

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

The regular meeting of the Board of Supervisors of the Eureka Grove Community Development District was held on April 18, 2025 at 2:19 p.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Carmen Orozco
Vanessa Perez

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Jesus Lorenzo
Juliana Duque
Michael Pawelczyk

District Manager
GMS
District Counsel

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution #2025-01 Canvassing and Certifying the Results of the Landowner's Election

Mr. Lorenzo reported there was no Landowner's meeting held, and no votes were casted. No Chairman was elected for purposes of conducting a Landowner's meeting on November 15th. Mr. Pawelczyk noted that with the Boards approval, this resolution will now acknowledge that nobody appeared at the Landowner's Meeting. Seat #1 will be filled with Marc Szasz, Seat #3 with Teresa Baluja, and Seat #5 with Raisa Krause.

Mr. Lorenzo, being a Notary Public of the State of Florida, administered the oath of office to Ms. Teresa Baluja, and asked her to fill out and sign the oath. The signed oath

April 18, 2025

Eureka Grove CDD

will become part of the public record. Oaths of Office will be administered to Mr. Szasz and Ms. Krause at the next meeting.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-01 Canvassing and Certifying the Results of the Landowner's Election, was approved.

B. Consideration of Appointment of Supervisor(s) to Expired Term(s) of Office – Seat #1, Seat #3, and Seat #5

Ms. Duque stated that Seat #1, Seat #3, and Seat #5 would be appointed to the Board members as follows: Teresa Baluja to Seat #3, Raisa Krause to Seat #5, and Marc Szasz to Seat #1.

C. Oath of Office for Newly Appointed Supervisor(s)

D. Consideration of Resolution #2025-02 Electing Officers

Mr. Lorenzo presented the resolution and read the current slate of officers into the record as follows: Teresa Baluja as Chairperson, Carmen Orozco serving as Vice Chairperson, Raisa Krause, Marc Szaza, Vanessa Perez, and Jesus Lorenzo as Assistant Secretaries. He asked that the Board name Paul Winkeljohn as the Secretary along with Pattie Powers as the Treasurer and Sharyn Henning as the Assistant Treasurer.

The Board concurred to retain that slate of officers and there was a motion of approval.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-02 Electing Officers, was approved; and the slate of officers were elected as follows: Teresa Baluja as Chair, Carmen Orozco as Vice Chair, Vanessa Perez, Marc Szasz, Raisa Krause, and Jesus Lorenzo as Assistant Secretaries, Paul Winkeljohn as Secretary, Patti Powers as Treasurer, and Sharyn Henning as Assistant Treasurer.

April 18, 2025**Eureka Grove CDD****THIRD ORDER OF BUSINESS****Approval of Minutes of the May 17, 2025 Meeting**

Mr. Lorenzo presented the meeting minutes from the May 17, 2025 Board of Supervisors meeting and asked for any comments or corrections. There being no changes from the Board, there was a motion of approval.

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

FOURTH ORDER OF BUSINESS**Consideration of:****A. Consideration of Resolution #2025-03 Designating Michael J. Pawelczyk as the District's Registered Agent**

Mr. Lorenzo presented the resolution and there was a motion of approval.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-03 Designating Michael J. Pawelczyk as the District's Agent, was approved.

B. Consideration of Resolution #2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Mr. Lorenzo presented the resolution and summarized the contents of the budget. There are no proposed increases to the assessments. Ms. Duque asked for an amendment to the budget, adding \$12,000 to the general fund to cover supervisor fees. The proposed hearing date is June 27, 2025 at 10:30 a.m. There were no questions from the Board and there was a motion of approval.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing for June 27, 2025 at 10:30 a.m., was approved as amended.

April 18, 2025

Eureka Grove CDD

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk presented the memorandum of the stormwater system legal requirements and noted that staff is working together to be sure said requirements of Miami Dade County and the State of Florida with respect to management of the stormwater system are adhered to. There is an item in the budget to cover any costs associated with permitting or report and cleanup requirements. Staff will be sure that everything is reported to the appropriate agencies that is required by law.

B. Engineer

There being no comments, the next item followed.

C. Manager – Consideration of Proposed Fiscal Year 2025 Meeting Schedule

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo presented the financials reports, asked if there were any questions about the check register or unaudited financials, and upon not hearing any, asked the Board for a motion to accept them.

On MOTION by Ms. Baluja seconded, by Ms. Perez, with all in favor, the check register and unaudited financials were accepted.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

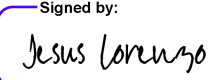
Adjournment

There not being any other District business to discuss,

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

April 18, 2025

Eureka Grove CDD

Signed by:

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Secretary / Assistant Secretary x

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94784E94D2FF4EE...
x Chairman / Vice Chairman