

**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, August 15, 2025, at 12:23 p.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Raisa Krause

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Michael Pawelczyk
Gabriella Fernandez

District Manager
District Counsel
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 April
18, 2025, Meeting**

Ms. Duque: This is the moment to present additions, corrections, or changes. If there are none, 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 April 18, 2025, Meeting were approved as presented.

August 15, 2025

Bauer Drive CDD

THIRD ORDER OF BUSINESS

**Consideration of Resolution
#2025-07 Resetting Budget
Hearing**

Ms. Duque: This resolution resets the hearing date that the hearing was originally scheduled for another day. The Board rescheduled it for August 15th. Motion will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-07 Resetting the Budget Hearing for August 15, 2025, was approved.

FOURTH ORDER OF BUSINESS

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

A. Motion to Open the Public Hearing

Ms. Duque: I request a motion from the Board to open the public hearing to adopt the Fiscal Year 2026 Budget. I want to note that the budget has been reviewed by the Board, and there are no increases in the general fund for operation and maintenance.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Opening the Public Hearing was approved.

B. Public Comment and Discussion

Ms. Duque: I do not have anyone from the public present today. Do I have any comments or discussion from the Board? I am not hearing any, so we will move on to the next item.

C. Consideration of Resolution #2025-08 Annual Appropriation Resolution

Ms. Duque: This resolution formally adopts the proposed budget as the District's official budget.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-08 Annual Appropriation Resolution was approved.

August 15, 2025

Bauer Drive CDD

D. Consideration of Resolution #2025-09 Levy of Non-Ad Valorem Assessments

Ms. Duque: This resolution levies the Non-Ad Valorem Maintenance Assessments for the general fund and adopts the assessment roll for the Bauer Drive CDD. The general fund gross assessment during Fiscal Year 2026 will be \$81,057.75 levied on those 105 units. We also have Exhibit A, which shows the portion of the assessment imposed by the District. I need a motion from the Board to adopt Resolution #2025-09.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-09 Resolution #2025-09 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.

FIFTH ORDER OF BUSINESS

Approval of Interlocal Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website by and between Miami-Dade County, Florida, and Bauer Drive Community Development District

Ms. Duque: Resolution #2025-10 and the Interlocal Agreement authorize the Chair or Vice Chair to execute an agreement with Miami-Dade County for the publication of legal advertisements and public notices on a county-designated website, by and between Miami-Dade County, Florida, and the District. This authorization also allows District staff to proceed with implementing those resolutions and preparing any necessary agreements

August 15, 2025

Bauer Drive CDD

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-10 Approval of the Interlocal Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website by and between Miami-Dade County, Florida, and Bauer Drive Community Development District, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Proposal #5902 with South Florida Utilities, Inc. D.B.A. Lift Station Services and Lift Station Update

Ms. Duque: This proposal concerns the lift station maintenance services. The total cost for these services was \$4,500. The scope included performing the annual gravity system factor assessment, line jetting, and lift station updates. South Florida Utility cleaned and pressure-cleaned the nine main homes and provided a report in which significant sediment was discovered in 2024; upon recent inspection, sediment remained. All findings and documentation were forwarded to the District engineer and Lennar. Additionally, the District received a video confirming there is no damage to the structures located between main homes 1 and 2. The vendor will continue surveillance of the remaining homes and will notify the District of any additional sediment discovered.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Proposal #5902 with South Florida Utilities, Inc. D.B.A. Lift Station Services and Lift Station Update, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum – 2025 Legislative Update

Mr. Pawelczyk: We just have the legislative update, which you all are familiar with. Unless there are any questions, we do not have anything else to report on that. We are still working on a couple of conveyances for Bauer Drive. I think we were just waiting on getting the maintenance items lined up.

Ms. Duque: That is correct. Thank you so much for that, Mike.

B. Engineer – District Engineer's Report for Fiscal Year 2025-2026

August 15, 2025**Bauer Drive CDD**

Ms. Duque: Moving forward to the engineer's report: You have received the District engineer's report for Fiscal Year 2025-2026. As outlined in the report, the infrastructure for Land Tract A, Tract B, and associated easements has been completed. The developer and the District, as noted by Mike, are currently finalizing the conveyance of ownership for Tract F and Tract G. Unless there are any questions, a motion to approve will proceed.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the District Engineer's Report for Fiscal Year 2025-2026 was approved.

C. Field – Field Report

Ms. Duque: Attached are several photos from the recent field report. The lift station maintenance is currently ongoing, and contact information, including my email and phone number, has been updated for the lift station records. During this round of maintenance, some weeds were found inside the lift station. I discussed this with Tony's Landscape, which is the HOA's current vendor; he will provide a proposal for weed removal, which is a small job that can likely be addressed with spraying. I have asked him to notify us if there will be any additional cost to the District, and I will keep the Board updated as maintenance progresses. The lift station is being maintained as required

C. Manager**1) Number of Registered Voters in the District**

Ms. Duque: We received certification from the Supervisors of Election of Miami-Dade County that the District currently has 102 registered voters within the District.

2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Ms. Duque: Bauer Drive Community Development District will hold its regular scheduled meeting for Fiscal Year 2026 at 9:30 a.m. at the offices of Lennar Home, 5505 Waterford District, Miami, Florida, on the second Friday of each month.

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

August 15, 2025

Bauer Drive CDD

3) Form 1 Financial Disclosure Due July 1, 2025

Ms. Duque: Everyone has filed. Thank you so much.

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

Ms. Duque: Also, a reminder to complete your annual Ethics Training by December 31, 2025.

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

Ms. Duque: This is to ensure the transparency and accountability, and effective government of the District. Those standards will be documented and reported annually by the District, and that compliance is demonstrated through the public meetings also the outage reports, and the website postings.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the 2025 Performance Measures and Standards were approved.

6) Discussion of:

a. Maintenance Agreement between the District and Harmony Parc Homeowners Association, Inc.

Ms. Duque: The Maintenance Agreement details Tracts A, B, F, and G of the Down South Plat, along with the corresponding area numbers for Board reference. My primary concern is that, although this agreement was provided to your HOA, I have not received any follow-up to date. Despite sending multiple emails to the property manager, there has been no response. I wanted to ensure the Board is aware of this status.

Mr. Pawelczyk: This is another stormwater item, if we are including the stormwater or not, I do not know, on the one you provided. We can remove the stormwater and resend it to the HOA.

Ms. Duque: Yes. Terry, is there anything else?

Ms. Baluja: This is already turned over.

August 15, 2025

Bauer Drive CDD

Ms. Duque: Those are the four areas included in the agreement. I will make sure to address the stormwater in the agreement, Mike

Mr. Pawelczyk: Okay.

b. Parking Rules and Regulations on CDD Future Roads

Ms. Duque: As discussed previously and requested by the Board of Supervisors at the last meeting, I have prepared proposed parking rules and regulations for future CDD owned roads for your review and consideration. The Board will need to follow the formal rule-making process to adopt these rules. Once adopted and when the timing is appropriate, after transfer of the roads to the District, the District can coordinate with the HOA to ensure alignment. I will also provide the proposed rules to the HOA for their comments. Please review the rules and let me know if you have any questions or comments; I will bring them back for further discussion at the next meeting.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: You have the financial reports in your agenda package for review. A motion to accept those will take place.

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

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Duque: There is no audience present.

August 15, 2025

Bauer Drive CDD

TENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

63215D558947430...
Secretary / Assistant Secretary

DocuSigned by:

94784E94D2FF4EE...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: EE0C8EF2-ADE9-4B59-B979-F5E01223CE26		Status: Completed
Subject: Bauer Drive: Complete with Docusign: 8-15-25 Minutes.pdf, 2024-2025 Performance Measures.pdf		
Source Envelope:		
Document Pages: 13	Signatures: 4	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

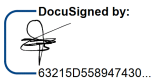
Record Tracking

Status: Original	Holder: Ellen Acosta	Location: DocuSign
11/14/2025 11:23:35 AM	eacosta@gmssf.com	

Signer Events

Juliana Duque
jduque@gmssf.com
District Manager - Assistant Secretary
Security Level: Email, Account Authentication (None)

Signature



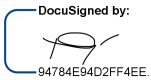
Signature Adoption: Drawn on Device
Using IP Address:
2607:fb90:795e:8497:71d4:71f4:ea51:61c
Signed using mobile

Timestamp

Sent: 11/14/2025 11:25:16 AM
Viewed: 11/14/2025 12:11:03 PM
Signed: 11/14/2025 12:11:15 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Teresa Baluja
teresa.baluja@lennar.com
Chair
Security Level: Email, Account Authentication (None)



Signature Adoption: Uploaded Signature Image
Using IP Address: 50.223.15.20

Sent: 11/14/2025 11:25:15 AM
Viewed: 11/14/2025 11:36:23 AM
Signed: 11/14/2025 11:36:30 AM

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	11/14/2025 11:25:16 AM
Certified Delivered	Security Checked	11/14/2025 11:36:23 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	11/14/2025 11:36:30 AM
Completed	Security Checked	11/14/2025 12:11:15 PM
Payment Events	Status	Timestamps