

**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, March 20, 2026, at 11:15 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

District Manager, GMS
District Counsel

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
November 21, 2025 Meeting**

Ms. Duque: You have the minutes of the November 21, 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.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the November 21, 2025 Meeting, were approved.

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Acacia Grove CDD

THIRD ORDER OF BUSINESS

**Consideration of Resolution
#2026-06 Amending Resolution
2026-04**

Ms. Duque: This resolution updates the date, time, and notice for the special assessment public hearing for January 16, 2026, to today March 20, 2026, at 11:00 a.m. and ratifies the manager's action in re-noticing that hearing.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-06 Amending Resolution 2026-04, was approved.

FOURTH ORDER OF BUSINESS

**Public Hearing to Consider the
Imposition of Special
Assessments**

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: There is no public present today.

C. Acceptance of Engineers Report

Ms. Duque: The proposed special assessment will fund the public infrastructure described in the Engineer's report servicing 244 units. The report describes 38.57 acres of division, the planned 244 units, and the estimate of \$14,324,000 in infrastructure cost including the water, sewer, drainage and road and identifying which improvements the District will fund. If there are no questions on the Engineers report is there a motion to accept?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Engineers Report, was approved.

March 20, 2026**Acacia Grove CDD****D. Acceptance of Master Assessment Methodology**

Ms. Duque: This Master Assessment Methodology is a foundational document that explains how Acacia Grove bond debt and annual assessments are calculated and allocated to each property. It starts from the District Engineer's Report I just presented, which identifies a total cost of 14,324,000 dollars for water, sewer, drainage, and roadway improvements serving 244 units, consisting of 195 single-family homes and 49 villas. The methodology determines the total bond amount needed to finance those improvements, approximately 17,210,000 dollars, including construction costs as well as issuance, reserve, and other financing costs. It then allocates the par amount across all benefited units based on their share of benefit and shows how assessments are first assigned to the overall 38.57 acres and, once platting is complete, to each platted lot and ultimately to the tax roll. Unless there are any questions, we will now entertain a motion to approve the Master Assessment Methodology

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

E. Approving the Project and Declaring Special Assessments will Fund the Project

Ms. Duque: This confirms that the benefited properties will bear the cost of the improvement in proportion to the benefit they receive as outlined in the methodology.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Approving the Project and Declaring Special Assessments will Fund the Project, was approved.

F. Equalization of Assessments

Ms. Duque: This confirms that the assessments have been fairly and uniformly apportioned among all benefited parcels and that no parcel is assessed more than its proportional share of the benefits.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Equalization of Assessments, was approved.

G. Adoption of Resolution #2026-07 Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds

Ms. Duque: Resolution 2026-07 authorizes the infrastructure project, formalizes and levies the non-ad valorem special assessment on the benefitted lands, and confirms the District's intention to issue those bonds secured by those assessments. The approval of this resolution implements the assessment program described in the Engineer's report and also the Master Methodology Report.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-07 Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds, was approved.

H. 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

Public Hearing to Adopt the Rules

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: There is no public present today.

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C. Consideration of Resolution #2026-08 Adopting the Rules

Ms. Duque: The rules govern District operation and procedures that are not already covered by the statute. Is there any discussion from the Board?

Mr. Pawelczyk: Change the effective date in Section 2.0. The motion would be to adopt Resolution 2026-08 adopting the rules subject to that change to Section 2.0 effective date.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-08 Adopting the Rules subject to the amended of the date in Section 2.0, was approved.

D. 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.

SIXTH ORDER OF BUSINESS

Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments

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: There is no public present today.

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C. Consideration of Resolution #2026-09 Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments

Ms. Duque: Resolution 2026-09 expresses the District's intent to utilize the uniform method of leaving, collecting, and enforcing the non-ad valorem assessment. Approval authorizes staff to notify the property appraiser, tax collector, and Department of Revenue so we can place District assessments on the tax bill each year.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-09 Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments, was approved.

D. 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.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution #2026-10 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Duque: This resolution approves the proposed fiscal year, sets the date, time, and place for the public hearing. At this stage, we are not adopting we are just establishing the draft numbers. Unless there are any questions from the Board we also need to set up that public hearing to adopt the budget. My recommendation is June 26, 2026.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-10 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for June 26, 2026, was approved.

March 20, 2026**Acacia Grove CDD****EIGHTH ORDER OF BUSINESS****Consideration of Acquisition Agreement with Developer**

Ms. Duque: The next item is consideration of the Acquisition Agreement with the developer. This agreement establishes the framework under which the District will acquire completed public infrastructure such as the water, sewer, drainage, the roadway improvements from the developer up to the maximum project cost identified in that engineer's report with the appropriate warranties and conveyance and terms. Mike, would you like to add anything?

Mr. Pawelczyk: We're asking that this be adopted in substantially final form in case there are any final changes from developer's counsel and bond counsel. We're trying to get these executed in advance because we believe the infrastructure will be conveyed prior to the bonds being issued. I would ask for a motion to authorize the execution of this instrument in substantially final form.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Acquisition Agreement with Developer, was approved in substantially final form.

NINTH ORDER OF BUSINESS**Ratification of Engineering Agreement**

Ms. Duque: This formalizes Alvarez Engineer as the District Engineer consistent with the prior selection and confirms the terms and rates under which they provide ongoing engineering services for the District.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engineering Agreement, was ratified.

TENTH ORDER OF BUSINESS**Staff Reports****A. Attorney Update**

Mr. Pawelczyk: There are bond validation proceedings scheduled in this case for some time in April. It is April 17, 2026 at 3:00 p.m. We will validate the bonds.

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B. Engineer

There being no comments, the next item followed.

C. Manager

Ms. Duque: I have nothing additional to report.

**ELEVENTH ORDER OF BUSINESS Financial Reports – Acceptance
of Funding Requests**

Ms. Duque: Under financial reports, you have acceptance of Funding Requests #4, #5, #6 and #7.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting Funding Requests #4, #5, #6 and #7, was approved.

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

Ms. Duque: Are there any Supervisor requests?

Ms. Baluja: No.

Ms. Duque: There is no audience joining us today.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

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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Signature Adoption: Drawn on Device

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Viewed: 4/21/2026 11:22:00 AM

Signed: 4/21/2026 11:22:07 AM

Electronic Record and Signature Disclosure:

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Teresa Baluja

teresa.baluja@lennar.com

VP of Community Management

Lennar Homes LLC

Security Level: Email, Account Authentication (None)

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Signature Adoption: Uploaded Signature Image

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In Person Signer Events

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Editor Delivery Events

Status

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Agent Delivery Events

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Intermediary Delivery Events

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Timestamp

Certified Delivery Events

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Timestamp

Carbon Copy Events

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Envelope Sent

Hashed/Encrypted

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5/11/2026 6:10:42 AM

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Payment Events	Status	Timestamps