

**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 27, 2025 at 10:30 a.m. at Silver Palms by Lennar Clubhouse, 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Raisa Krause

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Juliana Duque
Michael Pawelczyk

District Manager
GMS
District Counsel

FIRST ORDER OF BUSINESS

Oath of Office for Ms. Raisa Krause and Mr. Marc Szasz

Mr. Lorenzo: I administered the oath of office to Ms. Raisa Krause before the meeting. Marc Szasz is not present, so his oath of office will be tabled.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Lorenzo: Three Board members are present constituting a quorum.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 18, 2025 Meeting

Mr. Lorenzo: You have the minutes from the April 18, 2025 Board of Supervisors meeting. Are there any comments or corrections?

Ms. Baluja: No changes. I'll make a motion to approve the minutes.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the April 18, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2026 Budget**

A. Motion to Open the Public Hearing

Mr. Lorenzo: Is there a motion to 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 and Discussion

Mr. Lorenzo: There is one resident with us, are there any public comments at this time? Hearing no comments, we will move to the next item.

C. Consideration of Resolution #2025-05 Annual Appropriation Resolution

Mr. Lorenzo: You have Resolution #2025-05 the annual appropriation resolution, that resolution is in your agenda package for Board review. If there are no questions, I would ask for a motion to approve the resolution.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-05 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2025-06 Levy of Non Ad Valorem Assessments

Mr. Lorenzo: Resolution #2025-06 is the levy of non ad valorem assessments, is there a motion to approve that?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-06 Levy of Non Ad Valorem Assessments, was approved.

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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.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: I have nothing additional to report at this time.

B. Engineer

There being no comments, the next item followed.

C. Manager

1. Number of Registered Voters in the District

Mr. Lorenzo: As of April 2025 you have 197 registered voters within the District.

2. Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Mr. Lorenzo: You have the proposed Fiscal Year 2026 meeting schedule in your agenda package for review. Would you like to table this?

Ms. Baluja: No not this one. I will make a motion to approve the schedule.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Proposed Fiscal Year 2026 Meeting Schedule, was approved.

3. Form 1 Financial Disclosure Due July 1, 2025

Mr. Lorenzo: Everyone has filed their Form 1 Financial Disclosure, thank you so much.

4. Reminder to Complete Annual Ethics Training by December 31, 2025

Mr. Lorenzo: This is your reminder to complete the annual ethics training by December 31, 2025.

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5. Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Mr. Lorenzo: You have the 2025 Performance Measures and Standards in your agenda package for review. We are required to have these per Florida Statute 189.0694.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the 2025 Performance Measures and Standards as Required by Florida Statute 189.0694, was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo: You have the check register and the unaudited financials in your agenda package. If you have no questions on those, I will ask for a motion to accept those.

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

Ms. Duque: I received a resignation letter from Carmen Orozco today. I would ask the Board to make a motion to accept that resignation.

On MOTION by Ms. Baluja seconded, by Ms. Perez, with all in favor, Accepting the Resignation Letter from Carmen Orozco, Seat #4, was approved.

Ms. Baluja: I would like to make a motion to appoint Mauricio Pelaez to the vacant seat.

On MOTION by Ms. Baluja seconded, by Ms. Perez, with all in favor, Appointing Mauricio Pelaez to Seat #4, was approved.

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Mr. Lorenzo: At this time I will administer the oath of office to Mr. Pelaez since he is in attendance.

Mr. Duque: You will need to approve a new slate of officers including Mr. Pelaez:

Ms. Baluja: I will motion to adopt of slate of officers with Ms. Baluja serving as Chair, Mr. Pelaez as Vice Chair, and Raisa Krause, Marc Szasz, and Vanessa Perez as Assistant Secretaries.

Ms. Duque: From GMS you have Patti Powers as your Treasurer, Sharyn Henning as Assistant Treasurer, Paul Winkeljohn as Secretary, Juliana Duque and Jesus Lorenzo as Assistant Secretaries.

On MOTION by Ms. Baluja seconded, by Ms. Perez, with all in favor, Electing Officers as slated above, was approved.

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.

Signed by:



37A95D3C74B947D
Secretary / Assistant Secretary

DocuSigned by:



94784E94D2FF4EE
Chairman / Vice Chairman

Certificate Of Completion

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Document Pages: 25

Signatures: 9

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

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Location: DocuSign

11/14/2025 11:35:37 AM

eacosta@gmssf.com

Signer Events

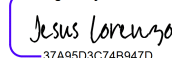
Jesus Lorenzo

jlorenzo@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

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Signature Adoption: Pre-selected Style

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Not Offered via Docusign

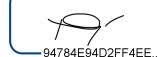
Teresa Baluja

teresa.baluja@lennar.com

Chair

Security Level: Email, Account Authentication
(None)

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Not Offered via Docusign

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Certified Delivered

Security Checked

11/14/2025 11:44:25 AM

Signing Complete

Security Checked

11/14/2025 11:44:43 AM

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Payment Events	Status	Timestamps