

**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 15, 2025, at 10:10 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Vanessa Perez	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Ben Quesada	District Manager
Jesus Lorenzo	GMS
Mayra Padilla	GMS
Juliana Duque	GMS
Michael Pawelczyk	District Counsel
Gabriella Fernandez Perez	District Counsel
Mayra Padilla <i>by phone</i>	GMS Field

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order and called roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the April 18, 2025 Meeting

Mr. Quesada: Item two on the agenda is the approval of the minutes of the April 18, 2025, meeting. Any comments from District counsel or the Board? Hearing no changes, I would ask for a motion to approve the minutes from April 18th, 2025.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the April 18, 2025, Meeting, were approved.

August 15, 2025,**Kingman Gate CDD****THIRD ORDER OF BUSINESS****Consideration of Resolution #2025-06
Resetting Budget Hearing**

Mr. Quesada: Jumping into Resolution #2025-06, begins on page 10. We had the budget hearing scheduled for previous date in July. We had to reschedule it for today's date, August 15th. I will just ask for a motion from the Board to reset the public hearing, please.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-06 Resetting the Public Hearing, was approved.

FOURTH ORDER OF BUSINESS**Public Hearing to Adopt the Fiscal
Year 2026 Budget****A. Motion to Open the Public Hearing**

Mr. Quesada: The next item is the public hearing to adopt the Fiscal Year 2026 budget. That starts on page 11 of the agenda package. At this time, I would ask for a motion to open the public hearing.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Opening of Public Hearing to Adopt Fiscal Year 2026 Budget, was approved.

B. Public Comment and Discussion

Mr. Quesada: We don't have anybody in the audience or attending the meeting virtually.

C. Consideration of Resolution #2025-07 Annual Appropriation Resolution

Mr. Quesada: This is the same as the proposed budget that we previously presented to you all. It shows that there's an increase for the 51 single family homes. It's because of the Series 2024 bond, they were not assessed in the prior year, but there is no actual increase to the assessments for the District. I just want to make that clear. Any questions or comments from the Board? If not, I would ask for the Board to adopt Resolution #2025-07 to formally adopt this budget.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-07 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2025-08 Levy of Non-Ad Valorem Assessments

Mr. Quesada: Resolution #2025-08 is the levy of the non-ad valorem assessments. This resolution would give the District the power to levy the O&M through the non-ad valorem assessments.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2025-08 Levy of Non-Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

Mr. Quesada: Again for the record, there are no members of the audience present. I would ask for a motion to close the public hearing.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Closing of the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Audit Selection Committee Meeting

A. Opening Audit Selection Committee Meeting

Mr. Quesada: We already had the first Audit Selection Committee meeting where we ratified the criteria. The Board selected themselves to be the Audit Selection Committee. I would ask for a motion to open the Audit Committee meeting at this time.

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

B. Roll Call

Mr. Quesada: For the record Terese Baluja, Vanessa Perez, and Raisa Krause are in attendance for the Audit Selection Committee meeting.

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C. Ranking of Respondents to RFP

Mr. Quesada: You only had one respondent, which was Grau & Associates. I would ask for the Board to rank the respondent as the #1 ranked proposer.

Mr. Pawelczyk: The Board doesn't have any intention to go out for bid because you had less than three.

Mr. Quesada: That's correct. Thank you for that, Mike.

D. Adjournment

Mr. Quesada: I would ask for a motion to adjourn the Audit Committee meeting.

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

SIXTH ORDER OF BUSINESS

Selection of Audit Firms

Mr. Quesada: We are now formally back in the CDD meeting, I would ask for this Board of Supervisors to select an audit firm, please.

Ms. Baluja: I will motion to select Grau & Associates.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Selecting the #1 Ranked Proposer Grau & Associates to Provide Auditing Services, was approved.

SEVENTH ORDER OF BUSINESS

Approval of Interlocal Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website by and between Miami-Dade County, Florida and Kingman Gate Community Development District

Mr. Quesada: I heard the Board touch on this item in a prior meeting of the approval of the interlocal agreement for local government publication of legal advertisements. The District was able to find some savings on advertising costs through the county's website. Juliana has been helping us out at GMS to make sure that we can make that happen for everyone. Anything else you want to add Mike?

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Mr. Pawelczyk: No, before these are signed there's the notice provision.

Mr. Quesada: I know we're doing it in all our Districts. Make sure you include the District's address. I think that the Board is aware of this program that's being offered by the county. It's not quite ready yet. With the Herald Newspaper, we got a 44% discount off for the current advertisement. We're taking advantage of it while we transition to the Miami Dade County.

Mr. Pawelczyk: You will still be required to advertise once a year anyway and put a notification on your website and all your advertisements will be on the county website. I assume the manager will put a link to the county's website.

Mr. Quesada: Is there a motion to adopt Resolution #2025-09 authorizing the Chair or the Vice Chair to execute this interlocal agreement and transmit the same to the county?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-09 and Authorization for the Chair or Vice Chair to Execute the Interlocal Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website by and between Miami-Dade County, Florida and Kingman Gate Community Development District, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum – 2025 Legislative Update

Mr. Pawelczyk: I have touched on the legislative memo many times. Unless the Board has any questions, we can move forward. I do not have anything further under attorney's report.

B. Engineer – District Engineer's Report for Fiscal Year 2025-2026

Mr. Quesada: The District Engineer's Report for Fiscal Year 2025-2026, for the record, as per the bond indenture, he provided some helpful information about some future costs that we can start to assess for as we move forward. If there are no questions from the Board, I would just ask for a motion to accept the engineer's report.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the District Engineer's Report for Fiscal Year 2025-2026, was approved.

C. Field – Monthly Report

Mr. Quesada: For the field report there is nothing to touch on.

D. Manager

1) Number of Registered Voters in the District

Mr. Quesada: We have 1,053 registered voters in the District. The District's grown since a few years ago. It's looking beautiful.

Ms. Baluja: It's a Lennar favorite.

Mr. Quesada: Yes, everyone is doing their part, so that's good. We've had a lot of good communication, even with the HOA. I think it's good to see that early on.

2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Mr. Quesada: There is a change from the current schedule. There's been discussions about splitting up some of these meetings on Friday, so they're not so heavy. We have listed on the agenda is the second Friday of the month at 11:00 a.m. and just for the record, at the same location, which is 5505 Waterford District Drive, Miami, Florida, 33126. Any objections to that proposed Fiscal Year 2026 schedule? If not, I would ask for a motion.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Proposed Fiscal Year 2026 Meeting Schedule, was approved

3) Form 1 Financial Disclosure Due July 1, 2025

Mr. Quesada: A reminder to everyone to fill out their Form 1s. It says everyone here is filed. Thank you, everyone for filing your Form Ones.

4) Reminder to Complete Annual Ethics Training by December 31, 2025

Mr. Quesada: A reminder to complete your Ethics Training by December 31, for the next Form 1 that they'll be questioning about next year.

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Mr. Quesada: The next item you have is the consideration of the 2025 Performance Measures and Standards as required by the state of Florida and Chapter 189.0694. If at any time you guys ever wanted to make a revision to that, just let us know and we'll be happy to put something together. If not, I will ask for a motion to accept these.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the 2025 Performance Measures and Standards as Required by Florida Statutes 189.0694, was approved

NINTH ORDER OF BUSINESS**Financial Reports****A. Acceptance of Check Register****B. Acceptance of Unaudited Financials**

Mr. Quesada: Any questions about the financial reports? If not, I would ask for a motion to accept the finances, please.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Check Register and the Unaudited Financials, were accepted.

TENTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments – Update on Fish Stocking Quote**

Mr. Quesada: The Audience Comments starts on page 119 of your agenda from the HOA. They were requesting a fish stocking. There has been issues with mosquitoes in the area. We have been doing what we can as far as getting the county to step in and help with those kinds of services. Some of the people living on the lakefront reached out to the property manager. She sent me the email on page 119. They're willing to share the cost with the CDD. She provided an old estimate. That was something that she was working on months ago. I spoke to the company and there has been some changes and there are additional fish that will probably be required. I did check our budget before the meeting. There is unassigned cash that could be utilized to pay for this if the Board was

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willing to accept it. Again, the request is coming from the residents through the HOA manager. The District is funded enough to handle this cost. Unless this Board chooses, I don't think we need to ask the HOA for assistance. Page 124 is the updated estimate.

Ms. Baluja: How much is the estimate?

Mr. Quesada: It is \$7,070. It's 10,000 mosquito fish, which would help a lot. There are some bluegill, catfish, and tilapia. They help eat the larvae of the mosquitoes. Then the other fish there are beneficial to helping with the invasive plant material that grows.

Ms. Baluja: Is that what the Aquatics vendor has recommended? That's the recommended number of fish?

Mr. Quesada: Correct, I spoke to the owner of the company. This was his recommendation.

Ms. Baluja: Okay. Tilapia? So, do we need to put no fishing signs? We probably should.

Mr. Quesada: I already have signs, but I'll double check. Mayra, we're good there, right? As far as the signage, didn't we just do this recently the catfish and tilapia.

Ms. Baluja: Look, if we have the money and we're not going to need it for anything else, we don't have anything major coming for the rest of this year. I'm okay with doing it because mosquitoes are a fact of life. It's going to help the rest of the lake in other invasive issues. I'm good with it. I'll make a motion to approve it.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Usage of Unassigned Funds for Fish Stocking Not to Exceed \$7,070 dollars, was approved

ELEVENTH ORDER OF BUSINESS**Adjournment**

Mr. Quesada: At this time, I would just ask for a motion to adjourn.

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

DocuSigned by:

Ben Quesada

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Secretary / Assistant Secretary

DocuSigned by:

[Signature]

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Chairman / Vice Chairman

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Document Pages: 17	Signatures: 5	Envelope Originator:
Certificate Pages: 2	Initials: 0	Ellen Acosta
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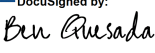
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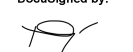
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Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
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