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 November 15, 2024 at 10:15 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Carmen Orozco	Vice Chairperson
Raisa Krause	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Andrew Gill	Governmental Management Services
Michael Pawelczyk	District Counsel

FIRST ORDER OF BUSINESS — Oath of Office for Supervisor(s) Elected at the Landowners Meeting – Seat #1, Seat #2, and Seat #5

SECOND ORDER OF BUSINESS — Roll Call

Mr. Hernandez called the meeting to order, called the roll, and explained that oath of office had already been administered to the Board members prior to starting the meeting in order to have quorum.

THIRD ORDER OF BUSINESSS — Organizational Matters

A. Consideration of Resolution #2025-01 Canvassing and Certifying Results of Landowners Election

Mr. Hernandez presented Resolution #2025-01 Canvassing and Certifying Results of Landowners Election, explained it provided the results from the landowners meeting, asked for any questions, and upon not hearing any, asked for a motion to approve it.

> On MOTION by Ms. Orozco seconded by Ms. Krause with all in favor, Resolution #2025-01 Canvassing and Certifying Results of Landowners Election was approved.

B. Consideration of Resolution #2025-02 Electing Officers

Mr. Hernandez presented Resolution #2025- 02 Electing Officers, indicated the Board could re-elect the same slate of officers or make any changes at this time, and read the current slate of officers into the record as-follows: Teresa Baluja as Chairperson, Carmen Orozco as Vice Chairperson, Vanessa Perez, Raisa Krause, Marc Szasz, Rich Hans, and Andrew Gill as Assistant Secretaries, Luis Hernandez as Secretary, Patti Powers as Treasurer, and Sharyn Henning as Assistant Treasurer.

The Board concurred to retain the same slate of officers.

> On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, Resolution #2025-02 Electing Officers was approved as-presented; and the slate of officers was elected as-follows: Teresa Baluja as Chairperson, Carmen Orozco as Vice Chairperson, Vanessa Perez, Raisa Krause, Marc Szasz, Rich Hans, and Andrew Gill as Assistant Secretaries, Luis Hernandez as Secretary, Patti Powers as Treasurer, and Sharyn Henning as Assistant Treasurer.

FOURTH ORDER OF BUSINESS — Approval of Minutes of the August 16, 2024 Meeting

Mr. Hernandez presented the minutes from the August 16, 2024 meeting, asked for any changes, comments, or corrections, and upon not hearing any, asked the Board for a motion to approve them.

> On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the Minutes of the August 16, 2024 Meeting were approved as-presented.

FIFTH ORDER OF BUSINESS — Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2024

Mr. Hernandez presented the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2024, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2024 was approved.

SIXTH ORDER OF BUSINESS **Consideration of Second Amendment to Landscape Maintenance Services Agreement with Dixie Landscape**

Mr. Hernandez explained that the District had received a proposal from Dixie Landscape to include the annexed portion that was not in the original contract, and rather than just amending the agreement, asked the Board to authorize entering into a new agreement that included all of the land within the CDD.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the Board authorized entering into a new agreement with Dixie Landscape to include all of the land within the CDD.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Pawelczyk mentioned a blanket easement related to the expansion area might be needed, asked the Board to authorize staff to prepare a blanket easement to include the expansion area in case it was determined necessary, and for it to be executed once finalized if needed.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, staff was authorized to prepare a blanket easement if needed so it could be executed once finalized.

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, mentioned that the landscaping agreement issue was one of the main reasons for the meeting today, and that in response to a request by the property management company, which had asked about pressure-washing the pavers at the entrances, the

District's budget did not currently have funding for that. If the Board requested, this item could be added to the budget next year, but currently it was not included in this fiscal year's budget.

There not being any further discussion, the next item followed.

D. Manager

1) Ratification of Performance Measures and Standards as Required by Florida Statutes

Mr. Hernandez presented the performance measures and standards, explained it was required by the Florida Statutes to be on the CDD's website, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to ratify it since it had been signed in between meetings.

> On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the performance measures and standards as required by the Florida Statutes was ratified.

2) Violation Notice

Mr. Hernandez presented the violation notice as an agenda item because the HOA had brought it to the District Manager's attention and inquired about if anything needed to be done. The CDD and the developer was aware of this violation and the issues had since been resolved from the time that the letter had been sent.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

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

> On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the check register and the unaudited financials were accepted.

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

There not being any, the next item followed.

TENTH ORDER OF BUSINESS **Adjournment**

There not being any other District business to discuss,

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

DocuSigned by:

Ben Quesada

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Secretary /Assistant Secretary

Chairman / Vice Chairman