

**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, June 12, 2026, at 2:09 p.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 <i>by Teams</i>	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 March 13, 2026 Meeting

Ms. Duque: The next item is approval of the minutes of the March 13, 2026, meeting. Please provide me with any corrections or deletions and if there are none a motion will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the March 13, 2026 Meeting, were approved.
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June 12, 2026**Bauer Drive CDD****THIRD ORDER OF BUSINESS****Public Hearing to Adopt the Fiscal Year 2027 Budget****A. Motion to Open the Public Hearing**

Ms. Duque: The next item is the public hearing to adopt the Fiscal Year 2027 budget. 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 Period

Ms. Duque: As a reminder, the proposed budget is included in the agenda package and includes both the General Fund budget and the debt service assessments. The proposed budget has previously been presented to and discussed by the Board of Supervisors. The General Fund budget totals \$124,156 and is funded by \$122,392 in on-roll assessments, along with a small carryforward balance. This results in an increase in the annual O&M assessment per home from \$825.00 to \$1,226.99. The increase is primarily attributable to lift station operations, electricity, wireless service, and the new drainage and roadway maintenance line items recommended by the District Engineer. At this time, there are no members of the public present in person, and no one is participating via teleconference. For the record, no members of the public were present earlier this morning either.

C. Consideration of Resolution #2026-02 Annual Appropriation Resolution

Ms. Duque: Let's move forward with consideration of Resolution 2026-02, which is the annual appropriation resolution. This resolution formally adopts the Fiscal Year 2027 budget that is attached as Exhibit A, and also appropriates the amount needed to fund that general fund and the service debt 2023 series bonds, directs the budget be kept on file, and posted on the district website in accordance with Florida statute.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-02 Annual Appropriation Resolution, was approved.

June 12, 2026**Bauer Drive CDD****D. Consideration of Resolution #2026-03 Levy of Non Ad Valorem Assessments**

Ms. Duque: The next item is Resolution 2026-03, which imposes and certifies the non ad valorem operation and maintenance assessment for Fiscal Year 2027, and also confirms previously levied debt assessments. This resolution finds that the services and facilities funded by the budget provide a special benefit to the lands within the district. It also authorizes the use of the uniform method of collection so the assessment can be placed on the Miami-Dade County tax roll.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

Ms. Duque: 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.

FOURTH ORDER OF BUSINESS**Ratification of:****A. Annual Gravity System Vactor and Line Jetting Proposal #7552 with South Florida Utilities, Inc.**

Ms. Duque: The next item is a ratification of previously approved or executed items. First one is the annual gravity system vactor and line jetting proposal #7552 with South Florida utilities. This proposal provides for the annual vactor cleaning and line jetting of the gravity sanitary system. It includes the nine main hole structures and includes proper dumping and also disposal fee at a total cost of \$4,750. The work was already completed.

B. First Amendment to Services Agreement with South Florida Utilities, Inc. for the Lift Station Services

Ms. Duque: The next item is the first amendment to service agreement with South Florida Utilities for the lift station services. This amendment updates the pricing for the electrical control panel piping repairs and establishes the rates for the crane truck and

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also for emergency calls. The updated hourly rates is \$135 per man hour for electrical control work and \$120 per man work for pump and piping repairs.

C. First Amendment to Engineering Agreement with Alvarez Engineers Inc.

Ms. Duque: The third one is the first amendment to engineer agreement with Alvarez Engineer. This amendment updates the engineer's hourly personal billing rate and the staff classification.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Items A, B, and C, were ratified.

FIFTH ORDER OF BUSINESS**Discussion of:****A. Maintenance Agreement with the HOA**

Ms. Duque: Let's proceed with the discussion of the Maintenance Agreement with the HOA. As a reminder, the agreement outlines the HOA's responsibility for landscaping, and related cleanup within the CDD tracts. The agreement specifically excludes the drainage system, which remains the District's responsibility. The agreement has been provided to the HOA, and we are currently awaiting its formal execution. I have followed up several times with the HOA's property manager but had not received a response. However, I received an email this morning regarding repairs to the guardrail and maintenance of the king grass. As a reminder, those items are the responsibility of the HOA. I advised the property manager accordingly and also reminded her of the pending Maintenance Agreement. She indicated that she is now tracking the matter to ensure it is completed. I will keep the Board of Supervisors informed. At this time, we are awaiting execution of the Maintenance Agreement by the HOA.

B. Communication with Developer Regarding DERM Lift Station PSO Permit and Related Service Agreement

Ms. Duque: The next item is the communication with the developer regarding the DERM lift station PSO permit and related service agreement. As noted at the last meeting, the lift station parcel is still being treated as taxable by the county, and the permit still remains under Lennar's name. There are some outstanding items regarding ownership

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and turnover that we are working to resolve, so this is more for the Board of Supervisors' information than anything else. I will keep you posted as we go along through this process.

C. Updated Parking Rules and Regulations

Ms. Duque: The next item is the updated parking rules and regulations. As we discussed previously with the HOA, the manager requested that we add a 72-hour limit for the parking spaces and overnight parking. This was approved by the Board of Supervisors, and this information was also provided to the property manager of the HOA. Once again, as directed by the Board, we need to receive the executed maintenance agreement before we are able to move forward with this. At this time, I am seeking confirmation from the Board as to whether you would like to proceed with scheduling a public hearing to adopt the rules and regulations, or whether you would like to wait until we receive the executed maintenance agreement before moving in any other direction.

Ms. Baluja: We need to wait.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Duque: Under the attorney, it's my understanding that we don't have anything additional to report.

B. Engineer

Ms. Duque: Nothing additional under the engineer.

C. Field

Ms. Duque: There is not additional items to be reported. There is an update on the district's condition. There's a couple of pictures attached to your report.

D. Manager**1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule**

Ms. Duque: Under the manager report we have the consideration of the proposed Fiscal Year 2027 meeting and schedule will be up to the board to discuss if you wanted

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to keep it the way it is or if you want to table this item so that we can discuss it as we move towards the end of this fiscal year.

Ms. Baluja: Direction to table this item.

2) Form 1 Financial Disclosure Due July 1, 2026

Ms. Duque: This is a reminder that Form 1 statement of financial interest is due by July 1, 2026. This is just a reminder.

Ms. Baluja: I just did mine.

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

Ms. Duque: You have a reminder to complete the annual training by December 31, 2026. This is a four-hour training. I will be sending an e-mail to the board with those links so you can complete this item.

4) Number of Registered Voters in the District

Ms. Duque: We currently have 116 registered voters within the Bauer Drive Community Development District as of April 29, 2026.

SEVENTH 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 B 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.

EIGHTH 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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NINTH 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

Certificate Of Completion

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Signatures: 6

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Ellen Acosta

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9/18/2026 5:52:10 AM

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Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

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63215D558947430...

Signature Adoption: Drawn on Device
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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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Signature Adoption: Uploaded Signature Image
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Signed: 9/18/2026 5:56:58 AM

Electronic Record and Signature Disclosure:

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

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Intermediary Delivery Events

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Certified Delivery Events

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Notary Events

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Security Checked

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Signing Complete

Security Checked

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Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps