

**MINUTES OF MEETING
BISCAYNE DRIVE ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Biscayne Drive Estates Community Development District was held on June 26, 2026, at 10:39 a.m. at the Offices of 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:

Juliana Duque
Michael Pawelczyk
Juan Alvarez
Steve Sanford

District Manager
District Counsel
District Engineer
Bond Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and took roll. Three Board members were present in person, constituting a quorum.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
March 20, 2026 Meeting**

Ms. Duque: The next item is the approval of the minutes of the March 20, 2026 meeting. This is the moment to present any additional correction or changes to the minutes. If there is none, a motion to approve will take place.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the March 20, 2026, Meeting were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Ms. Duque: Let's move forward to the public hearing to adopt the Fiscal Year 2026 budget. I will ask a motion 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

Ms. Duque: Let's move forward to public comment and discussion. At this time, I would like to take the opportunity to take any public comments and questions on the proposed Fiscal Year 2027 budget and also the associated CDD assessments. Before I go to that portion, since the budget has been discussed and perhaps with my presentation some of those questions will be answered, I would like to mention to the Board of Supervisors that I received several objection letters that are part of your agenda package. The reason for the objection to that increase is part of those letters as well. For context, let's compare Fiscal Year 2026 with the 2027 budget. For Fiscal Year 2026, the General Fund total revenue and expenditures were \$1,046,895. For the proposed Fiscal Year 2027, the expenditures increase to \$1,213,895. There is an increase of \$167,000 in the operating budget. Now, on the revenue side, three things are happening. Number one is the special assessments are now on the tax roll and are increasing from \$100,935 to \$197,895. The developer contributions are being eliminated. Last year there was almost \$36,000 in developer contributions. For this Fiscal Year 2027, there are zero developer contributions. Several residents have asked why the operations and maintenance budget and the assessment changed. It is very important to mention that there are restricted covenants that were in place when the District was established. Those restricted covenants will not allow the District to increase that assessment for the first three years. After that, any cost needed to operate and maintain the community has to be paid directly.

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That used to be paid directly by the developer and is now being paid by those homeowners. As I just mentioned, at this stage, the CDD can adjust those O&M budget assessments to reflect the actual and ongoing cost of maintenance for the community. The carry forward surplus is slightly higher, meaning whatever amounts were not used last year are being rolled over and used for this fiscal year. It is about \$10,000 budgeted for Fiscal Year 2027. For the 147 single-family homes, this translates into the O&M operating assessment, which goes from \$717.89 per unit to \$1,407.50 per unit. There is a \$689.61 increase per home. The debt service, which are the Series Bonds 2022, stayed the same. As the Board is aware, this is a fixed amount for a 30-year term and is \$1,949.78 per home. The total CDD assessment, which is the combined O&M plus the debt, goes from \$2,767.67, which was last year, to \$3,357.28 per unit. Once again, this is due to the \$689.61 increase per year. Now, walking the Board and also the residents joining us today through the big changes under the field expenditures, the largest changes are related to the maintenance of the mail kiosk, which was a \$5,000 increase. There is also \$30,000 included for resurfacing roads. This is the amount that was provided by our District engineer. Taking into consideration that this \$30,000 is in a five-year program plan, there is always room for the Board to reallocate that amount if there is a need. There is also the stormwater management drain increase, which went from \$3,360 that we had before to \$23,560. Once again, this is for the ongoing cleaning and maintenance of the inlets, the pipes, and also the storm drains. This again is in connection with the District engineer report, a line item that the Board can, if you decide, change or decrease. There is also a \$10,000 contingency line. That is for the annual storm drain cleaning and also any anticipated fuel needs. The electrical lighting remains the same, which is \$36,000. But once again, this before was a developer contribution. Now this is being rolled into those assessments for each individual unit. Under the debt service, there are no changes, as stated. It stays the same. And then for the several objection letters that we received, they are attached to your agenda package. I do not know if the Board would like me to walk through some of those responses, or whether we should hear from the community first and then go back to those responses. It is up to the Board.

Ms. Baluja: Yeah, that's fine. If there's somebody wanting to speak, I'm fine with it.

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Ms. Duque: Okay. Let's go back to any comments from the community. We do have a resident present today. If you have any comments, please provide me with your name. The meeting is being recorded. It is also important to mention for those joining us today that the way the District conducts its meetings is very similar to the manner in which county commissioners conduct their meetings. Members of the public will have the opportunity to speak, but we will ask that audience comments be kept to approximately three minutes per speaker, and we appreciate you providing your comments within that time frame. When you are recognized, we will ask you to please state your name and address. Again, the meeting is being recorded.

Resident (Jhonhattann Cote, 29075 Southwest 167th Court.): Hi, I'm one of the homeowners. Our property is 29075 Southwest 167 Court. It says homestead, but it's Miami-Dade Florida 33030. I'm representing actually my house. That's what I'm here for and I would like to get some answers.

Ms. Duque: Thank you, Mr. Cote. Is there any specific comments that you would like to make in terms of the budget?

Resident (Jhonhattann Cote, 29075 Southwest 167th Court.): Actually, I'm going through it and in the meantime, I don't have any questions right now.

Ms. Duque: Thank you. We appreciate it.

Resident (Tilson, 16803 Southwest 290 Lane): Mr. Tilson, can you hear me?

Ms. Duque: Yes, we can hear you. I was about to move next to any comments from those joining us over the teleconference. Mr. Tilson, go ahead.

Resident (Tilson, 16803 Southwest 290 Lane): Yes, I'm located at the 16803 Southwest 290 Lane, Homestead Florida. My quick concerns are you did the breakdown. On my side of the community, which I am between Southwest 167 and 169 Avenue, kind of, I don't know about the other community, but I've only seen maybe twice anybody attending these mailboxes. For an amount of \$5,000, I find that very exaggerating. I don't know what type of structure you have. Aside to that landscaping, who is in charge of making sure that these individuals are attending this maintenance? And to be honest with you, I see that, particularly on the landscape side, for the past two years or three years, to say at least, that landscape company that was contracted or won the bid for your services, I've only seen them work certain areas and not the 292 street between 167 and

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169 Avenue, which leads me to think that you're hiring people and there's nobody to actually be accountable to make sure that these people are doing their job. I would advise you, if these monies are being paid for these companies, they should be accountable to making sure that they're doing the job. Recently I just noticed that they've been cutting it for some reason or another. I guess they got the memo that this meeting was going to take place. And as far as the mailboxes, I only saw someone attending these boxes maybe once or twice, and that's it. So, an exaggeration of \$5,000, that's kind of mind blowing. I really wanted to know as well, these increases, is this going to be like a practice that's going to be done every three years or every year because of the economy and so forth?

Ms. Duque: Thank you so much, Tilson, for your comments. Let me start with your first comment, which is related to landscape performance. The Board has contracted with Tony's Nursery and Gardening for the common areas. Just so you understand, not all of the common areas within the District are the responsibility of the CDD. On Southwest 292nd Street, the entire easement is not CDD responsibility. Only the section between Southwest 168th Court and Southwest 167th Court on 292nd Street is District responsibility. Everything else outside of that tract is not CDD responsibility. Those smaller easements should be maintained, I assume, by those homeowners. There are also two tracts, Tract C and Tract F, which are related to the mailboxes, and those are the District's responsibility for maintenance. On Southwest 167th Avenue, the District also maintains Tract L and Tract K. There is also a CDD boundary behind the properties located at Southwest 290th Lane, which we will discuss further because it is being used by residents as a trash collection and dumping area. The current landscape company has had to remove various items, including barbecues, televisions, tires from vehicles, and even an AC unit that had been replaced. That is a very problematic area. As of today, all of that has been picked up by your landscape company at no additional charge to the District, but we will discuss that further with the Board of Supervisors. There are also two additional tracts maintained by the District, located on Southwest 288th Street and Southwest 172nd Avenue. Mr. Tilson, I can tell you that we hold monthly meetings with the landscape company to inspect the areas, and they have been providing the work described in our landscape contract and agreement. There are also small trees and

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shrubs along Southwest 297th Street, and a hard cut was done in those areas because they were very small and were not looking good. On Southwest 167th Avenue, since the summer season started, we have been dealing with a lot of weeds, and that is also part of the work being performed. The bottom line is that the landscaping services provided by Tony's Nursery and Gardening are coordinated through the field team and GMS. We do meet on site, and I would be more than happy to meet with you on site as well, if you would like, so I can walk those areas with you and better understand the concerns. Now, in reference to the maintenance of the mail kiosks and that section, once again, there is not much there currently included today because that is not being covered under your budget. That is why you have seen that specific increase related to the mailboxes. It goes back to the question of why no services are being provided to that specific section, and the answer is that there are no particular funds allocated for it. I don't know if there is anything else we would like to address.

Resident (Tilson,16803 Southwest 290 Lane): Basically, you said that the landscape company covers on the 292nd street between Southwest 168th Court and the 292 Terrace. Is that correct?

Ms. Duque: No, it is only between 168th Court and 167th Court. Just that portion of land, which includes part of where one of the mailboxes is located, and the other section where I believe there are only five single-family units.

Resident (Tilson,16803 Southwest 290 Lane): See my question is you have, that Road, 292, it's considered Miami-Dade. And you have the landscape that actually customers have went above and beyond to cut the back of that property because they don't want that to look all disruptive. They have fences and they have their landscape company do it. But the area that you're talking about, I saw them cut it yesterday and I'm telling you that I've actually witnessed this for the past two years now. What type of meeting and address you have with the company, that's one thing. If you don't have anybody coming in and out of your office to literally say, okay, Tony's is going to this section here and evaluate the area that they're servicing, that's something to think about because it wouldn't look good if a company's paying somebody and we're just going by a certain word of mouth meeting and not looking at actually the work being performed. I just wanted to throw that out. And as far as the increases are concerned, is this something

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that every year you're going to go through a budget, and if the budget increases or decreases because of the economy or what have you, is this going to be a periodic practice from this company?

Ms. Duque: Mr. Tilson, to address your two comments: first, the meetings are held on site with the vendor. I actually walk and drive the area with the current landscape vendor. It is not as if we have a teleconference call and simply discuss the area; we actually meet on site and inspect the areas. There are pictures attached to the updates in today's District reports. Those pictures are presented to the Board of Supervisors, and if there are any additional concerns about those areas, they are brought to their attention for discussion, and we will include them at the following meeting. Second, regarding the increase, it depends. Your budget has two portions. One is the debt assessment related to the Series Bonds that were issued to finance the infrastructure of the District. The other is related to operations and maintenance. The debt assessment is a fixed amount, and it never changes. It is a fixed amount for 30 years. It could change if the bonds are refinanced, but we are not there yet. Now, for the O&M portion, it depends on the needs of the District. As you can see, the developer was actually paying the \$36,000 for the FPL street lights. They are no longer paying that moving forward, so that amount is being rolled into the residents' responsibility along with the other line items I already discussed. It is up to this Board of Supervisors. Mr. Tilson, give me one second. Sorry. Yes, once again, it is up to this Board of Supervisors to discuss the budget in case they need to decrease it. Mr. Tilson, I am going to move forward with the next resident. If you would like, you can email me or meet with me on site, and I will be more than happy to continue answering any further questions.

Resident (Tilson, 16803 Southwest 290 Lane): Okay.

Ms. Duque: Do I have any other comments from the residents joining us today?

Resident (Grace): My name is Grace. I came in a little bit late and I do apologize. If I missed this, please forgive me. You're saying that we're paying \$5,000 a year for a very small landscaping amount. Is that correct?

Ms. Duque: No, Grace. The \$5,000 that we mentioned is related to the maintenance of the mail kiosk. That is \$5,000 per year, and that is not the amount you are currently paying. That is

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the amount that is being proposed and discussed right now for the Board to consider for inclusion in Fiscal Year 2027.

Resident (Grace): Okay, so my issue with that with the mailboxes are one, 90% of the keys do not work. Two, my packages are steady being misdelivered or returned to sender because the mail people are either not putting them in the boxes or they're being stolen. I myself would prefer to have my own mailbox associated with my own house. That way I can take care of my own mail and my packages are not being returned. I'm able to get my packages that I paid for and so forth. How can we go about doing something like that?

Ms. Duque: Yes, that is not something that we can control. The District owns the land. However, when it comes to the mailboxes themselves and the services related to them, any questions or concerns will need to be addressed directly with the post office.

Resident (Grace): But since you guys are paying for it to be maintained, then the key should be able to work, and I should be able to access my packages. Yes.

Ms. Duque: No, that statement is not correct. We only maintain the area. We are not responsible for the mailbox itself or for whether the keys are working.

Resident (Grace): So, when you say maintain the area, what are you guys maintaining?

Ms. Duque: There is a structure on top of the mailboxes, an awning. In the event that it needs to be replaced, for example, if a hurricane were to damage or remove that structure, the District would be responsible for replacing it. There are also concrete slabs where the mailboxes are located, and if there is a crack or any damage to that concrete slab, the District would be responsible for maintaining it. There are also lights related to that section, and the District is responsible for those lights. In addition, there are common areas, meaning the grass that needs to be maintained. There is also a parking lot, and the asphalt in that parking lot would be the CDD's responsibility if any work needs to be done. Finally, there are vehicle stoppers in each parking space, and the District is responsible for maintaining those as well.

Resident (Grace): These are all minimal things. Who's responsible for maintaining the uptake keep of the clustered mailboxes?

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Ms. Duque: With all due respect, they are not minimal things. I do not know that answer. That will be a question for the post office.

Resident (Grace): Well, I mean it's listed on your property. I'm trying to figure out who do I contact for the cluster? Because you guys set up for it clustered. Is there a way that we can petition to have our own mailboxes?

Ms. Duque: I really don't know that answer. If you can petition that.

Ms. Baluja: Ms. Grace. This is Theresa. I'm one of the Supervisors on the Board. The U.S. post office, in 2013 I want to say, sent out notice that all future new developments of single-family homes would no longer be allowed to have individual mailboxes at their curbside. They require that a cluster area be set up as part of the development. As a matter of fact, it is a requirement of the planning process that that be submitted to them, and they are the ones who designate and approve where and how. If you wanted to change that method of delivery, you would have to directly petition the U.S. post office. But it's my understanding that they are no longer allowing for curbside service on new developments.

Resident (Grace): Okay. That makes total sense and I appreciate you clarifying that for me. My next point would be the post office on that. Then, it comes up, when you just mentioned your title, how many people on the Board live in Sedona Estates?

Ms. Duque: Grace, right now the Board is controlled by the developer. We have five Supervisors, and all five are affiliated with the developer.

Resident (Grace): Okay, affiliated, but who lives in Sedona Estate?

Ms. Duque: None of them live in Sedona.

Resident (Grace): Okay, so how can we petition to get folks from our community to be on the CDD Board?

Ms. Duque: There are two items that need to be accomplished before we move in that direction: six years from the establishment of the District and 250 registered voters. Right now, and this is also part of today's discussion, we have 216 registered voters. We have not yet reached the 250 registered voters threshold.

Resident (Grace): Okay, and when we're saying Biscayne Drive Estates Community Development District. This is Sedona Estates. The new houses that you guys

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are building on, what is that? 173rd and 286ish as well as the townhomes and single-family homes on 163rdish and 288. Or is it just the Sedona Estates?

Ms. Duque: So, there is a section that is currently being developed, Grace, and that section is being annexed to the District. Discussion about that will also take place during today's meeting. But right now, the discussion of the budget and this particular proposed Fiscal Year 2027 budget relates to the 147 units that are part of Sedona Estates, as you know it is being called.

Resident (Grace): When you guys sent the letter, you guys mentioned an amount that we paid. Can you confirm that amount that you say we pay every year?

Ms. Duque: Yes. For Fiscal Year 2026, the O&M assessment was \$717.89. The proposed budget being discussed today for Fiscal Year 2027 increases that amount to \$1,407.50, which represents an increase of \$689.61. For the annual debt assessment, which is related to the Series Bonds, the Fiscal Year 2026 amount was \$1,949.78, and for Fiscal Year 2027, you will be paying the same amount. That, once again, is a fixed amount, and it does not change. Right now, the budget being discussed by the Board reflects an increase of \$689.61, which represents only the O&M assessment. Ms. Grace, I am receiving direction from the Board to continue moving forward with the rest of the residents in case anyone has any other questions.

Resident (Grace): I do have another concerning question about my taxes. Last year I paid \$2,667.67 to the CDD.

Ms. Duque: That is correct. Yes.

Resident (Grace): But you're saying it should have been less.

Ms. Duque: No, because your taxes are a combination of those two assessments: the O&M assessment and the debt assessment, the two amounts that I just mentioned. The O&M amount for last year was \$717.89, plus the \$1,949.78 debt assessment. That totals \$2,667.67, which is how much you paid.

Resident (Grace): Where can I find this breakdown at?

Ms. Duque: You can find the budget on the website. It's biscayndriveestatedcd.com.

Resident (Grace): Okay, thank you. I'll voice my concerns at a later time.

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Ms. Duque: Thank you, Grace. You can also contact me directly, and I'll be more than happy to provide you with further information.

Resident (Grace): What's your name?

Ms. Duque: Juliana. My name is Juliana, and I am the District manager.

Resident (Grace): Thank you.

Ms. Duque: Thank you. Let's move forward with any other comments or questions from the rest of the residents.

Ms. Baluja: If you don't have any others. I do have some comments and questions myself.

Ms. Duque: Go ahead.

Ms. Baluja: Talking about the mail kiosk, I see that there's a \$5,000 increase. Now, I know all these things were part of the report from the engineer. I'm wondering if that can be lowered at all on the mailbox kiosk. Because it seems to me there's probably, I don't know how many kiosks there are out here.

Ms. Duque: There are two big clusters.

Ms. Baluja: Two big clusters. Yeah. My understanding is that, for example, if your key break stops working, whatever, the box itself is property of the post office, U.S. post office. And so, we're not legally able to go touch it because it's a federal fence, Mr. Attorney?

Mr. Pawelczyk: That's correct. Post office owns the box.

Ms. Baluja: So, if the key breaks, typically you have to coordinate with them to get it replaced, whatever. I think our portion of the maintenance here is, like you said, the slab it sits on, the structure, if somebody tags it up and you have to clean it, whatever. I think maybe we can lower this. I don't know what you think might be reasonable, maybe \$2,000 instead?

Ms. Duque: Definitely. I think we could. I will say that this will also apply to resurfacing of roads.

Ms. Baluja: I'll get there.

Ms. Duque: Okay.

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Ms. Baluja: Yeah. For the mailbox kiosk, that's my feedback. On the resurfacing of the roads, again, I know that this was taken from the engineers, and I think the engineer is on the phone.

Ms. Duque: Correct, and there is a five-year plan.

Ms. Baluja: My question is, I know we have to have a five-year plan based on the requirements of the county and all that but is it the intention that we're collecting \$3,000 for five years to then that's going to be the cost of it? Because these roads are not yet necessarily lifted, which means that the clock on our side has not started ticking.

Ms. Duque: Correct.

Ms. Baluja: Right now, it's still under the developer and they have to do a second and final lift. That's when really the maintenance starts on the CDD side. Right?

Ms. Duque: Yes.

Ms. Baluja: So would it be reasonable to say, can we lower this to \$5,000, \$10,000, something like that. Right. For this coming year, knowing that once it's done, then we have to start the ticking clock, and the engineer will confirm for us, hey, yeah, now you have to start counting that.

Ms. Duque: Yes. And it is important to mention that those are projected numbers. We propose the budget, but the Board can always review those numbers and decrease the amount if necessary.

Ms. Baluja: Yeah, I get that, but we take information from staff also. I want to make sure that what I'm proposing is also real. We're not going to just be taking off a line item and then needing the money.

Ms. Duque: Of course. Yes. It's important.

Ms. Baluja: Right. It's a balance.

Ms. Duque: We can ask Juan for more information and perhaps some guidance. They do create what is called a sinking fund, which is intended to finance the capital expense at the end of the service life of those road pavements. The same thing applies to the stormwater management District, where they are considering a five-year program to service those inlets, manholes, pipes, and French drains. You can certainly budget less than that amount. Based on Juan's five-year report, you may choose to do it year by year, but if you proceed that way, you may need to increase that amount each year if necessary.

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For the first year, the stormwater management system was discussed at approximately \$16,000. For the roads, there is approximately \$18,379, and \$8,627 for pavements. Juan, will you be able to provide the Board with more insight as to what you think needs to be done and how we can reallocate those amounts?

Mr. Alvarez: Yes, Juliana. As everybody knows, with the exception of Southwest 292 Street, which belongs to the county, all of the other roads within the District belong to the CDD. It is a good practice to put aside nearly some funds for the eventual resurfacing of the roads. It's not an obligation, but at the time when you need to have the money to resurface the road, you will have the funds. Okay. The decision could be made to fund the resurfacing of the road at one time, at the very end when it's needed. But it's going to be a very large amount, and the assessment will really go up at the end. It's better to be putting aside money for that eventual need. And I think that's what this budget is proposing. However, it's not an obligation and you can postpone putting aside the money and do it later. Okay. But yes, we recommended that to put aside \$18,000 and some other money for the paint for thrust walls and something like that. As I said, it's not an obligation, it's an option.

Ms. Baluja: Juan, this is Terri. Based on the five-year plan, you're saying your goal was to achieve \$150,000 at the end of five years. Right? Am I wrong?

Mr. Alvarez: No, the five years is something else. The five-year plan.

Ms. Duque: It's for the storm drainage system.

Ms. Baluja: Oh, I'm sorry.

Mr. Alvarez: For the drainage.

Ms. Baluja: Yeah.

Mr. Alvarez: I only spoke right now about the road.

Ms. Baluja: I guess the question is at what time frame? I know different components have different lifespans, right? Like paint, seven years, drainage has to be in five years. How long from the day that the road is complete do you think we will have before we have to resurface? Is it 10, 15, 20 years? What are we thinking?

Mr. Alvarez: Yeah. No, 30 years.

Ms. Baluja: 30 years.

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Mr. Alvarez: The roads were completed in 2025, and they will need to be resurfaced in 30 years from now. You either put aside \$18,000 every year or at the end of the 30th year, you're going to incur something like close to \$600,000 in order to resurface all the roads.

Ms. Baluja: Okay. If I'm understanding correct, we're saying it's going to cost \$540,000 in 30 years?

Ms. Duque: We divide that by 30 years.

Ms. Baluja: He says that he's saying his report says \$18,000.

Ms. Duque: \$18, 379. Correct. Plus, the \$8,627 for the pavement marketing and signing.

Ms. Baluja: Can we reduce maybe? I don't know what the right word is, but can we slowly get there? I want to be sensitive to all the factors.

Mr. Pawelczyk: For those listening, this is the attorney. I've seen this done multiple ways where it's good to have this fund. I'm not saying you need to do it now. I'm not advocating for anything like that. But it's good to have this fund. Then, in 20 years, the Board looks at it and says, *"how am I going to be able to pay for this million dollar project?"* If they've got \$600,000 there and they can borrow the other \$400,000, and borrow that over five years, which would reduce that assessment rather than borrowing a million dollars. Especially for this community, which is relatively small in unit types. There are not a lot of units there.

Ms. Baluja: Right.

Mr. Pawelczyk: It's up to the Board to determine when that's going to take place, when they're going to start saving money. It could be this Board; it could be the next Board. Say next year on an annual basis. It's up to you. You don't need the money now and the District does have the ability to borrow money if you need it. Of course, if you borrow money, there's cost to borrow money. It's like getting a mortgage. So that's the difficult situation you're in. On top of the stormwater issues, which we have to address because I think those are mandated.

Ms. Baluja: That's correct. I know the stormwater is a mandate. That is a Florida change that happened or whatever. I get that. That was something that the State of Florida changed.

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Mr. Pawelczyk: The gentleman that first spoke. He said, is this going to be an every year basis that we're going to increase the assessments? It can be or it might not be. My understanding is if you provided for this larger increase that's almost 100%, you provide for that 100% increase this year, you probably aren't going to have to increase next year. But you can lower this and just stagger your increase if you wanted to. In other words, increase the total assessment per unit \$300 and then say next year we're going to probably have to do the same. And maybe that's not as big a hit on some of the residents.

Ms. Baluja: Yeah. I think I'm leaning towards the staggering just because we don't need the money now because none of this needs to be replaced now and I do want to be sensitive to that increase obviously for the residents.

Mr. Pawelczyk: I know you're concerned, Terri, and I don't want to speak for you, but having sat with you in other meetings is you don't live there. Right. If they're going to have to increase to resurface the roads, that should probably be a resident decision at the end of the day once the residents take over the Board in a couple years.

Ms. Baluja: Right. I think probably a nominal amount should be kept just because if there is damage for whatever reason, we should have some money to make that repair. What do you think? What would you recommend would be a nominal amount that we can keep for repairs?

Ms. Duque: For the resurfacing of roads, you can reduce it from \$30,000 all the way to \$5,000 to \$10,000, just to be on the safe side. We are also allocating a \$10,000 contingency. That is a line item we could use as well in case we need additional funds.

Ms. Baluja: Right.

Ms. Duque: But it's up to the Board.

Mr. Pawelczyk: If you don't use that contingency next year, you can carry forward and say, I want to take that \$10,000 that we never used in 2027 and put it in the road resurfacing fund for 2028.

Ms. Baluja: Okay. I had proposed already mailbox, I would say \$2,000 and resurfacing road at the \$10,000 as recommended.

Resident (Grace): I have a question.

Ms. Duque: We are currently in Supervisor discussions. We have already completed public comment, and we will return to public comment again later.

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Ms. Baluja: On the stormwater drainage, this is for the five-year plan that we have to do.

Ms. Duque: Correct.

Ms. Baluja: And so, this is the Florida mandate I came across.

Ms. Duque: Yes.

Ms. Baluja: Was the number in the engineer's report that \$23,560?

Ms. Duque: Correct, it's a five-year program. Definitely, it's an amount that you could also lower.

Ms. Baluja: Right. But the next year it would have to increase again?

Ms. Duque: Yes.

Ms. Baluja: What the report is saying is that we'll probably spend this amount of money every year cleaning the portion that we're supposed to clean?

Ms. Duque: I'm going to give you an example, Terri, and we will discuss this further with the field team. We received a call from a resident reporting that the area where she lives was flooding. We sent the truck and the vacuum vendor to inspect the inlets, and he found sediment in the area. There were two areas that needed to be cleaned, and there was a \$1,000 fee that we will discuss. Maybe we did not need to do the cleaning throughout the entire community. It may be that the sediment is only in some of those buffers. However, we do not know that right now because we have not completed an inspection, and we do not have money allocated for that specific line item.

Ms. Baluja: Do we know what an inspection would cost?

Ms. Duque: It could be around that amount, approximately \$1,000. We have seen District cleaning costs range anywhere from \$5,000 to \$30,000. It really depends on the circumstances. This is a very new District, so I do not expect to see costs at that level.

Ms. Baluja: Right. Because the developer cleans up the stuff before they hand it over.

Ms. Duque: Correct.

Ms. Baluja: Okay, so then what you're saying is that we could reduce this and what are we thinking to like \$10,000, like the other one?

Ms. Duque: Yeah. I think you can lower that one to \$10,000 too, just to be safe.

Ms. Baluja: Okay.

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Ms. Duque: Juan, what's your opinion about keeping the stormwater drainage at a \$10,000 for Fiscal Year 2027 according to your report too?

Mr. Alvarez: The amounts that we give in the yearly reports are recommendations. Part of the funds that we used doing some videoing of the pipes. Perhaps when you do the inspections, you determine that there isn't a lot of sediments and perhaps there's no need for doing the videoing and you can save on that. It's a matter of a constant management of the program. Of course, the amounts that we give are on the conservative side, you could say, just to make sure. But if observations show something else, I think you can modify the amount that we recommend. The development is relatively new. I don't think you will have a lot of sedimentation. But the thing is that the engineer has to certify at the end of the fifth year that 100% of the inlets were serviced during the previous five years. We need to make sure that at the end of the five years, 100% of the pipes and inlets are serviced one way or the other. Maybe by using the contingency funds or whatever. If you lower the amount that we recommend, you can use contingency points later. It's kind of flexible. If you want to lower it for the sake of the residence and the total amounts, that will be fine. You will notice that in our reports we always say that this is subject to the Board's decision.

Resident (Grace): Please let me know when I can speak because I have a lot of things to say.

Ms. Baluja: The inspection you said was about \$1,000. And then if we are dividing the community in five to clean the inlets. So, Juan, if we do the inspection right, and the inspection doesn't show a requirement to clean, do we still have to clean?

Mr. Alvarez: No. And one option that you could have is to do all of the work on the fifth year. If you want to lower or you put aside every year and do the whole thing on the fifth year, you can also do that and put the funds or whatever funds you are still missing on the fifth year, put it that year and just do inspections to see if there's any accumulated degrees or whatever. It's very flexible. Whatever you want to do.

Ms. Baluja: Thank you, Juan. I'm fine with the recommendation.

Ms. Duque: So, we will lower those three line items. We will lower the mail kiosk, we will lower the resurfacing roads, and also the stormwater drainage. We will take care of that. Once again, the public comment section has already passed. It is up to the Board

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if you would like to go back to any public comments or questions. Please let me know how you would like me to proceed.

Ms. Baluja: I think they would benefit from a more direct communication with you, Juliana, so they can answer questions and then you can respond and they'll likely have additional follow up questions. I think that if you take their information and reach out to them directly, they will benefit from that.

Ms. Duque: I will follow that direction.

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Ms. Duque: Let's move forward then to consideration of Resolution 2026-03, which is the Annual Appropriation Resolution. This resolution adopts the Fiscal Year budget attached as Exhibit A, including the changes that were provided by the Board and the General Fund. That amount will be decreased from the total amount. It also increases the debt service fund for the Series 2022 Bonds. In addition, it appropriates those sums as necessary to defray all expenditures for the year and authorizes future budget amendments in accordance with Florida Statute. A motion to consider Resolution 2026-03 will now take place.

Mr. Pawelczyk: Subject to the changes to the proposed budget, which I believe, according to my calculation, reduced the appropriation amount by \$33,000. Is that correct?

Ms. Duque: Yes, about that amount. Thank you, Mike.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Annual Appropriation Resolution Subject to Changes to the Proposed Budget, was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Ms. Duque: Let's move forward to consideration of Resolution 2026-04, which is the levy of non-ad valorem assessments. This resolution confirms that the services, facilities, and operations in the adopted budget provide a special and peculiar benefit to the lands within the District. It also imposes and levies the operations and maintenance assessments. It confirms the existence of the Series 2022 debt service assessment. It

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also adopts the assessment roll, which will be included as Exhibit B after we make the calculations with the decreases requested by the Board. In addition, it certifies the roll to the Miami-Dade County Tax Collector so that the assessment can be collected using the uniform method of collection. A motion will now take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

Ms. Duque: Let's move forward to 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 Financing Matters
Related to Expansion Area****A. Consideration of First Supplemental Engineers Report**

Ms. Duque: Let's move forward to the discussion of financing matters related to the expansion area. The first item is consideration of the First Supplemental Engineer's Report. The report has been prepared by Alvarez Engineering, and we have Juan joining us over the teleconference. Juan, please go ahead.

Mr. Pawelczyk: Before we start this, just for everybody who's listening, this is for the expansion area only. The next several items only apply to that. That includes the engineer's report, the methodology report, the two assessment resolutions and the bond authorizing resolution.

Mr. Alvarez: Thank you for that clarification, Mike. Yes, this is all about the expansion area. The District requested from the county, from the Board of Supervisors of commissioners to expand the District by 54.43 acres and an additional 166 single family. The county granted the expansion earlier this year. We studied the plans for the roadways, the sanitary sewers, the water mains and the drainage system to support the development within the expansion area. And we estimated that the construction cost for

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those four components is going to cost about \$12,316,000. Everything is described in the engineer report that is in your agenda. The idea is that the HOA will own all of the opening tracts within the expansion area and the county will own the road rights-of-way within the expansion area. The District really will not own any land in the expansion area, but it will own grants of Eastman for drainage. The District at the end is going to own only the drainage system, but it will finance the elements that are public: the roadways, the water, the sewer and the drainage. But out of those four components, it will, at the very end, will only own the drainage system. So, there's a lot of detail in the engineer report that you have with you. You can see that all the permits are approved. The construction is very well advance. In fact, the northern part of the expansion has houses and it's almost essentially complete. The southern portion is under construction but is very well advanced. That's really the essence of the report. If you have any questions, I'll be very happy to answer them.

Ms. Duque: Do I have any questions from the Board?

Mr. Pawelczyk: And we need to ask anybody from the public because we are going to vote on it.

Ms. Duque: Are there any questions or comments from the audience, whether present or joining by teleconference? Hearing none, a motion to consider the First Supplemental Engineer's Report for the expansion area will now take place

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the First Supplemental Engineers Report, was approved.

B. Consideration of Master Assessment Methodology

Ms. Duque: Let's move forward to consideration of the Master Assessment Methodology Report. This methodology report explains how the cost of the expansion area public infrastructure will be allocated among the 166 new lots through the special assessment, as well as how those assessments related to the future Series 2026 Bonds will be allocated. It also sets the maximum principal amount per product type, the lien structure, and how those benefits and allocations are determined to be fair and

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reasonable. Unless there are any questions about the Master Assessment Methodology Report, I will ask for a motion from the Board to consider the report.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Master Assessment Methodology, was approved.

C. Consideration of Resolution #2026-05 Declaring Special Assessments

Ms. Duque: Let's move forward to consideration of Resolution 2026-05, declaring the special assessments. This resolution states the Board's intent to levy a special assessment to help finance the expansion area project. It also approves the Engineer's Report and the Assessment Methodology as the basis for those assessments and directs the preparation of the preliminary assessment roll. Unless there are any questions, a motion to consider Resolution 2026-05 will now take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-05 Declaring Special Assessments, was approved.

D. Consideration of Resolution #2026-06 Calling for a Public Hearing to Impose Special Assessments

Ms. Duque: Let's move forward to consideration of Resolution 2026-06, calling for a public hearing to impose the special assessments. This resolution sets the date and time of the public hearing to receive public comments on the levy of those non-ad valorem special assessments. It also directs publication of the notice of the hearing, including the maximum annual assessment amounts per product type, and requires a mailed notice to each affected property within the expansion area at least 30 days before the public hearing.

Ms. Baluja: Okay.

Ms. Duque: So, August 26th?

Mr. Pawelczyk: Before you do that, I'm anticipating this wanting to move forward a little faster because you already have homes built in there in terms of the issuance of bonds and going through the validation process. As you know, once I file the complaint, I can't get a hearing until two to three weeks after this public hearing on the assessment.

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Ms. Baluja: Okay.

Mr. Pawelczyk: So, you might want to think about moving that hearing up to July sometime. I'm just throwing that out there.

Ms. Baluja: What's the soonest that we can do it based on the notice required?

Ms. Duque: That's what I'm checking right now, Terri. That timing would place the hearing in the first week of August.

Resident (Romon): Before you continue, I heard something about assessment, and you didn't ask any question about the people involved here?

Ms. Duque: I mean, July. I'm sorry. July 29th.

Ms. Baluja: Yeah, July 29 is no good. That's my 20 year wedding anniversary.

Ms. Duque: We could schedule it for the first week of August and advertise it as a special meeting.

Mr. Pawelczyk: What about August 7?

Ms. Duque: August 7. Will the Board be available on August 7?

Mr. Pawelczyk: I can do the sixth, the fourth.

Ms. Baluja: In the morning?

Mr. Pawelczyk: I'm good anytime, except for I'm just not available, I come back on the fifth. So, I'm good for the sixth or the seventh.

Ms. Duque: Sixth or seventh.

Mr. Pawelczyk: Anytime. If you want to do it that first week.

Ms. Baluja: Can we do it the sixth?

Mr. Pawelczyk: I'm okay with that.

Ms. Baluja: Yeah. Are you good with the sixth?

Ms. Orozco I'm not good with the sixth.

Ms. Baluja: Okay.

Ms. Orozco But we have two other Board members, so.

Ms. Baluja: Okay.

Ms. Duque: So, August 6th. And then it will be at the same time and location. That will be 10:30 a.m. at the offices of Lennar Homes. Right? Once again, at this moment, I'll ask a Board for a motion to consider Resolution 2026-06 calling for the public hearing to

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impose those special assessments on the annexed area for August 6th at 10:30 a.m. at the offices of Lennar Home.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-06 Calling for a Public Hearing to Impose Special Assessments, was approved.

Mr. Pawelczyk: Just for those still listening, this is the attorney again. These assessments relate to properties that are within the Abess and Abess South Plat. If you're one of the 147 homes for which we discussed the budget about the original boundary of the District, this doesn't technically concern you as a homeowner. And these assessments that we're talking about would not be placed on those 147 homes from the original boundary. Just to clarify that.

Ms. Duque: Thank you for clarifying that.

E. Consideration of Resolution #2026-07 Bond Authorizing Resolution

1) Exhibit

Ms. Duque: Let's move on to the next item, which is consideration of Resolution 2026-07, the bond authorization resolution. We also have our bond counsel, Steve Sanford, joining us via teleconference.

Mr. Sanford: Resolution 2026-07 is what I call the authorizing validation resolution. Even though this District has issued bonds and has validated those bonds, because the expansion area, which is what this resolution pertains to, is effectively a new portion of the District, we have to go through that same process. And to do that, we have to authorize one more series of bonds and a principle amount determined by Juliana's methodology report not exceeding \$14,330,000 to finance a portion of the public infrastructure relating to and for the benefit of the expansion area. In order to do that, any bonds which have a maturity of more than five years has to be validated. To get into circuit court, we have to authorize bonds. That's what this resolution is doing for a particular purpose. The purpose is as what Juan describes in his supplemental engineers report. We're asking the Board to approve a form of second supplemental indenture with U.S. Bank as your bond trustee. There's an existing master trust indenture, which would

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govern these series of bonds, so we don't need a new document in that regard. This is the first of two resolutions relating to the bonds. Once the bonds are validated, we'll come back to the Board and have other authorizations and approvals of various documents. The principal amount of \$14,330,000 does not bind the Board to issue that amount of bonds. That's just a maximum amount that we're validating. And for any of the residents that are in the audience, the debt to pay these bonds will not be levied against the existing boundaries of the District. Looking for a motion to adopt 2026-07.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-07 Bond Authorizing Resolution, was approved.

Ms. Duque: Thank you so much, Steve.

Mr. Sanford: Okay, thank you.

Mr. Pawelczyk: Just to clarify, Steve said the existing boundaries. He meant the original boundaries.

Mr. Sanford: Sorry about that.

Ms. Duque: Thank you, Mike.

FIFTH ORDER OF BUSINESS

Ratification of First Amended Notice of Establishment

Ms. Duque: Let's move forward to the next item, which is ratification of the First Amendment to the Notice of Establishment. This amended notice updates the public records to reflect the expanded boundaries of the District and the existence of the CDD under both the establishment and expansion ordinances. A motion to ratify will now take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the First Amended Notice of Establishment, was ratified.

SIXTH ORDER OF BUSINESS

Discussion of Drainage System

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Ms. Duque: Let's move forward to the discussion of the drainage system. As the Board is aware, I contacted Raptor Vac, who went on site and assisted with cleaning out sediment that had accumulated in the buffer areas of the drainage system. Some photos of the work completed are included in the field report. Raptor Vac has indicated that it is important to inspect the full length of the pipes to confirm their condition and ensure there are no hidden blockages. Typically, the vacuum truck service costs about 950 dollars and the pipe inspection camera about 650 dollars. However, they have offered to perform both services for a total of 1,000 dollars. The work already performed has not yet been invoiced to the District, and a portion of that will be included in this amount. At this time, I am requesting a Board motion approving an amount not to exceed 1,000 dollars for these services, noting that although the standard combined cost would be higher, the vendor is willing to complete all of the work for 1,000 dollars.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Not to Exceed \$1,000 Raptor Vac, was approved.

Ms. Duque: It is important to note that this type of drainage inspection and cleaning was not budgeted in the Fiscal Year 2026 budget, which is why we intend to continue this work in Fiscal Year 2027. Now, let's move on to the staff reports.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney – Memorandum – 2026 Legislative Update

Mr. Pawelczyk: The only thing that we have on the agenda is the legislative update. And I'm not going to bore you too much with that, other than to point out that the important pieces of legislation are the sovereign immunity liability limitations, which is referenced in number one. Those are increasing, which means insurance for local governments, including this special District, will probably increase again next year. Not that it wasn't going to increase anyway. Insurance is what it is. The second item is there is a recall process for bad actor CDD Supervisors. Now, it's statutory. That's referenced in item five of the memorandum. Coupled with that, I did want to report that we will work to file that bond validation complaint that you authorized with Resolution 2026-07 as soon as

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possible and work to try to get a hearing date sometime in late August, early September to move that process forward. That's all I have unless there's any questions for me.

Ms. Duque: Thank you so much, Mike. Not hearing any additional questions from the Board, let's move forward.

B. Engineer

Ms. Duque: Nothing further to report under the Engineer's items, unless Juan has any additional comments.

Mr. Alvarez: No, nothing else.

C. Field

Ms. Duque: For the landscape areas, you have the field report. Tract T and Tract H along SW 292nd Street, Tract A along SW 288th Street, and Tract D along SW 172nd Avenue are all receiving regular landscape services from the District's vendor. We are currently working with the landscaper to improve weed control along the berm on SW 167th Avenue. There are also other common areas within the community that are not CDD property and are not being properly maintained. We wanted to bring this back to today's meeting so residents understand that, although these areas appear to be common areas, they are not part of the District's property or responsibility. In addition, I have a concern about Folio 30-79-06-010-1610, which is being used informally as a dumping area for trash and bulk items. In the past, our landscape company has assisted the District at no cost by removing items such as tires, barbecue grills, and other debris from this location, but they cannot continue to perform this work without compensation. Most recently, an air conditioning unit was left in this area, and I will need direction from the Board on how you would like to proceed with the removal of this item, as well as with future cleanups and enforcement. I am not sure if the Board has already directed Tony to remove it

Ms. Baluja: It's our area, right?

Ms. Duque: It is. And you're going to be able to see it on the picture too.

Ms. Baluja: Are we able to identify?

Ms. Duque: It is very difficult.

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Ms. Baluja: I've seen in some general Miami-Dade County areas where they put signs that say illegal dumping fines. If we catch somebody dumping, because that's not very kind of them to dump a random air conditioning unit or tires or whatever. If we figure out one day somebody happens to capture a picture of the dumping.

Ms. Duque: There are also residents along that berm who have palm trees, and when they trim the palms, they throw the cut fronds onto our section. You can see this in the attached photos.

Ms. Baluja: I'm thinking more like the AC unit and the tires.

Mr. Pawelczyk: Well, if you catch anybody dumping on your property they're responsible for it. We can't fine them, but we can certainly sue them for it.

Ms. Baluja: Should we put a sign?

Mr. Pawelczyk: Yeah, we could put signage up.

Ms. Baluja: Can we look into that, please?

Ms. Duque: Yes.

Ms. Baluja: In case it's not already obvious.

Mr. Pawelczyk: There might be a violation of the county code as well to dump.

Ms. Baluja: Yeah, maybe we can work with the county. And maybe the county has an ordinance that we can use for the signage or whatever. In case it wasn't already obvious that they shouldn't be dumping, then maybe a signage will help.

Ms. Duque: Sure.

Mr. Pawelczyk: I have in my neighborhood a sign there that says no dumping. Where does everybody throw all their palm fronds and stuff?

Ms. Baluja: Right at the sign.

Mr. Pawelczyk: The people that live next to that area.

Ms. Baluja: That's awful.

Mr. Pawelczyk: I said put a trail camera out there and get them. Anyway, that's one way to get them.

Ms. Duque: Thank you, Mike. I will make sure a "No Dumping" sign is installed in that area. All trees along SW 292nd Street that are on CDD property have been hard-pruned to promote healthier and more controlled growth. Regarding the mailbox areas in Tract F and Tract G, as requested by the Board of Supervisors, a letter was sent to

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Montalvo Transportation directing them to remove their vans. All of the vans have been removed, and they are no longer using that area for parking. The District has already adopted parking rules and regulations, and we need to ensure they continue to be enforced. I now need direction from the Board on whether you would like me to explore additional enforcement measures, such as a towing agreement. As of today, the previous parking issue has been resolved

Ms. Orozco: I think if we're not having that issue anymore, then we can table that unless we see problems again, I think.

Ms. Duque: Perfect. The rest of the Board agrees with that statement?

Ms. Baluja: Yes.

Ms. Duque: Perfect. I will bring this back to the Board if we identify any additional concerns in that area. Now, moving on to the drainage system: once again, the District was contacted by a resident regarding localized flooding in certain areas. I already discussed this at the beginning of the meeting, but photos of the affected locations are attached for your information. Finally, I have attached some photographs of the expansion area for informational purposes only.

D. Manager

1) District Updates

Ms. Duque: Let's move on to the manager's report. The next item is District updates, for which we have included recent photos for informational purposes only.

2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Duque: Consideration of the proposed Fiscal Year 2027 meeting schedule: It is my understanding that the Board would like to meet on the fourth Wednesday of each month for Fiscal Year 2027, at the same time and location. Motion.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule, was approved.
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Mr. Pawelczyk: That's with the adjustment to the landowners meeting as well.

Ms. Duque: Thank you so much, Mike.

3) Form 1 Financial Disclosure Due July 1, 2026

Ms. Duque: Next Item is Form 1 financial disclosure, which is due on July 1. Everyone has filed, so thank you so much.

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

Ms. Duque: Now a reminder to complete your annual ethics training by December 31.

5) Number of Registered Voters in the District

Ms. Duque: We receive certification from the Supervisors of Elections, which is on page 164, confirming that there are currently 216 registered voters within the District.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Next item is the financial reports. Tab A is the acceptance of the check register, and Tab B is the acceptance of the unaudited financials. Unless there is any question, a motion to approve will take place.

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

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

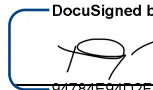
On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the meeting was adjourned.

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Secretary / Assistant Secretary

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District Manager - Assistant Secretary

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Teresa Baluja

teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

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Completed	Security Checked	8/13/2026 11:35:00 AM
Payment Events	Status	Timestamps