

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

The special meeting of the Board of Supervisors of the Acacia Grove Community Development District was held on Friday, June 26, 2026, at 12:23 p.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Vanessa Perez
Raisa Krause
Adam Glantz

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Michael Pawelczyk *by phone*

District Manager, GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order at 12:23 p.m. and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Approval of Minutes of the April 17, 2026 Meeting

Ms. Duque: You have the minutes from the April 17, 2026 meeting for approval. Are there any additions, corrections, or deletions to the minutes? Hearing none, may I have a motion to approve the minutes as presented?

On MOTION by Ms. Perez, seconded by Ms. Krause, with all in favor, the Minutes of the April 17, 2026 Meeting, were approved.
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THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

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Ms. Duque: Let's move forward to the public hearing to adopt Fiscal Year 2027 budget. I'll ask a motion to open the public hearing.

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

Ms. Duque: I would like to briefly review the meeting procedures. CDD meetings are conducted in a manner similar to County Commission meetings. Accordingly, we must follow the published agenda and address each item of business in the order listed. This helps promote efficiency and maintain order during the meeting. Members of the public will have opportunities to speak. Each resident will be allowed up to three minutes to address the Board during the applicable public-comment portion of the agenda. Additional comments may be made, if necessary, during the Supervisor Requests and Audience Comments portion of the meeting. Before speaking, please wait to be recognized. Because the meeting is being recorded, please state your name and address for the record before addressing the Board. We ask that all comments and questions be presented respectfully to the Board of Supervisors. The Board has previously reviewed the proposed Fiscal Year 2027 budget and is scheduled to formally adopt it today. The budget is the District's spending plan for Fiscal Year 2027 and identifies the revenues expected to be collected through non-ad valorem assessments, direct-billed assessments, and/or developer contributions. It also outlines how those funds will be used to operate and maintain the District. The District's Fiscal Year 2027 begins on October 1, 2026, and ends on September 30, 2027.

B. Consideration of Resolution #2026-12 Annual Appropriation Resolution

Ms. Duque: The next item is consideration of Resolution 2026-12, the Annual Appropriations Resolution. This resolution adopts the Fiscal Year 2027 budget, attached as Exhibit A, and appropriates the funds necessary for the operation of the District during the fiscal year beginning October 1, 2026, and ending September 30, 2027.

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On MOTION by Ms. Perez, seconded by Ms. Krause, with all in favor, Resolution #2026-12 Annual Appropriation Resolution, was approved.

C. Consideration of Resolution #2026-13 Levy of Non Ad Valorem Assessments

Ms. Duque: The next item is consideration of Resolution 2026-13, levying the District's non-ad valorem assessments. This resolution levies the operations and maintenance and debt service assessments consistent with the adopted Fiscal Year 2027 budget. The resolution also approves the assessment roll and authorizes collection of the assessments by direct bill and/or through the County tax bill, as applicable to the properties identified in the exhibit.

On MOTION by Ms. Perez, seconded by Ms. Krause, with all in favor, Resolution #2026-13 Levy of Non Ad Valorem Assessments, was approved.

D. Consideration of Developer Funding Agreement

Ms. Duque: You have the Developer Funding Agreement on page 29 of the agenda package. Under this agreement, Lennar Homes will advance funds, as necessary, to pay the District's operating expenses before the District receives its Fiscal Year 2027 assessments. The developer will be reimbursed from the Fiscal Year 2027 assessments once those assessments are collected.

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

E. Motion to Close the Public Hearing

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

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

June 26, 2026**Acacia Grove CDD****FOURTH ORDER OF BUSINESS****Appointment of Audit Selection Committee**

Ms. Duque: At this time, the Board needs to appoint an Audit Selection Committee to evaluate and rank proposals from firms interested in performing the District's financial statement audit for Fiscal Year 2026. Typically, the Board appoints the Board of Supervisors to serve as the Audit Selection Committee.

On MOTION by Ms. Perez, seconded by Ms. Krause, with all in favor, Appointing the Board of Supervisors as the Audit Committee, was approved.

A. Roll Call

Ms. Duque: We have Raisa, Vanessa, and Adam present.

B. Selection of Criteria for Evaluation

Ms. Duque: Under Item B, the Board will consider the evaluation criteria for the audit firms. An evaluation criteria sheet is included in the agenda package, with up to 20 points assigned to each criterion. The evaluation criteria include the firm's personnel and experience, understanding of the scope of work, ability to furnish the required services, and proposed price.

On MOTION by Ms. Perez, seconded by Ms. Krause, with all in favor, the Selection of Criteria for Evaluation, was approved.

C. Authorizing of RFP

Ms. Duque: The next item is authorization to issue a Request for Proposals, or RFP, for annual auditing services, which begins on page 33 of the agenda package. The RFP provides for an audit of the District's financial records for the fiscal year ending September 30, 2026, with four additional one-year renewal options. It also requires proposers to be properly licensed and to perform the audit in accordance with applicable governmental auditing standards and Florida law.

On MOTION by Ms. Perez, seconded by Ms. Krause, with all in favor, Authorizing the RFP, was approved.

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FIFTH ORDER OF BUSINESS

Ratification of:

A. Agreement for Access to Certain Exempt Information Maintained by the Office of the Property Appraiser of Miami-Dade County

Ms. Duque: The first ratification item is the agreement for access to certain exempt information maintained by the office of the property appraiser of Miami-Dade County. This agreement allows the District control access to certain confidential property owners information maintained by the property appraiser with safeguards to protect that information and keep it exempt from public disclosure.

On MOTION by Ms. Perez, seconded by Ms. Krause, with all in favor, the Agreement for Access to Certain Exempt Information Maintained by the Office of the Property Appraiser of Miami-Dade County, was ratified.

B. Acquisition Agreement with Lennar Homes, LLC

Ms. Duque: Next is the Acquisition Agreement with Lennar Homes. This agreement governs how the District acquires the complete public infrastructure from the developer using bond proceed includes the roads, the stormwater management and water and sewer and related improvements described in the engineer's report. With a total project cost not to exceed \$14,324,000.

On MOTION by Ms. Perez, seconded by Ms. Krause, with all in favor, the Acquisition Agreement with Lennar Homes, LLC, was ratified.

C. Declaration of Consent to Jurisdiction of Acacia Grove Community Development District (Imposition of Special Assessments and Improvements of Lien of Record) with Lennar Homes, LLC

Ms. Duque: The next item is the Declaration of Consent to Jurisdiction of Acacia Grove Community Development District. This is the imposition of special assessments and improvements of lien record with Lennar Homes, LLC. This declaration confirms the developer and landowner consent to the District's jurisdiction and to the levy and collection of the District special assessments and records of assessments and liens in the public records for notice to current and future owners.

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On MOTION by Ms. Perez, seconded by Ms. Krause, with all in favor, the Declaration of Consent to Jurisdiction of Acacia Grove Community Development District (Imposition of Special Assessments and Improvements of Lein of Record) with Lennar Homes, LLC, was ratified.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney – Memorandum – 2026 Legislative Update**

Mr. Pawelczyk: Just the legislative report is on the agenda today, and there are a few items on there that are pertinent to CDDs. The first one is the sovereign immunity statute that has liability limitations for local governments. Since the CDD is a local government, this statute change does impact the CDD. It increases the liability caps from \$200,000 to \$350,000 per incident per person and also provides for an additional increase down the line to up to a half a million. This could result in the insurance maintained by the District increasing next year. Not that it wasn't going to probably increase anyway, but it will probably definitely increase. The second item within the report that's worth mentioning is there is a recall process for CDD Supervisors now, and I'll call it for bad actors. If the CDD Supervisor is a bad actor, he's committing fraud. Some sort of malfeasance felony. Comes to the meeting drunk all the time. He has an inability to perform. He was in a car accident can't perform the duties as a Supervisor anymore. This provides for a recall process that's in the statute. Someone, anyone, can bring that petition to the Supervisor of Elections, to hold a recall election for those particular reasons. I don't anticipate it being used very often, but it'll be interesting to see what the first case is. The last one I wanted to report on is if the CDD is accepting money for anything. Let's say the CDD requires residents to purchase a FOB to access the clubhouse or to access security gates. We have to provide the ability for residents to make that purchase via credit card or electronic payment and can pass those administrative fees onto the purchaser.

B. Engineer

Ms. Duque: I don't have anything additional under the engineer.

C. Manager

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1) District Update

Ms. Duque: Under the Manager's Report, we have included District updates consisting of recent photographs showing the current condition of the District's improvements and common areas. The photographs are attached to the agenda package for informational purposes only. No Board action is required at this time.

2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Duque: Next item is consideration of proposed Fiscal Year 2027 meeting schedule. It's my understanding that the Board would like to meet on the fourth Wednesday of each month at the same time and location.

On MOTION by Ms. Perez, seconded by Ms. Krause, with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule, was approved.

3) Form 1 Financial Disclosure Due July 1, 2026

Ms. Duque: The next item is a Form 1 financial disclosure which is due on July 1st. Please make sure this is completed.

4) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Duque: For those that have not, this a reminder to complete the annual ethics training by December 31, 2026.

5) Number of Registered Voters in the District

Ms. Duque: We currently have 20 registered voters within the District.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Funding Requests #9 & #10

B. Acceptance of Unaudited Financials

Ms. Duque: The next item you have is acceptance of funding requests #9 and #10 and acceptance of the unaudited financials.

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On MOTION by Ms. Perez, seconded by Ms. Krause, with all in favor, Acceptance of Funding Requests #9 and #10 and Unaudited Financials, was approved.

EIGHT ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

Ms. Duque: Are there any Supervisor requests? I'm not hearing any. Are there any audience comments?

Resident (Mary): To be honest, I am super lost in everything because first of all, we didn't even receive directly from Lennar any letter. This was sent by a neighbor. Why are we only three of us here? Where are the rest of the owners?

Ms. Duque: Thank you for sharing your concerns. I understand that the District structure and the budget process can be confusing, particularly if you did not receive information directly from Lennar or did not become aware of the CDD during your purchase process. to clarify, today's meeting is a meeting of the Community Development District, or CDD. The CDD is a separate local governmental entity; it is not Lennar or the homeowners' association. Although the current Board may include representatives associated with the developer during the development phase, the Board is acting on behalf of the District in a public meeting. The District holds public meetings on a regular schedule, and all members of the public are welcome to attend and comment. The District provides legally required public notice of its meetings and hearings, including the meeting date, time, location, and agenda information. The District does not generally send individual email notices or community-wide email blasts unless it has separately elected to establish such a communication practice. Florida's Sunshine Law requires reasonable advance notice and open public meetings, while the specific form of notice can vary based on the meeting and applicable legal requirements. Regarding the number of owners in attendance, attendance is voluntary. All owners and members of the public have the same opportunity to attend a properly noticed public meeting, participate by teleconference when available, and provide comments for the record. With respect to the purchase of a home within a CDD, Florida law requires a specific disclosure in the contract for the initial sale of property or a residential unit within the District. The disclosure advises purchasers that the CDD may impose taxes and assessments to pay for the construction, operation,

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and maintenance of District facilities and services, and that these charges are in addition to other local government taxes and assessments. The CDD itself is not a party to an individual home sale or closing transaction. Questions regarding the documents provided at closing should be directed to the seller, builder, real estate professional, title company, or closing agent involved in that transaction. I would be happy to provide you, and any other residents participating today, with general information about how the District operates, what services it provides, how its budget and assessments are established, and where to find the District's public meeting notices, agendas, and records. You have my business card, and you are welcome to contact me after the meeting so that we can go through those materials in more detail.

Mr. Pawelczyk: And we have one more meeting after this that we have to attend, but I want to give you an overview since you came. This is the budget that they approved today. This budget is for O&M, which is operation and maintenance. The gross assessment per unit per year is \$479.

Ms. Duque: That is correct.

Mr. Pawelczyk: That's for the year. When you bought your home, you signed documents acknowledging that the District was going to issue bonds to pay the public infrastructure. That's going to add another amount next year to your tax bill. Everything next year will be collected on the tax bill. This year it's direct bill.

Ms. Duque: Correct.

Mr. Pawelczyk: Next year it's just going to be on your tax bill. And I think there's a limitation on that amount. Don't quote me on this, but it should be like, around \$1,000 for the debt. It limits what they can charge you for the debt. Juliana can verify that when she talks to you, but that'll be next year. The District's going to issue bonds, like, the end of this calendar year, and that those bonds pay for the public infrastructure, the water, the sewer, stormwater, certain roadway improvements that were added to your or that allowed you to buy a home in that community.

Ms. Duque: To answer your question, Mike, the annual assessment varies by unit type. For the first three years, the applicable covenants and restrictions cap the annual assessment at \$1,021 for certain units and \$1,071 for others.

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Resident: I know that the bond, there's a possibility to pay it off early. Is that the case with the community at Acacia?

Mr. Pawelczyk: Yes. Once the bond is issued, you have the ability to pay it off early I am not a financial advisor. You want to talk to somebody about that. But if I were buying a home that, that had this bond debt on it for 30 years, the only way I'm paying that off early is if I know I'm staying there for 30 years or I'm going to buy this home and I'm going to give it to my kids. That's the only way I'm going to do it because the interest rate's relatively low. Let's say in five years if you sell your home, you're not getting any benefit from paying off that assessment. When you pay off that assessment, it's not cheap, it's going to be in the tens of thousands of dollars to pay off a 30 year assessment. think about that. We can answer those questions as they come up next year. When they come up, hopefully you guys can come to meetings or at least appear via Teams or talk to Juliana. I'm only saying that because down the road, once this District reaches six years and 250 registered voters or when Lennar sells all the homes and they're done, they're going to get off the Board and then it goes to residents. You have to be a registered voter within the District to become a Board member basically at that time. That's why if you stay involved, you'll know what's going on and as soon as there's an opening, the developer is more than willing to turn this over. There are several Districts where we struggle to get residents to be on the Board and they don't like that.

Ms. Duque: Mary, to follow up on your question, it is important to distinguish between the two components of the District's annual assessments: the debt service assessment and the operations and maintenance, or O&M, assessment. Your question relates to whether the debt service portion may be paid off. The District's budget, however, includes both the debt service component and the O&M component, which funds the ongoing operation and maintenance of District facilities and services.

NINTH ORDER OF BUSINESS**Adjournment**

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

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

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Acacia Grove CDD

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

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Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

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Teresa Baluja

teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

Security Level: Email, Account Authentication
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