

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, September 12, 2025, at 9:30 a.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Carmen Orozco
Marc Szasz

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Liza Smoker
Juan Alvarez *by phone*, District Engineer

District Manager, GMS
District Counsel

FIRST ORDER OF BUSINESS

**Oath of Office for Newly Elected
Supervisors Elected at the
Landowners Meeting
Roll Call**

SECOND ORDER OF BUSINESS

Ms. Duque: Good morning, everyone. I will call the order to the meeting of the Epmore Community Development District.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2025-16 Canvassing and Certifying Results of Landowners Election on August 15, 2025

Ms. Duque: At the August 15, 2025, meeting, Teresa, Carmen, Mark, and Raisa were certified and declared elected as Supervisors of the District. Each candidate received the following number of votes. Teresa – 39 votes, Vanessa – 39 votes, Carmen, Mark, and Raisa all received 38 votes. The two candidates who received the highest

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number of votes are elected for a term of 4 years. While the other candidates were elected to serve a 2-year term.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-16 Canvassing and Certifying Results of Landowners Election on August 15, 2025, was approved.

B. Consideration of Resolution #2025-17 Electing Officers

Ms. Duque: Do I have a motion for the Chair or Vice Chair?

Ms. Baluja: I nominate Teresa Baluja as Chair, Vanessa Perez as Vice-Chair, and Carmen Orozco, Marc Szasz, and Raisa Krause as Assistant Secretaries.

Ms. Duque: From my office, we have Patti Powers as Treasurer, Sharyn Henning as Assistant Treasurer, Paul Winkeljohn as Secretary, and myself, Juliana Duque, as Assistant Secretary.

On MOTION by Ms. Baluja, seconded by Ms. Orozco, with all in favor, Resolution #2025-17 Electing Officers as slated above, was approved.

C. Consideration of Resolution #2025-18 Ratifying Past Actions

Ms. Duque: This resolution ratifies and approves certain Board actions reflected in Resolutions #2025-01 through #2025-15. Those Resolutions were adopted at a duly advertised meeting of the Board of Supervisors at the July 11, 2025, meeting, and all other actions taken by the Board.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-18 Ratifying Past Actions, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 11, 2025 Meeting

Ms. Duque: You have the minutes of July 11, 2025. If there are no additional comments, I would ask for a motion for approval.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the July 11, 2025, Meeting were approved.

FIFTH ORDER OF BUSINESS

Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments

A. Motion to Open the Public Hearing

Ms. Duque: 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 and Discussion

Ms. Duque: There is no public attendance today; therefore, no discussion to take place.

C. Consideration of Resolution #2025-19 Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments

Ms. Duque: You have Resolution #2025-19 in your agenda package for review.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-19 Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments, was approved.

D. Motion to Close the Public Hearing

Ms. Duque: A motion to close the public hearing will take place.

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

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SIXTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2025 & 2026 Budget**

A. Motion to Open the Public Hearing

Ms. Duque: Is there a motion to open the public hearing to adopt the FY2025 & FY2026 Budget?

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: Once again, no public is present currently. No Discussion from the Board.

C. Consideration of Resolution #2025-20 Adopting Final Fiscal Year 2025 & 2026 Budget

Ms. Duque: You have Resolution #2025-20 in your agenda package for Board review.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-20 Adopting Final Fiscal Year 2025 & 2026 Budget, was approved.

D. 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.

SEVENTH ORDER OF BUSINESS

**Public Hearing to Adopt the
District's General and
Procedural Rules**

A. Motion to Open the Public Hearing

Ms. Duque: Is there a motion to open the public hearing?

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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: No additional comments, and no one from the public is present.

C. Consideration of Resolution #2025-21 Adopting the District's General and Procedural Rules

Ms. Duque: A motion will take place for Resolution #2025-21.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-21 [Adopting the District's General and Procedural Rules](#), was approved.

D. 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.

EIGHTH ORDER OF BUSINESS

**Public Hearing to Consider the
Imposition of Special
Assessments**

A. Motion to Open the Public Hearing

Ms. Duque: 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 and Discussion

Ms. Duque: No public present and no comments.

C. Acceptance of the Engineer's Report

Ms. Duque: This report was presented by Juan Alvarez at the District's last meeting.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Acceptance of the Engineer's report was approved.

D. Acceptance of Master Assessment Methodology

Ms. Duque: This report was also provided to the Board at the last Meeting. The Board approved the Master Assessment Methodology. No further explanation is necessary if there are no questions from the Board.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Acceptance of Master Assessment Methodology was approved.

E. Approving the Project and Declaring Special Assessments will Fund the Project

Ms. Duque: This item involves approving the Project and Declaring Special Assessments to fund the Project. In the absence of public comments or any additional testimony. I require a motion from the Board to approve the Project and declare the Special Assessments.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Approving Project and Declaring Special Assessments to fund the Project, was approved.

F. Equalization of Assessments

Ms. Duque: This process ensures that proper Assessments are applied only firmly and fairly across the District, reflecting the direct and special benefits that each of the units receives. The area currently contains 115 single-family homes. The single-family homes are assigned 1 ERU. Today, I have not received any comments regarding the assessment or the allocation. Once again, motion will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Equalization of Assessments was approved.

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G. Adoption of Resolution #2025-22 Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds

Ms. Duque: Now the Board will adopt a resolution authorizing the project, approving, confirming, and levying the Special Assessments.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Adoption of Resolution #2025-22 Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds, was approved.

H. Motion to Close the Public Hearing

Ms. Duque: Motion to close Public Hearing takes place.

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

NINTH ORDER OF BUSINESS

Ranking of Respondents to Engineering Proposal

Ms. Duque: The proposal can be found on page 119 of your agenda. Only Alvarez Engineers submitted a response. Ranking them as the No. 1 respondent. Unless the Board has any additional considerations, Alvarez will remain as the top-ranked firm. No comments or questions from the Board. Motion to rank Alvarez Engineers will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Ranking Alvarez Engineers as No.1 to the Engineering Proposal was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Smoker: Mike P. wanted me to let you know that the bond validation hearing is scheduled for December 11, 2025. Once he gets the order to show cause and it's available, he will send it to the District Manager to post on the CDD website.

B. Engineer

Ms. Duque: Juan, do you have anything additional to report?

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Mr. Alvarez: Just a reminder, the District is going to need a Blanket Easement. Mike P. has prepared a draft, and I believe the Developer is in the process of checking on the ownership. It should be executed and recorded soon.

Ms. Duque: Thank you, Juan. We appreciate it. Let's move forward to the manager's report.

C. Manager – Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Ms. Duque: The Epmore Community Development District will hold its regularly scheduled meeting in FY2026 at 10:15 A.M., at the office of Lennar, 5505 Waterford District Drive, Miami-Dade, Florida, on the third Friday of each month.

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

ELEVENTH ORDER OF BUSINESS Financial Reports – Funding Request #2

Ms. Duque: Motion to approve will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Funding Request #2 was approved.

TWELFTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Ms. Duque: No requests or comments, as there is no audience present.

THIRTEENTH 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

Envelope Id: 635ABED9-C3FC-448D-BCE4-14CA4B79464F

Status: Completed

Subject: Epmore: Complete with Docusign: 9-12-25 Minutes.pdf, Resolution 2026-01.pdf, First Amendment.pdf, 20

Source Envelope:

Document Pages: 29

Signatures: 10

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

11/21/2025 7:40:25 AM

eacosta@gmssf.com

Signer Events

Darrin Mossing Sr.

dmossing@gmstnn.com

President

GMS-TENNESSEE

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

Darrin Mossing Sr.

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Timestamp

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Resent: 12/1/2025 9:33:14 AM

Viewed: 12/1/2025 10:09:31 AM

Signed: 12/1/2025 10:09:40 AM

Signature Adoption: Pre-selected Style

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Electronic Record and Signature Disclosure:

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Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication
(None)

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Signature Adoption: Drawn on Device

Using IP Address: 99.93.59.116

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Teresa Baluja

teresa.baluja@lennar.com

Chair

Security Level: Email, Account Authentication
(None)

DocuSigned by:

[Signature]

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Signature Adoption: Uploaded Signature Image

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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

Status

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Intermediary Delivery Events

Status

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Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	11/21/2025 7:52:12 AM
Completed	Security Checked	12/1/2025 10:09:40 AM
Payment Events	Status	Timestamps