

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

The Organizational meeting of the Board of Supervisors of the Acacia Grove Community Development District was held on Friday, October 17, 2025, at 11:22 a.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Adam Glantz

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Juliana Duque
Michael Pawelczyk

District Manager, GMS
District Counsel

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Adam Glantz

Ms. Duque: Mr. Glantz, at this time I will administer the oath of office to you.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
September 12, 2025 Meeting**

Ms. Duque: You have the minutes of the September 12, 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.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the September 12, 2025 Meeting, was approved.

FOURTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Years 2025 & 2026 Budget**

A. Motion to Open the Public Hearing

Ms. Duque: Is there a motion to open the public hearing?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Opening the Public Hearing, was approved.

B. Public Comment and Discussion

Ms. Duque: This is the time for the public to make comments regarding the Fiscal Year 2025 and 2026 budget. Hearing no comments, we will move to the next agenda item.

C. Consideration of Resolution #2026-01 Adopting Final Fiscal Years 2025 & 2026 Budgets

Ms. Duque: This resolution adopts your final Fiscal Year 2025 and 2026 budgets.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-01 Adopting Final Fiscal Years 2025 & 2026 Budgets, was approved.

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

Ms. Duque: We discussed this item prior to the start of the meeting, and I understand that the Board wishes to set January 16, 2026, as the public hearing date.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Designating January 16, 2026 as the Date of the Public Hearing to Adopt Rules of Procedure, was approved.

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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

Ms. Duque: I suggest setting January 16, 2026, as the public hearing date.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Designating January 16, 2026 as the Date of Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collection,, and Enforcing Non Ad-Valorem Assessments, was approved.

F. Motion to Close the Public Hearing

Ms. Duque: Is there a motion to close the public hearing?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Ranking of Respondents to Engineering Proposals

Ms. Duque: We received only one response, which was from Juan Alvarez with Alvarez Engineers, Inc. Since no other proposals were submitted, the Board may rank Alvarez Engineers as the number one proposer if their proposal meets the necessary criteria and requirements. If ranked number one, the Board may also consider a motion authorizing staff to enter into negotiations with the firm.

Mr. Pawelczyk: The Board does have the option to direct management to go out for bid again if you want, to try to obtain three proposals. The law does not require you to do that.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Ranking Alvarez as the #1 Engineering Proposal and Authorizing Staff to Enter into Negotiations, was approved.

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SIXTH ORDER OF BUSINESS**Consideration of:****A. Resolution #2026-02 Local Government Publication of Legal Advertisements and Public Notices on County Designated Website**

Ms. Duque: This resolution authorizes the District to participate in an Interlocal Agreement with Miami-Dade County that allows the District to publish its legal advertisement and all of the public notices on the county's designated website. GMS coordinated with the *Miami Herald*, and the advertising rate was reduced, resulting in a 44% savings.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-02 Local Government Publication of Legal Advertisements and Public Notices on County Designated Website, was approved.

B. First Amendment to District Management Agreement Between Acacia Grove Community Development District and Government Management Services – South Florida, LLC

Mr. Pawelczyk: At the last meeting the Board approved a management agreement and there was an error on the first page. The agreement listed Broward County and has been amended to say Miami-Dade County, Florida. We also updated Section 24; we modified it working with GMS's team and will be using this form of provision going forward. Those are the only two changes, the amendment has no impact financially on the District.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the First Amendment to District Management Agreement Between Acacia Grove Community Development District and Governmental Management Services – South Florida, LLC, was approved.

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

Mr. Pawelczyk: At the next meeting it is my understanding that you will start the financing process with an Engineer's report, methodology report, and start the Chapter 170 assessment process. You should see a bond authorizing resolution; I think that will be scheduled for the November meeting. Juan Alvarez, your Interim District Engineer, did

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circulate a draft Engineer's report earlier this week. Everything seems to be moving forward.

B. Engineer

Ms. Duque: I have nothing additional to report from the District Engineer.

C. Manager – Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Ms. Duque: You have in your agenda package for review the 2025 Performance Measures and Standards Required by Florida Statute. This is the final report submitted in compliance with those requirements. The report details the accomplishments of Fiscal Year 2025, confirming that all of the goals and objectives were met. It also aligns the performance measures and standards and provides a summary of the District Engineer's yearly infrastructure condition assessment.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the 2025 Performance Measures and Standards as Required by Florida Statutes 189.0694, was approved.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Funding Request #2

Ms. Duque: Under financial reports, you have acceptance of Funding Request #2.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting Funding Request #2, was approved.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor requests? Hearing no comments, we will move on to the next agenda item.

TENTH ORDER OF BUSINESS

Adjournment

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

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On MOTION by Ms. Baluja, seconded by Ms. Perez, 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

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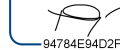
Teresa Baluja

teresa.baluja@lennar.com

Chair

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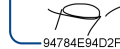
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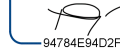
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Chair

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