

**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 Friday, June 12, 2026, at 10:45 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
Lilibeth Hauck	Assistant Secretary

Also present were:

Ben Quesada <i>by Teams</i>	District Manager, GMS
Jesus Lorenzo	GMS
Juliana Duque Hernandez <i>by Teams</i>	GMS
Mayra Padilla <i>by Teams</i>	GMS
Michael Pawelczyk <i>by Teams</i>	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Minutes of the April 10, 2026 Meeting

Mr. Quesada: You have the April 10, 2026 minutes. Are there any comments or corrections? Hearing no changes, I would ask for a motion to approve.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the April 10, 2026 Meeting, were approved.
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June 12, 2026

Quail Roost CDD

THIRD ORDER OF BUSINESS

**Public Hearing to Adopt the Fiscal
Year 2027 Budget**

A. Motion to Open the Public Hearing

Mr. Quesada: I'll need a motion from the Board to go ahead and 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 Period

Mr. Quesada: We don't have any residents present, and there is nobody here present at the office.

C. Consideration of Resolution #2026-05 Annual Appropriation Resolution

Mr. Quesada: Moving forward to consideration of Resolution 2026-05, the annual appropriation resolution for the Quail Roost Community Development District related to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027. The annual increase being proposed is for the first annexed area, and the increase is \$368.43. The builder will be covering the second annexed area's contributions towards the O&M increase through developer contributions.

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

D. Consideration of Resolution #2026-06 Levy of Non Ad Valorem Assessments

Mr. Quesada: Moving forward to Resolution 2026-06 to levy the non ad valorem assessments, certify and impose, and submit the attached assessment rolls to the county. Unless the Board has any questions, a motion will be in place to approve.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-06 Levy of Non Ad Valorem Assessments, was approved.

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E. Motion to Close the Public Hearing

Mr. Quesada: Is there 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

**Acceptance of Audit for Fiscal Year
Ending in September 30, 2025**

Mr. Quesada: On the last page of the audit, on page 67, your auditor Berger, Toombs, Elam, Gaines and Frank stated that in their opinion Quail Roost provided all required materials for the fiscal year ending September 30, 2025 and you have a clean audit.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Audit for Fiscal Year Ending in September 30, 2025, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: Nothing to report today.

B. Engineer

Mr. Quesada: I have nothing to report under engineer.

C. Field – Monthly Report

Mr. Quesada: Marya, is there anything you wanted to share?

Ms. Padilla: There are some trees that need to be replaced, those are on the report. I am working with a contractor to do that.

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Quesada: You have the proposed meeting schedule which I believe you guys would like to table for the time being.

Ms. Baluja: That is correct.

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2) Form 1 Financial Disclosure Due July 1, 2026

Mr. Quesada: The Form 1 financial disclosure is due July 1, 2026. Some of you have already filed and it has already been confirmed. If you haven't done it, make sure you get it done.

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

Mr. Quesada: Reminder to complete the four hour annual ethics training due by December 31, 2026.

4) Number of Registered Voters in the District

Mr. Quesada: The number of registered voters in the District is 573 as per the Supervisor of Elections.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada: Financial reports, are there any comments? If not a motion to accept the financials would be in order.

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Quesada: For the record we have no one else in the audience with us today. Are there any Supervisor requests? Hearing no comments, we will move on to the next item.

SEVENTH ORDER OF BUSINESS

Adjournment

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

June 12, 2026

Quail Roost CDD

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Secretary / Assistant Secretary

DocuSigned by:

94784E94D2FF4EE
Chairman / Vice Chairman

Certificate Of Completion

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Status: Completed

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Source Envelope:

Document Pages: 17

Signatures: 8

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

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Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

9/11/2026 10:43:26 AM

eacosta@gmssf.com

Signer Events

Ben Quesada

BQuesada@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

07C0606FB7194F3...

Signature Adoption: Pre-selected Style
Using IP Address: 8.29.7.127

Timestamp

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Viewed: 9/11/2026 11:06:34 AM

Signed: 9/11/2026 11:06:44 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Teresa Baluja

teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

Security Level: Email, Account Authentication
(None)

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94784E94D2FF4EE...

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Signed: 9/11/2026 10:53:50 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

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

Hashed/Encrypted

9/11/2026 10:46:56 AM

Envelope Updated

Security Checked

9/11/2026 10:48:30 AM

Envelope Updated

Security Checked

9/11/2026 10:48:30 AM

Envelope Summary Events	Status	Timestamps
Envelope Updated	Security Checked	9/11/2026 10:48:30 AM
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Signing Complete	Security Checked	9/11/2026 10:53:50 AM
Completed	Security Checked	9/11/2026 11:06:44 AM
Payment Events	Status	Timestamps