

**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 May 17, 2024 at 11:30 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja  
Raisa Krause  
Marc Szasz

Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

Luis Hernandez  
Andrew Gill  
Jesus Lorenzo  
Michael Pawelczyk  
Lilibeth Hauck  
Rick Danger

District Manager  
GMS  
GMS (via GoToMeeting)  
District Counsel  
Lennar Homes  
Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Hernandez called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of Minutes of the  
March 15, 2024 Meeting**

Mr. Hernandez presented the minutes from the March 15, 2024 meeting, asked for any comments or corrections, and upon not hearing any, asked the Board for a motion to approve them.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Minutes of the March 15, 2024 Meeting were approved as-presented.

**THIRD ORDER OF BUSINESS**

**Public Hearing to Adopt the  
Fiscal Year 2025 Budget**

**A. Motion to Open the Public Hearing**

Mr. Hernandez asked the Board for a motion to open the public hearing.

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On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was opened.

**B. Public Comment and Discussion**

There not being any, the next item followed.

**C. Consideration of Resolution #2024-03 Annual Appropriation Resolution**

Mr. Hernandez indicated the budget had not changed from the prior meeting and the assessment level was the same from the prior year, presented Resolution #2024-03 Annual Appropriation Resolution, explained it adopted the budget asked for any questions or comments, and upon not hearing any, and asked the Board for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-03 Annual Appropriation Resolution was approved.

**D. Consideration of Resolution #2024-04 Levy of Non Ad Valorem Assessments**

Mr. Hernandez presented Resolution #2024-04 Levy of Non Ad Valorem Assessments, explained it allowed the District to collect the assessments on the tax roll, asked for any questions or comments, and upon not hearing any, and asked the Board for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-04 Levy of Non Ad Valorem Assessments was approved.

**E. Motion to Close the Public Hearing**

Mr. Hernandez asked for a motion to close the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was closed.

**FOURTH ORDER OF BUSINESS**

**Discussion of Landowners Election Procedures**

Mr. Hernandez briefly discussed the procedures for the landowners election and the sample documentation in the agenda package, and asked for any questions or comments.

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There not being any, the next item followed.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There not being any report, the next item followed.

#### **B. Engineer**

There not being any report, the next item followed.

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

Mr. Hernandez presented the proposed fiscal year 2025 meeting schedule and asked if the Board wished to table it until the next meeting.

The Board concurred.

## **SIXTH ORDER OF BUSINESS**

### **Financial Reports**

#### **A. Acceptance of Check Register**

#### **B. Acceptance of Unaudited Financials**

Mr. Hernandez 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. Krause with all in favor, the check register and unaudited financials were accepted.

## **SEVENTH ORDER OF BUSINESS**

### **Supervisors Requests and Audience Comments**

There not being any, 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. Krause with all in favor, the meeting was adjourned.

Signed by:

*Jesus Lorenzo*

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Secretary / Assistant Secretary x

*[Signature]*  
Chairman / Vice Chairman