

**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, November 21, 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
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Michael Pawelczyk
Juan Alvarez
Alejandro

District Manager, GMS
District Counsel
District Engineer
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
September 12, 2025 Meeting**

Ms. Duque: You have the minutes of the September 12, 2025 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 September 12, 2025 Meeting, were approved.
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Epmore CDD

THIRD ORDER OF BUSINESS

Consideration of:

A. Resolution #2026-01 Local Government Publication of Legal Advertisements and Public Notices on County Designated Website

Ms. Duque: With this resolution, the District approves the agreement between Miami-Dade County and the District to allow the District to use the county's official public notice website. This also approves or authorizes the Chair or Vice Chair to sign the agreement and any related documents.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-01 Local Government Publication of Legal Advertisements and Public Notices on County Designated Website, was approved.

B. First Amendment to District Management Agreement between Epmore Community Development District and Governmental Management Services – South Florida, LLC

Ms. Duque: This amendment updates the original District Management Agreement between the District and GMS; it corrects some errors and clarifies that Florida law governs the agreement. It also updates public records and renewal terms.

Mr. Pawelczyk: When this item was placed on the agenda at the organizational meeting our office, our office's comments had not been incorporated into the agreement that was executed. We are making sure those comments are included.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the First Amendment to the District Management Agreement between Epmore Community Development District and Governmental Management Services – South Florida, LLC, was approved.

FOURTH ORDER OF BUSINESS

Ratification of Grant of Blanket Easement by TPG AG EHC III (LEN) Multi State 4, LLC

Ms. Duque: Is there a motion to ratify the grant of blanket easement by TPG AG EHC III (LEN) Multi State 4, LLC?

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Grant of Blanket Easement by TPG AG EHC III (LEN) Multi State 4, LLC, was ratified.

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

Mr. Pawelczyk: The only thing I have to report is not good news from my standpoint. The bond validation was scheduled for December 11, 2025, and we received notification yesterday that the court is cancelling the hearing because the courthouse staff are all moving from the old courthouse to the new courthouse on December 11th. We are going to schedule a date, and I'm hopeful we can get that rescheduled for early January.

B. Engineer

Ms. Duque: The engineer has nothing additional to report.

C. Manager**1) Consideration of FY2025 – FY2026 Performance Measures and Standards as Required by Florida Statute 189.0694**

Ms. Duque: It is required by Florida Statute to comply with a range of performance measures and standards to show transparency, accountability, and the effectiveness of the governance of the District.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the FY2025 – FY2026 Performance Measures and Standards as Required by Florida Statute 189.0694, was approved.

2) Discussion of Maintenance Agreement between the District and the HOA

Ms. Duque: This Maintenance Agreement is between the District and the HOA. It entitles the association to be responsible for the maintenance of certain items, such as roads and landscaping. It also allows the District to step in and take charge if the association is not fulfilling those services. We do ask that the Board approves this agreement in substantially final form, as District staff is still working on finalizing those agreements.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Maintenance Agreement between the District and the HOA, was approved in substantial form.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Request #3

B. Approval of Unaudited Financials

Ms. Duque: You have the Funding Request #3 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 #3 and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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

EIGHTH 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

DocuSigned by:



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Chairman / Vice Chairman

Certificate Of Completion

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Status: Completed

Subject: Epmore: Complete with Docusign: 11-21-25 Minutes.pdf, Acquisition Agreement.pdf

Source Envelope:

Document Pages: 4

Signatures: 2

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

1/5/2026 7:35:39 AM

eacosta@gmssf.com

Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

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Signature Adoption: Drawn on Device

Using IP Address:

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Signed: 1/6/2026 9:00:27 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

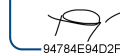
Teresa Baluja

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

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

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Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

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Certified Delivered

Security Checked

1/6/2026 5:46:06 AM

Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps