

**MINUTES OF MEETING  
KINGMAN GATE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Kingman Gate Community Development District was held on July 19, 2024 at 10:15 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja  
Carmen Orozco  
Raisa Krause

Chairperson  
Vice Chairperson  
Assistant Secretary

Also present were:

Luis Hernandez  
Andrew Gill  
Michael Pawelczyk  
Lilibeth Hauck  
Nicolas Duenas

District Manager  
Governmental Management Services  
District Counsel  
Lennar Homes  
Lennar Homes

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Hernandez called the meeting to order, and called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of Minutes of the May  
17, 2024 Meeting**

Mr. Hernandez presented the minutes from the May 17, 2024 meeting, asked the Board for any comments or corrections, and upon not hearing any, asked for a motion to approve them.

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| On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the Minutes of the May 17, 2024 Meeting were approved as-presented. |
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**THIRD ORDER OF BUSINESS**

**Ratification of Acquisition  
Agreement related to the  
Expansion Project**

Mr. Hernandez presented the acquisition agreement related to the expansion project, explained that it had already been approved at a previous meeting and executed

in between meetings, asked the Board for any comments or questions, and upon not hearing any, asked for a motion to ratify it for the District's records.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the acquisition agreement related to the expansion project was ratified.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution #2024-08 Amending the Budget**

Mr. Hernandez presented Resolution #2024-08 Amending the Budget, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-08 Amending the Budget was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney – Order to Show Cause Setting Final Bond Validation Hearing for Expansion Area for August 22, 2024 at 10:30 a.m.**

Mr. Pawelczyk mentioned that the final bond validation hearing for the expansion area had been scheduled for August 22, 2024 at 10:30 a.m. and that the legislative update memorandum had been included in the agenda package for the Board's information and the District's records, asked the Board for any questions or comments, and upon not hearing any, the next item followed.

##### **B. Engineer**

There not being any report, the next item followed.

##### **C. Field**

Mr. Hernandez indicated that the field report had been provided in the agenda package, asked the Board for any questions or comments, and upon not hearing any, the next item followed.

**D. Manager**

**1) Consideration of Proposed Fiscal Year 2025 Meeting Schedule**

Mr. Hernandez presented the proposed fiscal year 2025 meeting schedule, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the proposed fiscal year 2025 meeting schedule was approved as-presented.

**2) Discussion of Financial Disclosure Report and Reminder to File Annual Form**

Mr. Hernandez indicated that Ms. Krause had already filed her annual financial disclosure form since the agenda package had been processed and all of the Supervisors had filed their forms at this point.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Acceptance of Check Register**

Mr. Hernandez presented the check register, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to accept it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the check register was accepted.

**B. Acceptance of Unaudited Financials**

Mr. Hernandez presented the unaudited financials, asked the Board for any questions or comments and upon not hearing any, asked for a motion to accept them.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the unaudited financials were accepted.

**C. Acceptance of Funding Request #11**

Mr. Hernandez presented Funding Request #11, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to accept it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Funding Request #11 was accepted.

**SEVENTH ORDER OF BUSINESS**      **Supervisors    Requests    and**  
**Audience Comments**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**      **Adjournment**

There not being any other District business to discuss,

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



Secretary /Assistant Secretary



Teresa Baluja (Aug 16, 2024 14:09 EDT)

Chairman / Vice Chairman

# 08-16-24docstosign-KingmanGate

Final Audit Report

2024-08-16

|                 |                                             |
|-----------------|---------------------------------------------|
| Created:        | 2024-08-16                                  |
| By:             | Robin Friedman (rfriedman@gmssf.com)        |
| Status:         | Signed                                      |
| Transaction ID: | CBJCHBCAABAAp6KcWwU2rmU_1UOO-HQXNXe28ypFzLL |

## "08-16-24docstosign-KingmanGate" History

-  Document created by Robin Friedman (rfriedman@gmssf.com)  
2024-08-16 - 4:31:01 PM GMT
-  Document emailed to Luis Hernandez (lhernandez@gmssf.com) for signature  
2024-08-16 - 4:31:07 PM GMT
-  Email viewed by Luis Hernandez (lhernandez@gmssf.com)  
2024-08-16 - 4:32:15 PM GMT
-  Document e-signed by Luis Hernandez (lhernandez@gmssf.com)  
Signature Date: 2024-08-16 - 4:34:23 PM GMT - Time Source: server
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2024-08-16 - 4:34:25 PM GMT
-  Email viewed by Teresa Baluja (teresa.baluja@lennar.com)  
2024-08-16 - 6:08:42 PM GMT
-  Document e-signed by Teresa Baluja (teresa.baluja@lennar.com)  
Signature Date: 2024-08-16 - 6:09:09 PM GMT - Time Source: server
-  Agreement completed.  
2024-08-16 - 6:09:09 PM GMT