

**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 June 12, 2026, at 2:55 p.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
Marc Szasz	Assistant Secretary

Also present were:

Ben Quesada (Teams)	District Manager, GMS
Mayra Padilla (Teams)	Field Manager, GMS
Michael Pawelczyk (Teams)	District Counsel
Juan Alvarez (Teams)	District Engineer
Jesus Lorenzo	GMS
Juliana Duque Hernandez (Teams)	GMS

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 March 13, 2026 Meeting

Mr. Quesada: You have the approval of the minutes from the March 13, 2026 meeting. Are there any comments, correction, or changes? Hearing no changes, I will ask for a motion to approve them.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the March 13, 2026 Meeting, were approved.
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June 12, 2026**Kingman Gate CDD****THIRD ORDER OF BUSINESS****Public Hearing to Adopt the Fiscal Year 2027 Budget****A. Motion to Open the Public Hearing**

Mr. Quesada: Section three is your public hearing to adopt the Fiscal Year 2027 budget. That starts on page nine of your agenda package. I just need a motion from the Board to open the public hearing.

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

B. Public Comment and Discussion

Mr. Quesada: For the record, there is no virtual or physical audience joining us for these public comment and discussion portion of today's budget hearing. For now, we can close the public comment portion and jump into item C.

C. Consideration of Resolution #2026-02 Annual Appropriation Resolution

Mr. Quesada: Resolution 2026-02 is your annual appropriation resolution which would formally adopt your proposed Fiscal Year 2027 budget. There is no annual increase being proposed. There will be no change in assessments from Fiscal Year 26 to 27. If there is no comment, I just need a motion from the Board to adopt the resolution.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-02 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-03 Levy of Non Ad Valorem Assessments

Mr. Quesada: Resolution 2026-03 is the levy of the non ad valorem assessments. This gives the District the powers to be able to collect the operation and maintenance through the levy of non ad valorem assessments. If there are no comments, I just need a motion from the Board to adopt.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

Mr. Quesada: I would ask the Board for a motion to close the public hearing.

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

FOURTH ORDER OF BUSINESS

Discussion of Conveyances for 2nd Expansion Area (Positano)

Mr. Quesada: This starts on page 37 on section 4 is the discussion of the conveyances for the second expansion area. The HOA has been asking some questions about some landscape buffers there. If you look on page 37, I did check with the District engineer's office. Juan is there if you guys have anything that you want to discuss with him. For the second supplemental engineering report, I think it clearly spells out the conveyances and where they belong. But I'm here to listen if the Board has anything they want to state or discuss, now is the appropriate time.

Mr. Alvarez: Ben, the engineering report says that the CDD is supposed to own the entrances to the expansion area up to the gate and also get an easement on the inside right of ways. The CDD already has those documents. It owns the entrances and it has the grant of easement. The CDD really doesn't need anything else in terms of land.

Ms. Baluja: Then what's pending if the CDD has what it needs?

Ms. Duque: I don't know if Marc could also add a little bit about this, but this is in reference to other areas. It's our understanding that those additional areas happened before were transferred to the HOA or master. I don't remember right now, but one of the associations. This particular area, which are the one in question, is not described in the District engineers report. Which is what Juan saying that the areas on District engineer report that are areas that already were transferred. I think this is just additional.

Mr. Alvarez: The engineering report says that tracts A and the landscaping areas are supposed to be owned by the HOA.

Ms. Baluja: The HOA is asking for the CDD to own them?

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Mr. Quesada: No, from my understanding is they were just inquiring as to when the conveyance was going to take place to whichever entity, whether it be the HOA or the CDD. I've had some dialogue with the HOA manager, and I guess she just has some concerns about the maintenance to that landscaping buffer for Positano. That's where I saw an email at least that she was inquiring about that. I think that's more the line of questioning coming from the HOA, based on my understanding.

Mr. Szasz: This is where there was that deed error. the convinces are happening now that the actual. I mean, they're getting fixed, the conveyances.

Ms. Baluja: Right.

Mr. Szasz: I think Juan circulated those documents. We just have to finalize them.

Ms. Baluja: Okay. There's nothing for the CDD to do.

Mr. Pawelczyk: If the CDD's going to take it over, then we have to figure out how to fund the maintenance of it.

Ms. Baluja: It's an exterior portion. It's not inside the community. Again, we're trying to transition the CDD to homeowner control in the next few months. Hopefully we get some homeowner participation. If that happens, they can decide.

Mr. Pawelczyk: The question is there's other perimeter buffers within this District that are already owned by the HOA is what I was told. Why wouldn't they own all the perimeter buffers?

Ms. Baluja: I don't know.

Mr. Pawelczyk: From a logistics standpoint.

Ms. Duque: That's what Juan was saying, Mike. That's already part of the engineer's report. Yes.

Ms. Baluja: Okay. Well, I don't think there's anything for the CDD to do at this time unless somebody tells me otherwise.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: I have nothing additional to report.

B. Engineer

Mr. Alvarez: Nothing to report.

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C. Field

1) Monthly Report

Mr. Quesada: Jumping into the monthly field report. Are there any questions on what is in Mayra's report? I don't hear any questions.

2) Stormwater System Maintenance Proposal with Raptor Vac-systems

Mr. Quesada: I can give you guys a little more information about some proposals that we received this week that I wanted to discuss with you on page 62 and 67. On page 62, you have a report provided by a stormwater maintenance contractor, Raptor Vac-systems. They came out and kind of did an inspection of your stormwater system and gave us a really good proposal to be able to cover 65 storm drain structures and two pipelines. The report follows with all the sediment and the measurements based on each phase of construction for \$7,905. I can tell you that we have extra. It's a really good price and we have extra money sitting there in our state Board operating account to be able to absorb that cost. Staff recommendation is that this is going to be year phase one of us being able to come in there and do some maintenance. I think it would be a wise investment if you have no objections.

Ms. Baluja: I have no objections.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Stormwater System Maintenance Proposal with Raptor Vac-systems, was approved.

3) Palm Tree Cleaning Proposal with Brightview Landscape Services, Inc.

Mr. Quesada: On page 67, just running it by you since the timing of the meeting. It's within our discretionary amount, but all the entrances have some palm trees. We're about to get into hurricane the thick of hurricane season, they're pretty loaded up with some seed pods and all that stuff. You have a proposal from Brightview of \$1,440 to do you have five entrances, but if you include the Positano, there's a sixth entrance there. It would cover all the palm trees and all the entrances that the CDD is responsible for. I just needed a motion from the Board, if you're okay with that \$1,440 to approve the proposal.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Palm Tree Cleaning Proposal with Brightview Landscape Services, Inc., was approved.

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Quesada: We're going to table the consideration of the proposed Fiscal Year 2027 meeting schedule to the next meeting.

2) Form 1 Financial Disclosure Due July 1, 2026

Mr. Quesada: File your Form 1 by July 1st.

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Quesada: This is your reminder to complete your ethics training before December 31st.

4) Number of Registered Voters in the District

Mr. Quesada: For the record per the Supervisor of Elections and Miami Dade, you have 1,103 registered voters residing within Kingman Gate.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada: Are there any questions on the check register or the unaudited financials? If not I would ask for a motion to accept your financial statements.

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Quesada: Are there any requests or audience comments? There are no members of the audience with us, just for the record.

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EIGHTH 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.

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Ben Quesada

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

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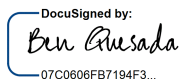
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Ben Quesada

BQuesada@gmssf.com

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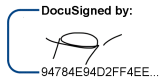
Teresa Baluja

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Chair/ Vice Chair

Lennar Homes LLC

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