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 18, 2025 at 11:12 a.m. at 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
Juan Alverez *via phone*	District Engineer

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 — Organizational Matters

A. Consideration of Resolution #2025-03 Election of Officers

Mr. Quesada presented the resolution and read the current slate of officers into the record as follows: Teresa Baluja as the Chairperson, Camen Orozco as Vice Chairperson, Vanasa Perez, Raisa Krause, and Marc Szasz as Assistant Secretaries. He asked that the Board name himself and Juilana Duque as additional Assistant Secretaries along with Patti Powers as Treasurer and Sharyn Henning as Assistant Treasurer. He also asked that Paul Winkeljohn as a Secretary to the District.

The Board concurred to retain that slate of officers and there was a motion of approval.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-03 Electing Officers was approved; and the slate of officers were elected as follows: Teresa Baluja as Chair, Carmen Orozco as Vice Chair, Vanessa Perez, Marc Szasz, Raisa Krause, Juilana Duque, and Ben Quesada as Assistant Secretaries, Paul Winkeljohn as Secretary, Patti Powers as Treasurer, and Sharyn Henning as Assistant Treasurer.

THIRD ORDER OF BUSINESSS **Approval of the Minutes of the November 15, 2024 Meeting**

Mr. Quesada presented the minutes from the November 15, 2024 meeting, asked for any changes, comments, or corrections. Hearing no changes from the Board, he asked the Board for a motion to approve them minutes.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the November 15, 2024 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of:**

A. Consideration of Resolution #2025-04 Designating Michael J. Pawelczyk as the District's Reegistered Agent

Mr. Quesada presented the resolution and asked for a motion of approval.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2025-04 Designation Michael J. Pawelczyk as the District's Registered Agent, was approved.

B. Consideration of Resolution #2025-05 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Mr. Quesada presented the resolution and proposed a hearing date of July 18, 2025 at 10:15 a.m. He then summarized the contents of the Budget for the Board. He then stated that the assessment table shows an increase in assessments to the single-family homes, however, for the record, there is no increase in assessments at this time and that increase was added to the 2024 bond assessment. Also, for the record, no single-family homes in any of the areas are receiving an increase in assessments.

There being no questions on the proposed budget, Mr. Quesada asked for a motion of approval.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2025-05 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing for July 18, 2025 at 10:15 a.m., was approved.

FIFTH ORDER OF BUSINESS — Appointment of Audit Selection Committee

For the purposes of efficiency, Mr. Quesada asked the Board to select the Board of Supervisors as the Audit Selection Committee and asked for a motion of approval.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Appointment of the Board of Supervisors as the Audit Selection Committee, was approved.

A. Opening Audit Selection Committee Meeting

Mr. Quesada asked for a motion to open the Audit Selection Committee Meeting.

> 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 stated for the record that Terese Baluja, Vanessa Perez, and Raisa Krause were in attendance for the Audit Selection Committee Meeting.

C. Selection of Criteria for Evaluation

Mr. Quesada summarized the criteria for evaluation stating them as ability of personal, proposers experience, understanding of scope of work, ability to furnish the required services, and pricing. He then asked for a motion to accept said criteria.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Selection of Criteria for Evaluation, was approved.

D. Authorizing of RFP

Mr. Quesada then asked for a motion to authorize staff to engage in the RFP process.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Authorizing of RFP, was approved.

E. Adjournment

Mr. Quesada asked a motion to adjourn the Audit Committee Selection Meeting

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

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

1) Memorandum on Stormwater System Legal Requirements

Mr. Pawelczyk stated that staff are working together to be sure the District is in compliance with legal requirement in respects to with cleaning, reporting, and budget requirements associated with the stormwater system.

2) Discussion on DERM Rules Public Hearing

Mr. Pawelczyk noted there needs to be a rule adoption process associated with a covenant recorded in favor of Miami Dade County and the covenant was provided in the agenda package. The suggested hearing date is July 18, 2025 meeting.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the DERM Rules Public Hearing Date of July 18, 2025, was approved

3) Gate Expansion – Deed and Easement

Mr. Pawelczyk presented conveyances of easements in the District form Lennar to Kingman Gate including an easement for stormwater purposes throughout track D and a portion or track U1 for reporting purposes.

A. Engineer

There not being any report, the next item followed.

B. Field

Mr. Quesada presented the Field Manager's report that was provided in the agenda package. There were no Board questions, and the next item followed.

C. Manager

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS **Financial Reports**

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada presented the check register and the unaudited financials, asked for any questions or comments, 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 the Unaudited Financials, were accepted.

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

There being no comments, 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. Perez, with all in favor, the meeting was adjourned.

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Ben Quesada
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Secretary /Assistant Secretary

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Chairman / Vice Chairman