

**MINUTES OF MEETING
ACACIA GROVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Acacia Grove Community Development District was held on Friday, November 21, 2025, at 11:34 a.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Raisa Krause

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Juliana Duque
Michael Pawelczyk
Juan Alvarez
Alejandro Aleman
Steve Sanford

District Manager, GMS
District Counsel,
District Engineer
District Engineer
Bond Counsel, Greenberg Traurig

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
October 17, 2025 Meeting**

Ms. Duque: You have the minutes of the October 17, 2025, meeting in your agenda package. Are there any comments, corrections, or changes to the minutes? If there are no changes to the minutes, a motion of approval would take place.

November 21, 2025**Acacia Grove CDD**

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the October 17, 2025 Meeting, was approved.

THIRD ORDER OF BUSINESS**Discussion of Financing Matters
Related to Special Assessment
Bonds****A. Consideration of Supplemental Engineers Report**

Mr. Alvarez: This is the same report that was circulated to the Board in October. We are going to address some comments from District counsel. The final version of this report will be circulated later today. This is a 38.57 acre subdivision located in Miami-Dade County. It consists of 195 single family homes and 49 villas. The total estimated amount for the water, sewer, drainage, and roadways is \$14,324,000. That amount you will also see in the methodology report. All of the right of ways within the CDD are going to be dedicated to Miami-Dade County. The only roads that are going to be retained by the CDD are the roads that are inside the villas area; all the open areas within the villas are going to be owned by the HOA as stated in the table. They have all the permits in hand for the project at this time.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Supplemental Engineers Report, was approved in substantially final form.

B. Consideration of Master Assessment Methodology

Ms. Duque: The Master Assessment Methodology report is based on the District's anticipated expenditure and the financing required to purchase and construct the improvements outlined in the Engineer's report. Table 1 details the planned development showing the Acacia Grove CDD is projected to be 244 residential units, which consists of 49 villas and 195 single family homes. Table 2 provides the estimated construction costs as outlined in the Engineer's report with a total improvement estimate of \$14,324,000. Table 3 reflects the financial analysis indicating that the District will require a par amount at approximately \$17,210,000 for the proposed bond issuance. Table 4 allocates the total project cost on a per unit basis. Table 5 presents the annual debt assessment for each of

November 21, 2025**Acacia Grove CDD**

those units calculated based on the allocated costs and the par debt assuming that the District proceeds with the bond issuance. Table 6 lists the current Parcel ID# and the corresponding annual debt assessment allocated for 38.57 acres.

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

C. Consideration of Resolution #2026-03 Declaring Special Assessments

Ms. Duque: This resolution serves as the initial Chapter 170 resolution in the special assessment process. This resolution approves the project as outlined for the District, and it also incorporates the two previously approved Engineer's report and Methodology report into the official records and initiates the assessment process under Chapter 170. Upon the adoption of this resolution, we will publicly advertise a notice of the upcoming special public hearing.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Declaring Special Assessments, was approved.

D. Consideration of Resolution #2026-04 Calling for a Public Hearing to Impose Special Assessments

Ms. Duque: This resolution sets the date for the required public hearing where the Board will consider the imposition of those special assessments as part of the assessment process. As decided by the Board, the public hearing will be scheduled for January 16, 2026.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-04 Calling for a Public Hearing to Impose Special Assessments on January 16, 2026, was approved.

E. Consideration of Resolution #2026-05 Bond Authorizing Resolution**1) Exhibit A:****a. Form of Master Trust Indenture**

November 21, 2025**Acacia Grove CDD****b. Form of First Supplemental Trust Indenture**

Mr. Sanford: Resolution #2026-05 is the authorizing validation resolution, any bonds issued by Community Development Districts that would have a term of more than five years is required to be validated in a circuit court. In order for Mr. Pawelczyk to engage with the circuit court, the Board has to adopt a resolution authorizing bonds for a particular purpose, and that is what this resolution is doing. It authorizes a principal amount of bonds not exceeding \$17,210,000, which is consistent with Juliana's methodology report to finance all portions of the public infrastructure that Mr. Alvarez has in his report. We are asking the Board to approve certain exhibits. There is a Master Trust Indenture, which is the guiding document for all bonds issued by the District between the District and the US Bank as the bond trustee. Then there is a Form of Supplemental Indenture, again between the District and the US Bank as the bond trustee, and that pertains to every series of bonds the District may issue. This resolution lastly authorizes specifically the validation of the bonds. We would come back to the Board further down the road after the bonds are validated with another resolution approving certain other documents that have more detail regarding the first bond issue.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-05 Bond Authorizing Resolution, was approved.

FOURTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Pawelczyk: With those documents being approved, once we get them signed off on and the reports are finalized, we will attach them to the complaint for validation filing and get a hearing date as soon as we can after the January 16, 2026, public hearing.

B. Engineer

Mr. Alvarez: I would suggest that the Board authorizes the transfer of the land as indicated in Table 1 of the Engineer's report to obtain the drainage easements in the tract.

November 21, 2025

Acacia Grove CDD

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Proceeding with the Transfers of Land and the Grants of Easement to the CDD Listed on Table 1 of the Engineer's Report, was approved.

C. Manager – Discussion of Maintenance Agreement between the District and the HOA

Ms. Duque: This maintenance agreement would be between the District and the HOA. The HOA will be responsible for maintaining the landscaping, roads, sidewalks, and entrance feature irrigation within the designated areas. This agreement is not in final form, and the District will assume responsibility if the association does not provide the required services.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Maintenance Agreement between the District and the HOA, was approved in substantially final form.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Funding Request #3

Ms. Duque: Under financial reports, you have acceptance of Funding Request #3.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting Funding Request #3, was approved.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor requests?

Mr. Pawelczyk: Following up on the conveyance of the platted tracts. The developer will be working on those tracts to complete the project?

Mr. Alvarez: Yes.

Mr. Pawelczyk: We will need also grant a temporary construction easement over those tracts so they can complete those improvements.

November 21, 2025

Acacia Grove CDD

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Granting Temporary Construction Easement After Land is Transferred to the District, was approved.

SEVENTH ORDER OF BUSINESS Adjournment

Ms. Duque: Is there a motion to adjourn the meeting?

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the meeting was adjourned.

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Secretary / Assistant Secretary

DocuSigned by:



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Chairman / Vice Chairman

Certificate Of Completion

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Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

63215D558947430...

Signature Adoption: Drawn on Device

Using IP Address: 172.58.132.255

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Viewed: 3/23/2026 5:54:42 AM

Signed: 3/23/2026 5:54:53 AM

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Teresa Baluja

teresa.baluja@lennar.com

Chair

Security Level: Email, Account Authentication (None)

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Signature Adoption: Uploaded Signature Image

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Viewed: 3/25/2026 6:53:27 AM

Signed: 3/25/2026 6:53:40 AM

Electronic Record and Signature Disclosure:

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In Person Signer Events

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Editor Delivery Events

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Agent Delivery Events

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Intermediary Delivery Events

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Certified Delivery Events

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Timestamp

Carbon Copy Events

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Witness Events

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Envelope Summary Events

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Hashed/Encrypted

3/23/2026 5:44:38 AM

Certified Delivered

Security Checked

3/25/2026 6:53:27 AM

Signing Complete

Security Checked

3/25/2026 6:53:40 AM

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Payment Events	Status	Timestamps