

MINUTES OF MEETING EPMORE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Epmore Community Development District was held on Friday, December 19, 2025, at 10:15 a.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Raisa Krause

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Juliana Duque
Michael Pawelczyk
Juan Alvarez *by phone*

District Manager, GMS
District Counsel
, District Engineer

FIRST ORDER OF BUSINESS

Oath of Office for Ms. Vanessa Perez and Ms. Raisa Krause

Ms. Duque administered the oath of office to Ms. Perez and Ms. Krause.

SECOND ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 21, 2025 Meeting

Ms. Duque: You have the minutes of the November 21, 2025, meeting. Are there any comments, corrections, or changes to the minutes? Hearing no changes, I would ask for a motion to approve them.

December 19, 2025**Epmore CDD**

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the November 21, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Acquisition Agreement**

Ms. Duque: This Acquisition Agreement was prepared by District Counsel. The primary purpose of this agreement is to allow Lennar Homes to convey certain infrastructure improvements, specifically water and sewer facilities, to the District so that the District can, in turn, convey those improvements to Miami-Dade County Water and Sewer Department before the anticipated bond closing. This is necessary because the lands within the District have now been platted, and the construction of the project is moving quickly towards conveyance, making it important to have this agreement in place.

Mr. Pawelczyk: It is a little bit out of the norm to have this executed early. Marc Szasz is telling us he is close to being ready to convey the water and sewer, so we need to make sure this agreement is in place so the developer can be reimbursed for those improvements once the bonds are issued. Before I present this to Teresa for signature, we will double-check with John Marcus, the developer's counsel, and make sure that he does not have any comments.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Acquisition Agreement was approved.

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

Mr. Pawelczyk: The only thing I have is that the bond validation was rescheduled for January 8, 2026.

B. Engineer

Ms. Alvarez: I will be able to assist when the developer is ready to convey the water and sewer. That is all I have.

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C. Manager

Ms. Duque: I have nothing additional to report.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Request #4

B. Approval of Unaudited Financials

Ms. Duque: You have Funding Request #4 and the unaudited financials. Unless there are any questions, I would ask for a motion to approve both of those.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Funding Request #4 and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Duque: Are there any supervisors' requests at this time? We have no audience members present, and I do not hear any Supervisor requests.

EIGHTH 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: A02B0057-E419-4E76-9089-5F90693F6B3F

Status: Completed

Subject: Epmore: Complete with Docusign: 12-19-25 Minutes.pdf, Resolution 2026-01.docx, Engineering Agreement

Source Envelope:

Document Pages: 25

Signatures: 6

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

2/20/2026 8:46:38 AM

eacosta@gmssf.com

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:cb60:3d6d:48fe:ce2f:b3f7

Signed using mobile

Timestamp

Sent: 2/20/2026 8:52:54 AM

Viewed: 2/20/2026 10:12:52 AM

Signed: 2/20/2026 10:13:09 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Teresa Baluja

teresa.baluja@lennar.com

Chair

Security Level: Email, Account Authentication (None)

DocuSigned by:

94784E94D2FF4EE...

Signature Adoption: Uploaded Signature Image

Using IP Address: 50.223.15.20

Signed using mobile

Sent: 2/20/2026 8:52:54 AM

Viewed: 2/20/2026 9:32:51 AM

Signed: 2/20/2026 9:33:17 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

2/20/2026 8:52:55 AM

Certified Delivered

Security Checked

2/20/2026 9:32:51 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	2/20/2026 9:33:17 AM
Completed	Security Checked	2/20/2026 10:13:09 AM
Payment Events	Status	Timestamps