

**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 April 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
Vanessa Perez

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Luis Hernandez
Andrew Gill
Mayra Padilla
Ginger Wald

District Manager
Governmental Management Services
Governmental Management Services
District Counsel

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Marc Szasz

SECOND ORDER OF BUSINESS

Roll Call

Mr. Hernandez called the meeting to order, indicated that Mr. Szasz's oath of office had been administered prior to starting the meeting, and called the roll.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
March 15, 2024 Meeting**

Mr. Hernandez presented the minutes from the March 15, 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 March 15, 2024 Meeting were approved as-presented.
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FOURTH ORDER OF BUSINESS Public Hearing to Impose Special Assessments

A. Motion to Open the Public Hearing

Mr. Hernandez asked for a motion to open the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the public hearing was opened.

B. Engineers Report

Mr. Hernandez explained the engineers report provided an estimate of costs of the improvements and that it had not changed from the prior meeting, asked for any questions or comments, and upon not hearing any, and asked the Board for a motion to accept it

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

C. Assessment Methodology

Mr. Hernandez presented the assessment methodology, explained it had not changed from the prior meeting and that allocated the total debt to the entire parcel and each unit, asked for any questions or comments, and upon not hearing any, and asked the Board for a motion to accept it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the assessment methodology was accepted.

D. Public Comment and Discussion

Mr. Hernandez noted any the landowners were notified about the public hearing, but there wasn't anyone attending the meeting for any public comment or discussion.

E. Approving the Project and Declaring that Special Assessments will pay for the Project

Mr. Hernandez asked the Board for a motion to approve the project and declare that special assessments would pay for the project.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Board approved the project and declared that special assessments would pay for the project.

F. Equalization of Assessments

Mr. Hernandez explained that there would only be single-family homes in the annexed parcel, and asked the Board to accept the description of the equalization of assessments that had been presented.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the description of the equalization of assessments that had been presented was accepted.

G. Adoption of Resolution #2024-05

Mr. Hernandez presented Resolution #2024-05, explained it would allow the District to validate the bonds, asked for any questions or comments, and upon not hearing any, asked for a motion to adopt it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2024-05 was adopted.

H. Motion to Close the Public Hearing

Mr. Hernandez asked for a motion to close the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the public hearing was closed.

FIFTH ORDER OF BUSINESS

Consideration of Acquisition Agreement

Mr. Hernandez presented the acquisition agreement and asked for a motion to approve it in substantial final form.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the acquisition agreement was approved in substantial final form.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Field

There not being any report, the next item followed.

D. Manager

There not being any report, the next item followed.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

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

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

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

Mr. Hernandez explained that the District needed an appraisal for the annexed land and presented a proposal from The Urban Group to perform it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the proposal to perform the appraisal was approved.

NINTH 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.



Secretary /Assistant Secretary



Teresa Baluja (May 17, 2024 13:51 EDT)

Chairman / Vice Chairman

05-17-24docstosign-KingmanGate

Final Audit Report

2024-05-17

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