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 August 16, 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
Vanessa Perez	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Andrew Gill	Governmental Management Services
Michael Pawelczyk	District Counsel
Steve Sanford	Bond Counsel
Maria Barrios	Rivera HOA Manager
Several Residents	

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 July 19, 2024 Meeting

Mr. Hernandez presented the minutes from the July 19, 2024 meeting, asked for any 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. Perez with all in favor, the Minutes of the July 19, 2024 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS Acceptance of Expansion Report

Mr. Hernandez presented the expansion report, explained that it was an appraisal related to the expansion area and value of the land that the CDD would be buying, asked for any comments or questions, and upon not hearing any, asked the Board for a motion to accept it for the District's records.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the expansion report was accepted.

FOURTH ORDER OF BUSINESS Acceptance of Third Supplemental Assessment Methodology for Series 2024 Special Assessment Bonds

Mr. Hernandez presented the Third Supplemental Assessment Methodology for Series 2024 Special Assessment Bonds, explained the report only affected the bond issuance related to the expansion area in what would become Phase 4, briefly discussed the tables, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to accept it.

> On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Third Supplemental Assessment Methodology for Series 2024 Special Assessment Bonds was accepted.

FIFTH ORDER OF BUSINESS Consideration of Resolution #2024-09 Delegating Resolution

A. Form of Bond Purchase Contract

B. Draft copy of Preliminary Limited Offering Memorandum

C. Form of Continuing Disclosure Agreement

D. Form of Third Supplemental Indenture

Mr. Sanford presented Resolution #2024-09 Delegating Resolution, briefly discussed its purpose, the parameters that needed to be met, and each of the exhibits, 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. Perez with all in favor, Resolution #2024-09 Delegating Resolution was approved.

SEVENTH ORDER OF BUSINESS Consideration of Ancillary Documents

A. Completion Agreement (Expansion Area Project)

B. Collateral Assignment and Assumption of Development Rights (Expansion Area)

C. Lien of Record of the Kingman Gate Community Development District (Expansion Area)

D. Declaration of Consent to Jurisdiction of the Kingman Gate CDD (Imposition of Series 2024 Special Assessments and Imposition of Lien of Record – Expansion Area)

Mr. Pawelczyk presented and discussed each of the ancillary documents and their purposes, explained they were part of the bond closing documentation, asked for any questions or comments about any of them, and upon not hearing any, asked the Board to approve each of them in substantially final form.

> On MOTION by Ms. Krause seconded by Ms. Perez with all in favor, the Completion Agreement (Expansion Area Project), the Collateral Assignment and Assumption of Development Rights (Expansion Area), Lien of Record of the Kingman Gate CDD (Expansion Area), and the Declaration of Consent to Jurisdiction of the Kingman Gate CDD (Imposition of Series 2024 Special Assessments and Imposition of Lien of Record – Expansion Area) were approved in substantially final form.

SIXTH ORDER OF BUSINESS Consideration of Resolution #2024-10 Electing Sharyn Henning as Assistant Treasurer

Mr. Hernandez presented Resolution #2024-10 Electing Sharyn Henning as Assistant Treasurer, explained approving it would allow her to sign documentation for the District in the absence of the Treasurer, 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. Perez with all in favor, Resolution #2024-10 Electing Sharyn Henning as Assistant Treasurer was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney – Discussion of 2024 Legislative Update Supplemental Memorandum

Mr. Pawelczyk briefly discussed the legislative update supplemental memorandum that had been included in the agenda package, reminded the Board that the bond validation hearing for the expansion area was on August 22, 2024 at 10:30 a.m., asked if there were any questions or comments, and upon not hearing any, the next item followed.

B. Engineer – Acceptance of District Engineer's Report for Fiscal Year 2024-2025

Mr. Hernandez presented the District Engineer's Report for Fiscal Year 2024-2025 and asked the Board to accept it for the District's records.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the District Engineer's Report for Fiscal Year 2024-2025 was accepted.

C. Field

Mr. Hernandez indicated that the field report had been provided in the agenda package, mentioned that there had been questions related to the tree trimming schedule and the lake and staff had asked the vendor to provide information to help educate the residents, asked the Board for any questions or comments, and upon not hearing any, the next item followed.

D. Manager

There not being any report, the next item followed.

NINTH 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. Pere with all in favor, the check register and the unaudited financials were accepted

TENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS Adjournment

There not being any other District business to discuss,

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

Teresa Baluja (Nov 18, 2024 10:07 EST)

Secretary /Assistant Secretary

Chairman / Vice Chairman

11-15-24docstosign-LennarDay

Final Audit Report 2024-11-18

Created:	2024-11-18
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5EnzCF1tqcLVD6cnrRNCT5xRJdSbPidc

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