

**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, March 20, 2026, 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

District Manager, GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
February 20, 2026 Meeting**

Ms. Duque: You have the minutes of the February 20, 2026 meeting. Are there any comments, corrections, or changes to the minutes? Hearing no changes, I would ask for a motion to approve them.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the February 20, 2026 Meeting, were approved.

March 20, 2026**Epmore CDD****THIRD ORDER OF BUSINESS****Consideration of:****A. Resolution #2026-03 Expanding Boundaries**

Ms. Duque: Let's move forward to consideration of Resolution 2026-03 Expanding Boundaries. This resolution authorizes District counsel and District staff to file a petition with Miami-Dade County to expand District boundaries by approximately 39.75 acres as is described on Exhibit A. This expansion reflects that landowners request to annex additional parcels to Epmore. It's being done as per Florida statute.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Expanding Boundaries, was approved.

B. Resolution #2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Duque: Resolution 2026-04 approves the proposed Fiscal Year 2027 budget and schedules the required public hearing. The proposed budget maintains the same total funding level as Fiscal Year 2026, with \$91,505 for administrative costs and \$17,500 for field expenses, inclusive of the annexation area. The public hearing to adopt the budget must be set at least 60 days from today's date, and the operation and maintenance budget must be provided to the Clerk of the Miami-Dade County Board of County Commissioners by June 15. Staff recommends holding the public hearing on June 26, 2026, to coincide with other meetings already scheduled for that date.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for June 26, 2026 at 10:15 a.m. at 5505 Waterford District Drive, Miami, Florida, was approved.

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

Mr. Pawelczyk: I'm happy to report that on March 17th we closed on the Series 2026 bonds. The money should be in the trust account and the developer will start submitting requisitions to pay for that infrastructure.

March 20, 2026

Epmore CDD

B. Engineer

There being no comments, the next item followed.

C. Manager

Ms. Duque: I have nothing additional to report.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Request #7

B. Approval of Unaudited Financials

Ms. Duque: You have Funding Request #7 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. Perez, with all in favor, Funding Request #7 and the Unaudited Financials, were approved.

SIXTH 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.

SEVENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:



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Secretary / Assistant Secretary

DocuSigned by:



94784E94D2FF4EE...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 92BFBC33-ED39-810C-830A-79E8F1DD1BF3

Status: Completed

Subject: Epmore: Complete with Docusign: 3-20-26 Minutes.pdf, Resolution 2026-06.pdf, Resolution 2026-05.pdf

Source Envelope:

Document Pages: 21

Signatures: 6

Envelope Originator:

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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

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7/1/2026 9:47:10 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:ac33:507f:bafe:2bca

Timestamp

Sent: 7/1/2026 9:48:52 AM

Viewed: 7/1/2026 10:41:39 AM

Signed: 7/1/2026 10:41:46 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Teresa Baluja

teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

Security Level: Email, Account Authentication (None)

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94784E94D2FF4EE...

Signature Adoption: Uploaded Signature Image

Using IP Address: 204.109.18.254

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Viewed: 7/1/2026 11:27:40 AM

Signed: 7/1/2026 11:27:51 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

7/1/2026 9:48:53 AM

Certified Delivered

Security Checked

7/1/2026 11:27:40 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	7/1/2026 11:27:51 AM
Completed	Security Checked	7/1/2026 11:27:51 AM
Payment Events	Status	Timestamps