

**MINUTES OF MEETING
EPMORE
COMMUNITY DEVELOPMENT District**

The Special meeting of the Board of Supervisors of the Epmore Community Development District was held on Friday, June 26, 2026, at 10:19 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 March 20, 2026 Meeting

Ms. Duque: You have the minutes from the March 20, 2026 meeting, beginning on page four of your agenda. Are there any comments, corrections, or revisions to the minutes? Hearing none, may I have a motion to approve the minutes as presented?

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

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Epmore CDD

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Duque: Next item is public hearing to adopt the Fiscal Year 2027 budget. Is there a motion to open the public hearing?

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

B. Public Comment and Discussion

Ms. Duque: At this time, I will open the floor for public comments on the proposed Fiscal Year 2027 budget. For the record, there are no members of the public present in person or participating by teleconference.

C. Consideration of Resolution #2026-05 Annual Appropriation Resolution

Ms. Duque: You have for consideration Resolution 2026-05, the Annual Appropriations Resolution. As the Board is aware, this resolution formally adopts the Fiscal Year 2027 budget, which is attached as Exhibit A. At this time, I would ask for a motion to adopt Resolution 2026-05.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2026-05 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-06 Levy of Non Ad Valorem Assessments

Ms. Duque: This resolution levies the operations and maintenance and debt service assessments necessary to fund the adopted budget. It also approves the assessment roll and authorizes collection of the assessments on the County tax bill pursuant to the Uniform Method of Collection

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-06 Levy of Non Ad Valorem Assessments, was approved.

June 26, 2026**Epmore CDD****E. 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.

FOURTH ORDER OF BUSINESS**Appointment of Audit Selection Committee**

Ms. Duque: The next item is the appointment of the audit selection committee, which begins on page 26 of your agenda. At this time, the Board needs to appoint the audit selection committee that will review proposals and rank the firms of District annual audit for fiscal year 2026. Typically, the Board itself serves as that committee. Unless there are any objections from the Board, I would like to call the roll.

A. Roll Call

Ms. Duque: Now we open the audit selection committee meeting for the Epmore Community Development District. Present today, we have Teresa, Vanessa, and Raisa.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Opening the Audit Selection Committee Meeting, was approved.

B. Selection of Criteria for Evaluation

Ms. Duque: Under item B, the committee will consider the criteria to evaluate the audit firms. The proposed evaluation criteria sheet is in your package, and we have suggested five equal weighted categories, which are the ability of personal, proposers experience, the understanding of the scope of work, ability to furnish the required services, and the price. Unless the Audit Committee wishes to make any changes to that, I request a motion to adopt the criteria as presented.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Adopting the Criteria as Presented, was approved.

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C. Authorizing of RFP

Ms. Duque: The next item is authorizing the issuance of the request for proposal for the annual audit services, which begins on page 26. The RFP provides for the auditing of the District financial records of the Fiscal Year 2026, with options for four additional annual renewals.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Authorizing of RFP, was approved.

D. Adjournment

Ms. Duque: Is there a motion to adjourn the audit selection committee?

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the Audit Selection Committee was adjourned.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum – 2026 Legislative Update

Mr. Pawelczyk: We just have the legislative update that you all have heard in other meetings. Item one is the increase in the sovereign immunity liability caps. And item 5 in that memo references the recall election process for Chapter 190 CDDs.

B. Engineer

There being no comments, the next item followed.

C. Manager

1) District Update

Ms. Duque: Under the Manager's Report, we have included recent photographs showing the current condition of the District's improvements and common areas. These photographs are attached to the agenda for informational purposes only.

2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Duque: The next item is consideration of the proposed Fiscal Year 2027 meeting schedule. It's my understanding that the Board would like to meet on the fourth Wednesday of each month at the same time and location.

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On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule, was approved.

3) Form 1 Financial Disclosure Due July 1, 2026

Ms. Duque: The next item is the Form 1 financial disclosure, which is due by July 1st. Everyone has filed.

4) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Duque: Next, a reminder to complete annual ethics training by December 31, 2026.

5) Number of Registered Voters in the District – 6

Ms. Duque: This is confirming that we currently have six registered voters within the District.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Request #8

B. Approval of Unaudited Financials

Ms. Duque: You have approval of Funding Request #8 and the unaudited financials.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Funding Request #8 and 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.

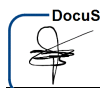
EIGHTH ORDER OF BUSINESS

Adjournment

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On MOTION by Ms. Baluja, seconded by Ms. Krause, 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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Document Pages: 19

Signatures: 6

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

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1001 Bradford Way

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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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Status: Original

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Location: DocuSign

9/18/2026 9:02:01 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

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Signed: 9/18/2026 11:00:18 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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Signature Adoption: Uploaded Signature Image

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Electronic Record and Signature Disclosure:

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In Person Signer Events

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Editor Delivery Events

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Agent Delivery Events

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Intermediary Delivery Events

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Certified Delivery Events

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Envelope Summary Events

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Timestamps

Envelope Sent

Hashed/Encrypted

9/18/2026 9:03:49 AM

Certified Delivered

Security Checked

9/18/2026 9:15:34 AM

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Payment Events	Status	Timestamps