counsel

Ms. Duque stated that the proposal from Billing Cochran, PA was provide in the agenda package for Board review.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Appointment of District Counsel, was approved.

C. Selection of Registered Agent and Office

Ms. Duque recommended that the registered agent and office be Mike Pawelczyk and his office of Billing Cochran, PA as the registered office.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Selection of Registered Agent and Office, was approved.

D. Request Authorization to Issue RFP for Engineering Services

Ms. Duque stated that because they are a new District they will need to issue an RFP for engineering services and they are asking the Board to authorize staff to prepare and advertise for that to bring back proposals for Board consideration.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Authorization to Issue RFP for Engineering Services, was approved.

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E. Appointment of Interim District Engineer

Ms. Duque stated that the proposal from Alverez Engineering was submitted for Board consideration to act as the interim District Engineer and outlined their responsibilities.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Appointment of Interim District Engineer, was approved.

FOURTH ORDER OF BUSINESS Designation of Meeting and Hearing Dates

A. Designation of Regular Monthly Meeting Date, Time, and Location

Ms. Duque suggested a meeting date of the second Friday of each month to be consistent with the current meeting schedule. In Fiscal Year 2027, this District will meet on the fourth Wednesday of each month.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Designation of Regular Monthly Meeting, Date, Time, and Location, was approved.

B. Designation of Date of Public Hearing to Adopt Rules of Procedure

Ms. Duque stated the date for the public hearing on September 11, 2026 to comply with the 35-day advertising period.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Designation of Date of Public Hearing to Adopt Rules of Procedure, was approved.

C. Designation of Date of Public Hearing on Budget for Fiscal Years 2026 & 2027, Resolution #2026-04

Ms. Duque stated that the proposed budget shows the total operating expenses for both fiscal years and is funded by developer contribution and a project build with non ad valorem assessments on the 271 unit villas. The suggested public hearing date will be September 11, 2026.

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On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Designation of Dare of Public Hearing on Budget for Fiscal Year 2026 & 2027, Resolution #2026-04, was approved.

1) Approval of Funding Agreement

Ms. Duque stated under this agreement Lennar, the primary developer agrees to fund District operations and maintenance expenses as well as per bond as professional fees.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Funding Agreement, was approved.

2) Consideration of Interim Budget

Ms. Duque stated that the interim budget establishes he line items amounts for Fiscal Year 2026 and Fiscal Year 2027 including administrative costs and field costs.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Interim Budget, was approved.

3) Approval of Funding Request No. 1

Ms. Duque noted that this funding request totals $7,500 and consists of for insurances and general liabilities and monies for the initial operating funds.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Funding Request No. 1, was approved.

D. 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

Ms. Duque noted that this allows the future assessment to be allocated on the Miami-Dade County tax roll for future collection. The recommended hearing date will be September 11, 2026 at the same time and location.

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On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, 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, was approved.

FIFTH ORDER OF BUSINESS **Other Organizational Matters**

A. Selection of District Depository

Ms. Duque stated that the recommendation is to use the qualified public depositor bank which is Wells Fargo.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Selection of District Depository, was approved.

B. Consideration of Resolution #2026-05 Relating to Defense of Board Members

Ms. Duque presented the resolution and stated that this recognizes that Supervisors must make decisions in the public interest and they should not be deterred by personal liability concerns.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-05 Relating to Defense of Board Members, was approved.

C. Ratification of Recording Notice of Establishment

Ms. Duque stated that following the creation of the District by Miami-Dade County ordinance 26-39 a notice of establishment was recorded in the public records providing legal notice of the District's existence. Ms. Duque is asking for the Board to ratify that action taken.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Recording Notice of Establishment, was ratified.

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D. Consideration of Resolution #2026-06 Adopting Investment Guidelines

Ms. Duque presented the resolution and noted that it sets policies for investing District monies consistent with Florida statutes.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-06 Adopting Investment Guidelines, was approved.

E. Resolution #2026-07 Authorizing Execution of Public Depositor Report

Ms. Duque presented the resolution noting that this authorizes the District to complete and file the required public depositor documentation by the State confirming that the District funds are held and in qualified institutions under the Florida Public Depository program.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-07 Authorizing Execution of Public Depositor Report, was approved.

F. Resolution #2026-08 Establishing an Electronic Signature Policy

Ms. Duque presented the resolution and noted that it establishes and electronic signature policy,

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-08 Establishing an Electronic Signature Policy, was approved.

G. Resolution #2026-09 Adoption of Records Retention Policy

Ms. Duque stated this resolution aligns with the state's public record requirement specifying how long the different categories of District documents must be retained and the procedures for storage and archival.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-09 Adoption of Records Retention Policy, was approved.

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H. Resolution #2026-10 Approving the Interlocal Agreement for Local Government Publication of Legal Advertisements and Public Notices

Ms. Duque stated that this resolution, if approved, will allow the District to advertise for public meetings in compliance with Florida statute in publications and newspapers with standardized rates.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-10 Approving the Interlocal Agreement for Local Government Publication of Legal Advertisements and Public Notices, was approved.

I. Authorizing the District Manager to Enroll the CDD in the E-Verify System

Ms. Duque stated this motion will allow the District Manager to enroll the District in the E-Verify system.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Authorizing the District Manager to Enroll the CDD in the E-Verify System, was approved.

J. Consideration of the 2025-2026 Performance Measures and Standards as Required by Florida Statute 189.0694

Ms. Duque presented the measures and standards for review and summarized them for the Board addressing efficiency, accountability, and transparency.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the 2025-2026 Performance Measures and Standards as Required by Florida Statute 189.0694, was approved.

K. Appointment of Bond Team

1) Bond Counsel

Ms. Duque presented the proposal for 1 through 4 and took a motion to approve all.

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On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Appointment of Bound Counsel as Greenberg Traurig, was approved.

2) Underwriter

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Appointment of the Underwriter as FMS Bonds, was approved.

3) Assessment Methodology Consultant

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Appointment of the Assessment Methodology Consultant as GMS, was approved.

4) Trustee

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Appointment of the Trustee as US Bank, was approved.

L. Selection of District Records Office Within Miami-Dade County

Ms. Duque stated the District records office will be the main GMS office located in Sunrise and a second GMS office within Miami-Dade County located at 2804 NE 8th St.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Selection of District Records Office Within Miami-Dade County, was approved.

SIXTH ORDER OF BUSINESS Financing Matters

A. Consideration of Engineer's Report

Mr. Alvarez presented the engineer's report to the Board and gave a summary of its contents. There were no Board questions followed by a motion of approval.

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On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Engineer's Report, was approved.

B. Consideration of Master Assessment Methodology

Ms. Duque stated that this document explains that the District will fairly allocate the bond debt for the public infrastructure improvements among the properties that benefit from those improvements and added that the San Diego Villas Community Development District anticipates issuing approximately $13,475,000 in special assessments bonds to finance the roads, stormwater, drainage, water, and distribution collection fees within the District containing 23.09 acres planning for 271 villa townhome units. She explained the product types and bond sizing. She offered to answer any Board questions.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Master Assessment Methodology, was approved.

C. Consideration of Resolution 2026-11 Declaring Special Assessments

Ms. Duque presented the resolution and noted that this formally declares the Districts intent to levy the assessments to finance the public improvements outlined in the engineer's report and the assessment methodology report.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution 2026-11 Declaring Special Assessments, was approved.

D. Consideration of Resolution 2026-12 Calling for Public Hearing to Impose Special Assessments

Ms. Duque presented the resolution and noted that it will set the date, time, and location allowing for property owners to comment on the proposes assessments and the related improvements while directing the District manager to publish a mailed notice as required by Florida statute.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-12 Calling for Public Hearing to Impose Special Assessments, was approved.

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E. Consideration of Resolution 2026-13 Authorizing Resolution

1) Exhibit A: Form of Master Trust Indenture and First Supplemental Trust Indenture

Mr. Sanford presented the exhibits as Bond Counsel is asking for the Board of Supervisors to authorize the special assessment bonds to finance all or a portion of the public infrastructure allowing staff to validate bonds in the circuit court. This resolution authorizes a principal amount of $13,475,000 in special assessment bonds to be issued in one or more series. This resolution also asks the Board to approve forms of the Master Trust Indenture and summarized the remaining indentures of the resolution while offering to answer any Board questions. Mr. Sanford asked for a motion of approval.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-13 Authorizing Resolution, was approved.

SEVENTH ORDER OF BUSINESS Other Business

A. Consideration of Resolution #2026-14 Expanding the Boundaries

Ms. Duque presented the resolution and stated that this authorizes the District to petition Miami-Dade County to expand the CDD boundaries.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-14 Expanding the Boundaries, was approved.

B. Staff Reports

1) Attorney – Memorandum – 2026 Legislative Update

Mr. Pawelczyk presented the legislative report and gave next steps with the authorization resolution for bond issuances. He offered to answer any Board questions.

2) Manager

Ms. Duque had nothing further for the Board.

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3) Interim Engineer

There being no comments, the next item followed.

C. Audience Comments

Ms. Duque stated for the record that there were no members of the audience present in person nor joining via teleconference and the next item followed.

D. Supervisors' Requests

Ms. Duque asked for any Supervisor's requests. There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Duque asked for a motion to adjourn the meeting.

> On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the meeting was adjourned.

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Secretary /Assistant Secretary

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Chairman / Vice Chairman

Certificate Of Completion

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Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

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Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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