

**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 November 14, 2025, at 11:03 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 <i>by phone</i>	GMS
Juliana Duque	GMS
Michael Pawelczyk	District Counsel

**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 August 15, 2025 Meeting**

Mr. Quesada: You have the approval of the minutes from the August 15, 2025 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 August 15, 2025 Meeting, were approved.

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**Kingman Gate CDD**

**THIRD ORDER OF BUSINESS**

**Consideration of Engagement Letter with Grau & Associates to Perform the Audit of Fiscal Year Ending September 30, 2025**

Mr. Quesada: The next item is consideration of the Engagement Letter with Grau & Associates to perform the audit for the fiscal year ending September 30, 2025. This is just to begin your audit for the fiscal year that just ended.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit of Fiscal Year ending September 30, 2025, was approved.

**FOURTH ORDER OF BUSINESS**

**Update on Rules Related to DRCs/DERM**

Mr. Quesada: Same as we previously discussed, at this point in time special counsel doesn't have anything to present related to DERM but you will probably see an update on that in a future meeting.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Quesada: Mike, is there anything you want to cover under staff reports for Kingman Gate?

Mr. Pawelczyk: No, nothing from me.

**B. Engineer**

There being no comments, the next item followed

**C. Field – Monthly Report**

Mr. Quesada: Mayra, is there anything you wanted to share with the Board?

Ms. Padilla: The only thing that I did want to ask is we have two entrances that don't have any landscaping. I wanted to ask what you guys thought about it. Maybe we can add a little bit of landscaping on two of the areas.

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Mr. Quesada: She's talking about the little concrete planters that are attached to the monuments. There are one or two of them. I think it's on page 20 of your report. It's right off of the northside of the District. It was something that the HOA manager brought up.

Ms. Baluja: Do they want planters on the top?

Mr. Quesada: Anything. Just on the edge of the right cap. If you compare it to the other entrance monuments that have a cap at the end of the monument. The other ones have it. Obviously, these are the newer construction phases.

Ms. Baluja: Oh, I see. Can you get a proposal to make it match?

Mr. Quesada: Yes, we can do that.

**D. Manager – Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards**

Mr. Quesada: Under the manager report I have the Fiscal Year 2024/2025 report performance measures and standards to keep up-to-date on the website.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Final Approval of the FY2024 – FY 2025 Report Performance Measures and Standards, was approved.

**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.

DocuSigned by:  
*Ben Quesada*  
07C0006FB7194F3...  
Secretary / Assistant Secretary

DocuSigned by:  
*[Signature]*  
94784E94D2FF4EE...  
Chairman / Vice Chairman

## Certificate Of Completion

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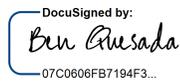
## Signer Events

Ben Quesada

BQuesada@gmssf.com

Security Level: Email, Account Authentication (None)

## Signature

DocuSigned by:  
  
 07C0606FB7194F3...

Signature Adoption: Pre-selected Style

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## Electronic Record and Signature Disclosure:

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Teresa Baluja

teresa.baluja@lennar.com

VP of Community Management

Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 94784E94D2FF4EE...

Signature Adoption: Uploaded Signature Image

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## Timestamp

## Editor Delivery Events

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## Timestamp

## Agent Delivery Events

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## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Sent

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3/13/2026 11:17:21 AM

Certified Delivered

Security Checked

3/13/2026 11:53:37 AM

Signing Complete

Security Checked

3/13/2026 11:53:47 AM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>