

**MINUTES OF MEETING
QUAIL ROOST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Quail Roost Community Development District was held on April 18, 2025, at 11:30 a.m. at Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Raisa Krause

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Ben Quesada
Mayra Padilla
Juliana Duque
Jesus Lorenzo
Michael Pawelczyk
Juan Alvarez

District Manager, GMS
GMS
GMS
GMS
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2025-08 Election of Officers

Mr. Quesada asked the Board to consider Paul Winklejohn as Secretary, himself and Ms. Duque as Assistant Secretaries, Patti Powers as Treasurer, and Sharyn Henning as Assistant Treasurer.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2025-08 Election of Officers as slated above, was approved.

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Quail Roost CDD

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 21, 2025 Meeting

Mr. Quesada presented the minutes from the February 21, 2025 meeting, asked for any comments or corrections. The Board had no changes to the minutes, and Mr. Quesada asked the Board for a motion to approve them.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Minutes of the February 21, 2025 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2025-09 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Mr. Quesada presented the General Fund on Page 1 of the budget. He stated starting in 2026, there will be no more developer contributions. He added they are proposing an increase on the electricity for FPL. On Page 4 is the 2018 Debt Service Schedule and Amortization Schedule. Page 6 is the 2021 Phase 2 expansion and Debt Service and Amortization Schedule. On Page 8 is the breakdown with the assessment increases. The increase would be \$252.63 to the Galiano style homes and this is under O&M. The increase for the rest of the homes in the community is \$142.10. He suggested that the public hearing be held on July 18, 2025.

Mr. Pawelczyk stated the Board would like to change the budget so there is no proposed increased in the assessments. The developer will fund any difference for the next fiscal year as they are developing the rest of the community

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution 2025-09 Approving the Proposed Fiscal Year 2026 Budget as amended and Setting the Public Hearing Date on July 18, 2025 at Offices of Lennar at 10:30 a.m., was approved.

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FIFTH ORDER OF BUSINESS

Public Hearing to Consider the Imposition of Special Assessments

A. Motion to Open the Public Hearing

Ms. Duque asked for a motion to open the 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 stated there were no members of the public to provide comment.

C. Acceptance of Engineers Report

Ms. Duque noted the Engineer's Report was presented in the last meeting and asked for a motion to approve.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Engineer's Report, was approved.

D. Acceptance of Master Assessment Methodology

Ms. Duque stated that this report was also presented in the previous meeting and the Board approved it. She asked for any questions. Hearing no questions from the Board, Ms. Duque asked for a motion to approve the report .

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

E. Approving the Project and Declaring Special Assessments will Fund the Project

Ms. Duque asked for a motion to approve the project and declare special assessment will fund the project.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Approving the Project and Declaring Special Assessments will Fund the Project, was approved.

April 18, 2025**Quail Roost CDD****F. Equalization of Assessments**

Ms. Duque stated this process ensures the property assessments are applied uniformly and fairly across the District reflecting the direct and special benefit of each unit. She noted the second expansion area contains single family homes in 150' lots. She asked for any questions or comments regarding the assessments. Hearing no questions from the Board, she asked for a motion to approve.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Equalization of Assessments, was approved.

G. Adoption of Resolution #2025-10 Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds

Mr. Pawelczyk stated this the final assessment resolution under the Florida Statutes that levies special assessments that will be utilized for the bonds that will be issued for the expansion area 2. The Board had no questions on the resolution.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2025-10, Authorizing Project, Levying Special Assessments, and Confirming Intention to Issue Bonds, was approved.

H. Motion to Close the Public Hearing

Ms. Duque asked for a motion to close the hearing.

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

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney****1) Notice of Financing Plan**

Mr. Pawelczyk stated after they issue bonds, they are required to record a Notice of Financing Plan that is prepared by the District manager.

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2) Memorandum on Stormwater System Legal Requirements

Mr. Pawelczyk stated they are working together with the manager and engineer to make sure everything is budgeted and reported and required by the new legislation.

3) Discussion on DERM Rules Public Hearing

Mr. Pawelczyk stated this will show the rules that will be had throughout Quail Roost CDD and will be held on July 18, 2025.

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

Mr. Pawelczyk stated there is a bond hearing scheduled for June 17, 2025 at 1:30 p.m. and they will be attending.

B. Engineer

There not being any report, the next item followed.

C. Field – Report

Mr. Quesada presented the Field manager's report on page 109 of the agenda package. He stated they had a problem with residents planting their own plants at their houses and they were sent letters. Most removed the plants, however some claimed Lennar had planted them. He asked if it is okay for staff to take them out. The Board authorized staff to remove plants that are not part of the Master Landscaping Plan.

D. 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.

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

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH 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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Ben Quisada

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Secretary /Assistant Secretary x

DocuSigned by:

[Signature]

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x Chairman / Vice Chairman