

**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 November 14, 2025 at 10:36 a.m. at 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja  
Mauricio Pelaez  
Vanessa Perez  
Raisa Krause

Chairperson  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jesus Lorenzo  
Juliana Duque  
Benjamin Quesada  
Michael Pawelczyk  
George Graupera

District Manager  
GMS  
GMS  
District Counsel  
District Engineer

**FIRST ORDER OF BUSINESS**

**Oath of Office for Mr. Marc Szasz**

Mr. Lorenzo: I administered the oath of office to Marc Szasz before the meeting.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Lorenzo: With us and constituting a quorum is Teresa Baluja, Mauricio Pelaez, Vanessa Perez, and Raisa Krause. With us from the management company is Ben Quesada, Juliana Duque, and myself Jesus Lorenzo. From the attorney's office is Michael Pawelczyk.

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**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 27, 2025 Meeting**

Mr. Lorenzo: You have the approval of the minutes of the June 27, 2025 meeting. If the Board has any corrections, additions, or adjustments, please let me know. If not, a motion to approve the minutes would be in place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the June 27, 2025 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of:**

**A. Resolution #2026-01 Local Government Publication of Legal Advertisements and Public Notices on County Designated Website**

Mr. Lorenzo: The next item is the consideration of Resolution #2026-01, local government publication of legal advertisements and public notices on county designated website. As you guys know, we are able to post on the county websites instead of having the post for the newspapers. This is a lot more economical. Can I have a motion from the Board to approve the resolution?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-01 Local Government Publication of Legal Advertisements and Public Notices on County Designated Website, was approved.

**B. Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025**

Mr. Lorenzo: You also have the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. Do I have a motion form the Board to approve the engagement letter?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 20, 2025, was approved.

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## **FIFTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. Attorney**

Mr. Pawelczyk: I don't believe I have anything for Eureka Grove. I think we were just waiting to follow up on certificates of completion on this project. I think it's almost done.

### **B. Engineer – Status of Public Infrastructure Project, Conveyances to CDD, etc.**

Mr. Lorenzo: I forgot to mention for the Record, George Graupera has been on teleconference for the meeting and we are going into the engineer report. We've been working offline to finalize any conveyance. We're at Tab B with the staff reports and engineer. If you have any updates, George, on the status of the public infrastructure project and the conveyances.

Mr. Graupera: The reason I am calling in today is to give an update on what the status is of the conveyances. What should be and what probably is the reality, as conditions of the bond validation and the proper chain of events is once infrastructure, be it water, sewer, drainage, pavements, striping: once the infrastructure has been completed, through the bonds that were issued by the CDD, the developer needs to go ahead and convey that through a conveyance package to the Community Development District to the Eureka Grove CDD. Then from there, the Eureka Grove CDD is supposed to convey the infrastructure to the appropriate utility. In the case of water and sewer infrastructure, it needs to be conveyed to Miami-Dade County Water and Sewer department. As far as other improvements, such as asphalt, drainage, pipes, striping, traffic signs; there is no formal conveyance procedure to convey that infrastructure to the County. Miami-Dade County is going to be responsible for all the offsite improvements on Eureka Drive and the adjacent avenue. That kind of infrastructure, there is no way to convey that to the County formally, because the County does not have a formal conveyance project provision for that particular kind of infrastructure. So, I was hoping to go one by one as far as the different types of infrastructure that has been completed and then find out where the conveyance is on that. I wouldn't know where the conveyance is, but based on emails from Michael, the CDD, the District has not gotten the conveyance documents from the developer. There is no record of these being conveyed to the CDD and then from the CDD to the appropriate entity, whether it's Miami-Dade County Water

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and Sewer Department or Miami-Dade County at all. We've been going back and forth, Jesus, with the offsite roadway improvements and our office has provided a certificate of completion for the project. It noted that there were some offsite roadway improvements that have yet to be completed. It turns out that the offsite roadway improvements have already been, the bond, from the County, have already been released. Essentially, Miami-Dade County has gone ahead and accepted these improvements within the public right-of-way. As of today, and it's been like that for a couple of years now, Miami-Dade County is responsible for the ownership and maintenance of all the infrastructure that was done as part of the Eureka Grove CDD for the offsite. The CDD does not own any infrastructure. All the infrastructure that was included as part of the project has been completed but as far as the ownership, I'm not sure if the chain of command or the proper chain of events was followed in order to convey this to the appropriate entities. That's what I was hoping to go ahead and reach out and find out what documentation the CDD has, if any. Also, if the developer has documentation of any conveyances. There should be at least conveyance documents to Miami-Dade County Water and Sewer Department.

Mr. Pelaez: George, you probably have to coordinate with Marc Szasz on that, on the water and sewer and all the conveyances.

Ms. Baluja: He's the only one who would know all your questions.

Mr. Graupera: He's not there?

Mr. Pelaez: Not at the meeting, no. We wouldn't do that in a meeting anyway. The District still has stormwater responsibility out there for all the stormwater improvements that were installed everywhere except the offsite right-of-way. That needs to be conveyed or we need to make sure we have the right easements. I just know I don't have anything in my file. Nothing has been done. Follow up with Marc Szasz on that.

Mr. Lorenzo: George, I'll talk to Marc before I leave here and we'll go over it and we'll get together to finalize this.

Mr. Graupera: Jesus, I had spoken to him before, this has happened before on other CDDs, where possibly the proper chain was not followed. I don't know how it will be resolved, but the CDD needs all the paperwork and the conveyances to make sure that this is getting done properly. I will speak with Marc and make sure, but it doesn't seem

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like the CDD was included in any of the conveyance of infrastructure. As far as the onsite drainage, I believe that is to be owned and maintained by the HOA.

Mr. Pelaez: But in the engineer's report we paid for it, so that can't be the case.

Mr. Graupera: The CDD, and as far as when this engineer's report was prepared, stormwater management systems, even if it benefits the entirety of the District, so it can be funded with bond proceeds, as far as the ownership, it can be conveyed from the developer to the CDD and the CDD can convey it to the Home Owner's Association.

Mr. Pelaez: No, they cannot. Not until the bonds are paid off. Which would never happen. So no, that cannot happen.

Mr. Lorenzo: I'll talk with George and I'll get with you to finalize this and see where we are at and see what we need to do. Thank you, George.

### **C. Manager**

#### **1) Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards**

Mr. Lorenzo: Moving forward to the manager section, you have the final approval of the Fiscal Year 2024/2025 performance measures and standards on page 25. Do I have a motion to accept?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Final Approval of the FY2024 – FY2025 Performance Measures and Standard, was approved.

#### **2) Ratification of FY26 Meeting Schedule**

Mr. Lorenzo: Next is the ratification of the Fiscal Year 2026 meeting schedule which you will see on page 29. Meetings will be on the second Friday of each month at 10:30 a.m. at the Lennar offices at 5505 Waterford District Drive. Do I have a motion from the Board to accept?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the FY26 Meeting Schedule, was ratified.

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**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Acceptance of Check Register**

**B. Acceptance of Unaudited Financials**

Mr. Lorenzo: Moving forward to financial reports, Tab A is the acceptance of the check register and Tab B is the acceptance of the unaudited financials. Do I have a motion to accept?

On MOTION by Ms. Baluja seconded, by Ms. Perez, with all in favor, Accepting the Check Register and Unaudited Financials, was approved.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Lorenzo: Do I have any Supervisor's requests? There are no audience present here at the office or online. Hearing no comments, we will move on to the next item.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Lorenzo: 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.

Signed by:  
  
37A95D3C74B947D...  
Secretary / Assistant Secretary

DocuSigned by:  
  
94784E94D2FF4EE...  
Chairman / Vice Chairman

## Certificate Of Completion

Envelope Id: 205D6C58-26F8-4FAB-B141-903DD5F975B2  
 Subject: Eureka: Complete with Docusign: 11-14-25 Minutes.pdf, Resolution 2026-02.docx  
 Source Envelope:  
 Document Pages: 7  
 Certificate Pages: 2  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed  
 Envelope Originator:  
 Ellen Acosta  
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 Kingston, TN 37763  
 eacosta@gmssf.com  
 IP Address: 162.199.192.217

## Record Tracking

Status: Original  
 3/13/2026 11:35:11 AM  
 Holder: Ellen Acosta  
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 Location: DocuSign

## Signer Events

Jesus Lorenzo  
 jlorenzo@gmssf.com  
 Security Level: Email, Account Authentication  
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 37A95D3C74B947D...

Signature Adoption: Pre-selected Style  
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Teresa Baluja  
 teresa.baluja@lennar.com  
 Chair  
 Security Level: Email, Account Authentication  
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/13/2026 11:38:28 AM
Certified Delivered	Security Checked	3/13/2026 12:00:00 PM
Signing Complete	Security Checked	3/13/2026 12:00:09 PM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Completed	Security Checked	3/13/2026 12:00:09 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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