

**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, November 14, 2025, at 9:39 a.m. at The Offices of 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
Jesus Lorenzo
Michael Pawelczyk

District Manager, GMS
District Manager, GMS
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
August 15, 2025 Meeting**

Ms. Duque: This is the moment to present additions, corrections, or deletions to the August 15, 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 August 15, 2025, Meeting, were approved.
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Bauer Drive CDD

THIRD ORDER OF BUSINESS

Update of Status of Maintenance Agreement with Harmony Park Homeowners Association, Inc.

Ms. Duque: The parking rules and regulations were sent to the HOA for their review. Some questions were returned to the District, and responses were provided; these are included in the agenda package. I have followed up with the HOA again but have not received any further communication. We will wait to hear back from the HOA unless the Board provides other direction.

Mr. Pawelczyk: We also have the maintenance agreement document itself that we are waiting to hear back from, right?

Ms. Duque: That is correct.

Ms. Baluja: And the maintenance agreement is for what, for something else? Not for the parking?

Ms. Duque: For the maintenance of certain areas.

Ms. Baluja: Except the drainage system. They want to maintain it. They are maintaining it.

Mr. Pawelczyk: And landscape irrigation, trash debris, and clean up.

Ms. Baluja: I think we need to say okay, well you want us to enforce parking, well we need to sign the other agreement too. We're not going to take on additional responsibilities if you can't in writing confirm that you are already taking this on. Is there anything illegal about that, Mr. Pawelczyk?

Mr. Pawelczyk: No.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: I do not have anything additional to report that we haven't already discussed. The maintenance agreement is really the only thing and the parking.

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

Ms. Duque: I have nothing additional to disclose or talk about in the engineer's report.

November 14, 2025**Bauer Drive CDD****C. Field – Field Report**

Ms. Duque: Nothing additional under the field report. The lift station is being maintained and the issues with the weeds have been presented.

C. Manager**1) Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards**

Ms. Duque: You have the final approval of the 2024/2025 report performance measures and standards. This is the final report that was submitted in compliance with the recent requirements established by the Florida Legislator during its 2024 session. This is to enhance the accountability and transparency for all of the District. The Board is very aware of this report. This details the accomplishments of Fiscal Year 2025 and confirms that all of the objectives in the goals were met. It also outlines the performance measures and it provides a summary of the District Engineer yearly infrastructure condition.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards, was approved.

2) Discussion of 2025 Property Taxes

Ms. Duque: You have the discussion of the 2025 property taxes. This parcel, currently owned by the CDD, contains a sewer pump station and has been assigned a nominal taxable value of \$100 with no exemption applied. I have been in communication with the tax roll coordinator, and the matter has been referred to the Miami-Dade County valuation department for review. If, upon their review, the property qualifies as exempt public infrastructure, a correction will be made; however, they indicated that any correction will likely only affect the 2026 tax roll going forward, so the 2025 taxes will still need to be paid. I will need a motion from the Board to pay this bill and to authorize me to continue coordinating with the County to determine whether any further relief is available.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Paying the Current Tax Bill and Authorizing Staff to Continue Coordinating with Miami Dade Conty Evaluation Department, was approved.

FIFTH 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.

SIXTH 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.

SEVENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:



63215D558947489
Secretary / Assistant Secretary

DocuSigned by:



94784E94D2FF4EE
Chairman / Vice Chairman

Certificate Of Completion

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Document Pages: 6

Signatures: 4

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Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

63215D558947430...

Signature Adoption: Drawn on Device

Using IP Address:

2601:586:5382:cb60:d32:8762:68d4:7063

Timestamp

Sent: 3/13/2026 11:29:14 AM

Viewed: 3/13/2026 11:33:40 AM

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Teresa Baluja

teresa.baluja@lennar.com

Chair

Security Level: Email, Account Authentication (None)

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94784E94D2FF4EE...

Signature Adoption: Uploaded Signature Image

Using IP Address: 134.204.28.10

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Viewed: 3/13/2026 11:58:47 AM

Signed: 3/13/2026 11:59:00 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

3/13/2026 11:29:15 AM

Certified Delivered

Security Checked

3/13/2026 11:58:47 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	3/13/2026 11:59:00 AM
Completed	Security Checked	3/13/2026 11:59:00 AM
Payment Events	Status	Timestamps