

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 March 13, 2026 at 10:30 a.m. at 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Mauricio Pelaez *by phone*
Vanessa Perez
Raisa Krause

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Juliana Duque
Benjamin Quesada
Michael Pawelczyk

District Manager
GMS
GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo: With us and constituting a quorum is Teresa Baluja, Vanessa Perez, and Raisa Krause. Mauricio Pelaez is in attendance on the teleconference. With us from the management company is Ben Quesada, Juliana Duque, and myself Jesus Lorenzo.

SECOND ORDER OF BUSINESS

Approval of Minutes of the November 14, 2025 Meeting

Mr. Lorenzo: You have the approval of the minutes of the November 14, 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 November 14, 2025 Meeting, were approved.

March 13, 2026

Eureka Grove CDD

THIRD ORDER OF BUSINESS

**Consideration of Resolution #2026-02
Approving the Proposed Fiscal Year
2027 Budget and Setting the Public
Hearing**

Mr. Lorenzo: Resolution #2026-02 approves the proposed Fiscal Year 2027 budget and sets the public hearing for June 12, 2026. There is no change on the budget. We will be levying assessments for 150 total units. Nothing has changed.

Ms. Baluja: Wonderful.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing, was approved.

FOURTH ORDER OF BUSINESS

**Discussion of Procedures for
Landowners Election Meeting**

Mr. Lorenzo: The next item is discussion of the procedures for the landowner's election meeting on November 13, 2026. Seat #1 for Marc, Seat #2 for Vanessa and Seat #4 for Mauricio are set for November 13. The protocol is there for informational purposes. If you have any questions, please let me know.

FIFTH ORDER OF BUSINESS

**Acceptance of Audit for Fiscal Year
Ending in September 30, 2025**

Mr. Lorenzo: Moving forward to the acceptance of the audit for fiscal year ending in September 30, 2025. Grau & Associates performed the audit. The District is in compliance and in accordance with accounting principles and standards. Unless there are any questions or concerns, a motion will be in order.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Audit for Fiscal Year Ending in September 30, 2025, was approved.

March 13, 2026

Eureka Grove CDD

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Mr. Pawelczyk: The only thing I have is our adjustment proposal for a fee increase. We have not increased our fee since 2019. It has been \$290 to \$225 an hour for partners and associates, respectively. We're proposing to Increase that to \$325 and \$250 an hour with a start date effective date of October 1.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Adjustment to District Counsel Fee Structure, was approved.

B. Engineer

Mr. Lorenzo: We have nothing under the engineer.

C. Manager

Mr. Lorenzo: The only thing that I want to give you guys an update on is we're working with the HOA to schedule a meeting with the Board to get some involvement on the Board. Aside from that, I have nothing else. We're still working on the conveyance documents. Hopefully we'll have a better update for you the next meeting.

SEVENTH 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.

March 13, 2026

Eureka Grove CDD

EIGHTH 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.

NINTH 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:

Jesus Lorenzo

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Secretary / Assistant Secretary

DocuSigned by:

[Signature]

94784E94D2FF4EE...
Chairman / Vice Chairman

Certificate Of Completion

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Ellen Acosta

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1001 Bradford Way

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Signer Events

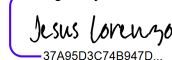
Jesus Lorenzo

jlorenzo@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:


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Signature Adoption: Pre-selected Style

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Teresa Baluja

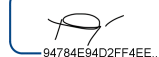
teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

Security Level: Email, Account Authentication
(None)

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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

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

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Certified Delivered

Security Checked

6/12/2026 2:42:21 PM

Signing Complete

Security Checked

6/12/2026 2:42:25 PM

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Payment Events	Status	Timestamps