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 May 17, 2024 at 10:15 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Also present were:

Luis Hernandez	District Manager
Andrew Gill	GMS
Mayra Padilla	GMS (via GoToMeeting)
Michael Pawelczyk	District Counsel
Lilibeth Hauck	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 April 19, 2024 Meeting

Mr. Hernandez presented the minutes from the April 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. Krause with all in favor, the Minutes of the April 19, 2024 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2025 Budget

A. Motion to Open the Public Hearing

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

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

B. Public Comment and Discussion

There not being any, the next item followed.

C. Consideration of Resolution #2024-06 Annual Appropriation Resolution

Mr. Hernandez presented Resolution #2024-06 Annual Appropriation Resolution, 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. Krause with all in favor, Resolution #2024-06 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2024-07 Levy of Non Ad Valorem Assessments

Mr. Hernandez presented Resolution #2024-07 Levy of Non Ad Valorem Assessments, 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. Krause with all in favor, Resolution #2024-07 Levy of Non Ad Valorem Assessments was approved.

E. 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. Krause with all in favor, the public hearing was closed.

FOURTH ORDER OF BUSINESS — Discussion of Landowners Election Procedures

Mr. Hernandez briefly discussed the procedures for the landowners election and the sample documentation included in the agenda package, and asked if there were any questions or comments.

There not being any, the next item followed.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Pawelczyk reminded the Board that the validation hearing for the expansion area was scheduled for June 3rd and that the previously approved acquisition agreement was still pending being executed when appropriate.

B. Engineer

There not being any report, the next item followed.

C. Field

Mr. Hernandez indicated the field report had been included in the agenda package, asked for any questions or comments.

There not being any, the next item followed.

D. Manager – Consideration of Proposed Fiscal Year 2025 Meeting Schedule

Mr. Hernandez presented the proposed fiscal year 2025 meeting schedule, asked for any questions or comments.

Ms. Baluja asked to table the fiscal year meeting schedule until the next meeting.

Mr. Hernandez responded that would be perfectly fine and that this item would be included on the agenda for the next meeting.

SIXTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

C. Acceptance of Funding Request #10

Mr. Hernandez presented the financials reports, asked if there were any questions about the check register, unaudited financials, or Funding Request #10, and upon not hearing any, asked the Board for a motion to accept them.

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

> On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Funding Request #10 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.

Teresa Baluja (Jul 22, 2024 13:06 EDT)

Secretary /Assistant Secretary

Chairman / Vice Chairman

07-19-24docstosign-KingmanGate

Final Audit Report 2024-07-22

Created:	2024-07-22
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmBNCvzp7IXv-ef0jxtdLUkj6UZhPB7Ce

"07-19-24docstosign-KingmanGate" History

Document created by Robin Friedman (rfriedman@gmssf.com)
2024-07-22 - 2:17:00 PM GMT

Document emailed to Luis Hernandez (lhernandez@gmssf.com) for signature
2024-07-22 - 2:17:06 PM GMT

Email viewed by Luis Hernandez (lhernandez@gmssf.com)
2024-07-22 - 2:18:11 PM GMT

Document e-signed by Luis Hernandez (lhernandez@gmssf.com)
Signature Date: 2024-07-22 - 4:26:30 PM GMT - Time Source: server

Document emailed to Teresa Baluja (teresa.baluja@lennar.com) for signature
2024-07-22 - 4:26:33 PM GMT

Email viewed by Teresa Baluja (teresa.baluja@lennar.com)
2024-07-22 - 5:06:02 PM GMT

Document e-signed by Teresa Baluja (teresa.baluja@lennar.com)
Signature Date: 2024-07-22 - 5:06:23 PM GMT - Time Source: server

Agreement completed.
2024-07-22 - 5:06:23 PM GMT