

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 June 12, 2026 at 3:18 p.m. at 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Mauricio Pelaez *by phone*
Vanessa Perez
Marc Szasz

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Juliana Duque *by phone*
Michael Pawelczyk *by phone*
Jenny Cabrera *by phone*

District Manager
GMS
District Counsel
HOA Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo: With us and constituting a quorum is Teresa Baluja, Vanessa Perez, and Marc Szasz. Mauricio Pelaez is in attendance on the teleconference.

SECOND ORDER OF BUSINESS

Approval of Minutes of the March 13, 2026 Meeting

Mr. Lorenzo: You have the approval of the minutes of the March 13, 2026 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 March 13, 2026 Meeting, were approved.

June 12, 2026

Eureka Grove CDD

THIRD ORDER OF BUSINESS

**Public Hearing to Adopt the Fiscal
Year 2027 Budget**

A. Motion to Open the Public Hearing

Mr. Lorenzo: I'll need a motion from the Board to go ahead and 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 Period

Mr. Lorenzo: We don't have any residents present, and there is nobody here present at the office. Jenny, do you have any comments regarding the budget?

Ms. Cabrera: No.

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Lorenzo: Moving forward to consideration of Resolution 2026-03, the annual appropriation resolution for the Eureka Grove Community Development District related to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027, there is no increase in this District. There was an increase last year, but there's no increase this year. It stays the same. A motion will be in order unless the Board has any questions.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Mr. Lorenzo: Moving forward to Resolution 2026-04 to levy the non ad valorem assessments, certify and impose, and submit the attached assessment rolls to Miami-Dade. Unless the Board has any questions, a motion will be in place to approve.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments, was approved.

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Eureka Grove CDD

E. Motion to Close the Public Hearing

Mr. Lorenzo: 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

Staff Reports

A. Attorney

Mr. Pawelczyk: I have nothing to report for Eureka Grove.

B. Engineer

Mr. Lorenzo: We have nothing from the engineer.

C. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Lorenzo: On page 23, you'll find the meeting schedule which I believe you guys would like to table for the time being.

Ms. Baluja: Yes.

2) Form 1 Financial Disclosure Due July 1, 2026

Mr. Lorenzo: The Form 1 financial disclosure is due July 1, 2026. Some of you have already filed and it has already been confirmed. If you haven't done it, make sure you get it done.

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

Mr. Lorenzo: Reminder to complete the annual ethics training due by December 31, 2026, the four hour training.

4) Number of Registered Voters in the District

Mr. Lorenzo: The number of registered voters in the District is 211 as per the Supervisor of Elections.

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Eureka Grove CDD

FIFTH 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.

SIXTH 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.

Mr. Pelaez: Where are we at with the other residents that wanted to join?

Mr. Lorenzo: One of them were online. I was just going to go into that. One of them was online earlier today but unfortunately couldn't make the adjustment of the meeting scheduled right now. But they ready to go. I was talking to Terry offline to figure out a way to meet potentially at a neutral site, not in our office. We were wondering if it would be okay if we met at the Silver Palms Clubhouse, which I believe you've told me is okay.

Mr. Pelaez: Yeah, that'd be perfect. Make it very convenient for them.

Ms. Baluja: When is the next meeting?

Mr. Lorenzo: The next meeting is July 10th.

Ms. Baluja: So, should we notice the next meeting to be there? How does that work?

Mr. Pawelczyk: You would just advertise a special meeting for July 10 at whatever time.

Mr. Lorenzo: So regardless, even if we're just going to change the address and keep the same time we still have to advertise? And we're still going to get hit with that fee.

Mr. Pawelczyk: Absolutely. You're moving to a completely different part of the county.

Mr. Lorenzo: Then we're going to have to do that. It doesn't have to be July 10th.

June 12, 2026**Eureka Grove CDD**

Ms. Baluja: Let's not make it July 10th because we have other meetings and it just doesn't make sense logically. What other date would we be able to do? Mauricio, what other day in July works for you?

Mr. Pelaez: I'm good for any day in July. Whatever works for you guys. Maybe Jesus can get with them to see, since they're new, what their schedules are like. I don't know their jobs. Then we can kind of work around that so we can try to get them on Board. Why don't you try to do it the same day you're doing the Campo Bello meeting, which is a Thursday? That would be July 9th, and they meet at 9:30 a.m.

Mr. Lorenzo: That meeting is going to be about 30 minutes, maybe 40, depending on if we start on time. 10:30 a.m. I think will be perfect.

Ms. Duque: Let me check with Jennifer to make sure that there is no conflict at the clubhouse. I just want to make sure that they don't have anything after the Campo Bello meeting.

Mr. Lorenzo: There was a third Board member that couldn't meet with us. I don't know if they're interested or if there's anybody else interested that you know that that's the day to go to the meeting. We can talk offline as well.

Mr. Cabrera: Okay, sounds good.

Ms. Duque: I just talked to Jennifer and it's good. Good to go on July 9, 2026 at 10:30 a.m.

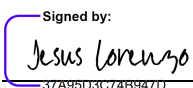
On MOTION by Ms. Baluja seconded, by Ms. Perez, with all in favor, Scheduling a Special Meeting for Thursday, July 9, 2026 at the Silver Palms Clubhouse, 23770 SW 115th Avenue, Miami, FL 33032 at 10:30 a.m., was approved.

SEVENTH ORDER OF BUSINESS**Adjournment**

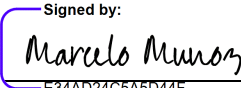
Mr. Lorenzo: Is there a motion to adjourn the meeting?

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

June 12, 2026

Signed by:

37A95D3C74B947D
Secretary /Assistant Secretary

Eureka Grove CDD

Signed by:

E34AD24C5A5D44F
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: C4B077DD-81C4-8FAC-8150-824593B9EAE4
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 Document Pages: 6
 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
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 Ellen Acosta
 1001 Bradford Way
 Kingston, TN 37763
 eacosta@gmssf.com
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Record Tracking

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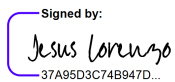
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 eacosta@gmssf.com

Location: DocuSign

Signer Events

Jesus Lorenzo
 jlorenzo@gmssf.com
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 37A95D3C74B947D...
 Signature Adoption: Pre-selected Style
 Using IP Address:
 2603:3020:104e:4100:144d:2d7e:b27e:134a

Timestamp

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 Viewed: 7/14/2026 1:14:47 PM
 Signed: 7/14/2026 1:14:54 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Marcelo Munoz
 marcelo.eurekagrove@gmail.com
 Security Level: Email, Account Authentication
 (None)

Signed by:

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 Signature Adoption: Pre-selected Style
 Using IP Address:
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Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

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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

7/10/2026 6:41:34 AM

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Certified Delivered	Security Checked	7/10/2026 10:54:51 AM
Signing Complete	Security Checked	7/10/2026 10:55:11 AM
Completed	Security Checked	7/14/2026 1:14:54 PM
Payment Events	Status	Timestamps