

**MINUTES OF MEETING
BAUER DRIVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bauer Drive Community Development District was held on Friday, March 13, 2026, at 9:42 a.m. at The Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Vanessa Perez	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Juliana Duque	District Manager, GMS
Jesus Lorenzo	District Manager, GMS
Michael Pawelczyk	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the roll. There were three Board members present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Approval of Minutes of the November 14, 2025 Meeting

Ms. Duque: This is the moment to present additions, corrections, or deletions to the November 14, 2025 meeting minutes. If there are no changes, then a motion to approve will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the November 14, 2025, Meeting, were approved.
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March 13, 2026**Bauer Drive CDD****THIRD ORDER OF BUSINESS****Consideration of Resolution 2026-01
Approving the Proposed Fiscal Year
2027 Budget and Setting the Public
Hearing**

Ms. Duque: The next item is consideration of Resolution 2026-01, approving the proposed Fiscal Year 2027 budget and setting the public hearing. Pages 2 and 3 contain the narrative, which provides a detailed explanation of each line item in the general fund. The debt service fund is on pages 4 and 5 of the budget (pages 14 and 15 of the agenda). For today's purposes, this represents the first component of the non-ad valorem assessment. The Series 2023 debt service is on page 4, with the amortization schedule on pages 5 and 6. The Series 2023 bonds and related interest are a fixed amount, payable from and secured by the non-ad valorem assessments levied on all units. The Series 2023 bonds mature on December 15, 2053. Returning to the general fund, this is the operations and maintenance (O&M) assessment, which is the second component of the budget that property owners within the District will see on their annual tax bill. The total proposed general fund budget is \$124,156, funded by on-roll assessments of \$122,392 with a small carryforward from the prior year. This results in an increase in the O&M assessment per townhome from \$825 to \$1,226.99. Page 17 provides the non-ad valorem assessment comparison, which reflects the \$401.53 increase for this budget.

Ms. Baluja: Per year per unit.

Ms. Duque: Correct. The primary increases are associated with the new line items added for the lift station, specifically the electric service, wireless service, and the drainage and roadway maintenance items that were requested by your District Engineer in the most recent engineer's report.

Mr. Pawelczyk: That's for certain county requirements that were imposed by Miami.

Ms. Duque: Correct. Today we are only approving the *proposed* budget so that it can be transmitted to the Clerk of the Miami-Dade County/Broward County Commission at least 60 days before the public hearing. Based on that 60-day requirement, we cannot hold the public hearing at our May 8, 2026 meeting, as there is not sufficient time. The next regular meeting date is June 12, 2026, which would satisfy the timing requirement and also provide additional time to address any questions or comments from the public. As the Board is aware, because the assessments are increasing, we will also need to

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send mailed notice to all affected units. The Board may also change the location of the public hearing if it so desires

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for June 12, 2026 at 9:30 a.m. at 5505 Waterford District Drive, was approved.

FOURTH ORDER OF BUSINESS

**Acceptance of Audit for Fiscal Year
Ending in September 20, 2025**

Ms. Duque: The next item is acceptance of the audit for the fiscal year ended September 30, 2025. The auditors issued an unmodified, or clean, opinion, reported no material weaknesses in internal control, and noted no instances of noncompliance with law, so the District is in good standing.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Audit for Fiscal Year Ending in September 20, 2025, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Engagement Letter
with Grau & Associates to Perform the
Audit for Fiscal Year Ending
September 30, 2026**

Ms. Duque: The next item is consideration of the engagement letter with Grau & Associates to perform the audit for the fiscal year ending September 30, 2026. The scope of services is consistent with prior years, and the proposed fee is in line with the previous engagement and current budget expectations.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2026, was approved.

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SIXTH ORDER OF BUSINESS

**Discussion of Procedures for the
Landowners Election Meeting –
November 13, 2026**

Ms. Duque: The next item is discussion of the procedures for the landowners' election meeting on November 13, 2026. The Board is very familiar with the landowner's proxy form and the sample ballot, which outlines how voting units are calculated and how the seats will be filled based on the vote totals. This item is being presented today for informational purposes only. Unless there are any questions from the Board, we can proceed to the next item.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: I don't have anything additional to report.

B. Engineer – Engineer's Personnel Billing Rates

Ms. Duque: We received the engineer's updated billing rates. The engineer is requesting an adjustment to the hourly rates and staff classifications, consistent with the July 13, 2022 engineering agreement. With this adjustment, they have indicated that they do not expect to exceed the proposed Fiscal Year 2027 budget.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engineer's Personnel Billing Rates, was approved.

C. Field

Ms. Duque: I have nothing to report under field.

C. Manager

1) Discussion of

a. The Ownership of the Lift Station and the Annual Report

Ms. Duque: As the Board is aware, the District currently maintains the lift station parcel, and the County has been treating this parcel as taxable. We are working with the County to confirm that these taxes can be removed, but we have not yet received a final determination. We are also coordinating with Lennar regarding the ownership of the lift

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station, as there appear to be outstanding items on their end that still need to be addressed. Because of this unresolved ownership issue, the annual report required to be submitted to DERM could not be filed by the March 1 deadline and remains pending. Once we receive a response and further guidance from Lennar, I will update the Board accordingly.

Mr. Pawelczyk: I don't think it's been conveyed to us yet because there are items that need to be taken care of before the district can accept it.

Ms. Baluja: So then whose responsibility is it to file that report?

Ms. Duque: Right now, the permit remains under Lennar. I have already sent all of the required information to Lennar and have been in communication with Mark, with the District attorney copied on those emails. We are currently waiting for their response.

b. Fee Increase with South Florida Utilities – Lift Station

Ms. Duque: South Florida Utilities is the current company that maintains the pump station. All electrical and control panel repairs will be billed at \$135 per man-hour plus parts, and pump and piping repairs will be billed at \$120 per man-hour. These increases were already factored into the proposed Fiscal Year 2027 budget. The letter from South Florida Utilities also notes that, beginning January 1, 2026, any credit card payments on invoices other than regular recurring charges will incur a 3% processing fee; however, this does not affect the District, as payments are made by check. Unless there are any questions, the Board may consider a motion to approve and accept this revised rate schedule.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Fee Increase with South Florida Utilities – Lift Station, was approved.

2) Update on the Maintenance Agreement with the HOA

Ms. Duque: As you may recall, this agreement covers certain areas, including landscape, irrigation, and related cleanup, which the HOA is currently maintaining and specifically excludes the drainage system. The draft agreement has been provided to the HOA, and we are still awaiting their formal response and execution of the document.

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3) Update on the Parking Rules and Regulations

Ms. Duque: I recently heard back from the property manager, who has requested that the CDD Board of Supervisors consider allowing vehicles to park in those spaces for up to 72 hours. If the Board agrees, we will need to amend the current Rules and Regulations to reflect this change.

Ms. Baluja: These are for the public spaces?

Ms. Duque: That is correct.

Ms. Baluja: Do we see that often where public spaces have limited or extended, I think 72 hours is an extended period of parking, is that typical?

Ms. Duque: I've seen both scenarios in different Districts. In most cases, we adopt rules and regulations that closely mirror the HOA's existing standards, since the HOA is ultimately responsible for enforcement and prefers consistency between the HOA-owned areas and the adjacent public areas.

Mr. Pawelczyk: What's the change they want?

Ms. Baluja: They want 72 hours.

Ms. Duque: Raise the parking to up to 72 hours.

Ms. Baluja: What was the original proposal?

Mr. Pawelczyk: I think overnight parking in designated parking spaces is prohibited.

Ms. Baluja: Yes. So they want to change that to now allow for three days of parking.

Ms. Duque: I am not sure how they are handling it. They may be obtaining information from residents and issuing permits for vehicles that park for up to 72 hours, but I have not received any specific details on their process.

Mr. Pawelczyk: We can always change it if they want. If another Board takes over, they can change it. At least they have the 72 hours there so they can get the vehicle out if people just leave it there. Some people just park their car there and leave it there for months in these public spaces. That's why we drafted these to have the no overnight parking in public spaces. Would this apply at the mailbox kiosk? I don't know if there is one here, but that would be a concern I have is, you don't want to park in the mailbox.

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Ms. Duque: The other point the Board discussed was the importance of having the maintenance agreement fully executed before moving forward with adopting the parking Rules and Regulations.

Ms. Baluja: We won't approve this until they execute that agreement.

Ms. Duque: We can make that change if the Board agrees to allow parking for up to 72 hours.

Ms. Baluja: I don't think there's people in that area who would be inconvenienced from lack of parking. It's really the people in this immediate area.

Ms. Perez: Correct.

Ms. Duque: I think this is just direction from the Board. We will update the Rules and Regulations accordingly and send them to the HOA property manager. Once we receive their response and have the maintenance agreement fully executed, we can schedule the public meeting to adopt the revised Rules and Regulations

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Tab A is the acceptance of check register and Tab is the unaudited financials. Unless there are any questions on those, is there a motion to approve?

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

Supervisors' Requests and Audience Comments

Ms. Duque: Are there any Supervisor's requests? Not hearing any, there is no one present in the audience and no audience comments.

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TENTH ORDER OF BUSINESS

Adjournment

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

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Secretary /Assistant Secretary

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Chairman / Vice Chairman

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Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

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Teresa Baluja

teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

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