

**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, July 18, 2025, at 10:30 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Carmen Orozco
Raisa Krause
Lilibeth Hauck

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Ben Quesada
Mayra Padilla
Juliana Duque
Michael Pawelczyk *by phone*

District Manager, GMS
GMS
GMS
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 June 20, 2025 Meeting

Mr. Quesada presented the minutes from the June 20, 2025 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Krause, seconded by Ms. Orozco with all in favor, the Minutes of the June 20, 2025 Meeting were approved.
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July 18, 2025

Quail Roost CDD

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Mr. Quesada asked for a motion to open the public hearing.

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

B. Public Comment and Discussion

Mr. Quesada asked for any public comments or discussion. There were no public comments at this time.

C. Consideration of Resolution #2025-12 Annual Appropriation Resolution

Mr. Quesada reviewed Resolution #2025-12 for the Board. This resolution formally adopts the budget with no increase.

On MOTION by Ms. Krause, seconded by Ms. Orozco, with all in favor, Resolution #2025-12 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2025-13 Levy of Non Ad Valorem Assessments

Mr. Quesada reviewed Resolution #2025-13 for the Board. He noted that this resolution allows them to authority to assess for the Operation & Maintenance assessments.

On MOTION by Ms. Krause, seconded by Ms. Orozco, with all in favor, Resolution #2025-13 Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Open the Public Hearing

Mr. Quesada asked for a motion to close the public hearing.

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

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FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the DERM Rules

A. Motion to Open the Public Hearing

Mr. Quesada asked for a motion to open the public hearing.

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

B. Public Comment and Discussion

Mr. Quesada asked for any public comments or discussion. There were no public comments at this time.

C. Consideration of Resolution #2025-14 Adopting the Rules

Mr. Quesada reviewed Resolution #2025-14 for the Board. He noted that this resolution adopts the DERM Rules. Mr. Pawelczyk stated these rules are similar to rules that have been adopted in other Districts. He noted that this was for expansion area 2, the area that is currently being developed.

On MOTION by Ms. Krause, seconded by Ms. Orozco, with all in favor, Resolution #2025-14 Adopting the Rules, was approved.

D. Motion to Open the Public Hearing

Mr. Quesada asked for a motion to close the public hearing.

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

FIFTH ORDER OF BUSINESS

Consideration of:

A. Grant Easement

Mr. Pawelczyk reviewed the Grant Easement and noted that this was in connection with the rules that were just adopted. He noted that the owner is granting an easement so the CDD can execute the rules and enforce those rules as needed.

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On MOTION by Ms. Krause, seconded by Ms. Orozco, with all in favor, the Grant Easement, was approved.

B. Developer's Declaration of Covenants

Mr. Quesada reviewed the Declaration of Covenants. Mr. Pawelczyk noted that the CDD does not own any property in that area.

On MOTION by Ms. Krause, seconded by Ms. Orozco, with all in favor, the Developer's Declaration of Covenants, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum – 2025 Legislative Update

Mr. Pawelczyk reviewed the memorandum that was included in the agenda package for Board review. He noted that if anyone had questions they could reach out to him or management.

B. Engineer – District Engineer's Report for Fiscal Year 2025-2026

Mr. Quesada reviewed the District Engineer's report for Fiscal Year 2025-2026.

On MOTION by Ms. Krause, seconded by Ms. Orozco, with all in favor, the District Engineer's Report for Fiscal Year 2025-2026, was approved.

C. Field – Monthly Report

Ms. Padilla stated that they are keeping an eye on the expansion area.

D. Manager

1) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Mr. Quesada reviewed the proposed Fiscal Year 2026 meeting schedule.

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On MOTION by Ms. Krause, seconded by Ms. Orozco, with all in favor, the Proposed Fiscal Year 2026 Meeting Schedule, was approved.

2) Form 1 Financial Disclosure Due July 1, 2025

Mr. Quesada reminded the Board to file their Form 1 Financial Disclosure.

3) Reminder to Complete Annual Ethics Training by December 31, 2025

Mr. Quesada noted that ethics training needs to be completed by December 31, 2025.

4) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Mr. Quesada reviewed the 2025 Performance Measures and Standards that were required by Florida statute.

On MOTION by Ms. Krause, seconded by Ms. Orozco, with all in favor, the 2025 Performance Measures and Standards as Required by Florida Statute 189.0694, was approved.

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.

On MOTION by Ms. Krause, seconded by Ms. Orozco with all in favor, the check register and the unaudited financials were accepted.

**EIGHTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

There being no comments, the next item followed.

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NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Krause, seconded by Ms. Orozco, with all in favor, the meeting was adjourned.

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Ben Quesada

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Secretary / Assistant Secretary

DocuSigned by:

[Signature]

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Chairman / Vice Chairman

Certificate Of Completion

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Signatures: 12

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Ellen Acosta

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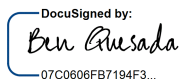
Signer Events

Ben Quesada

BQuesada@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

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Signature Adoption: Pre-selected Style

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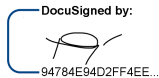
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Teresa Baluja

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Chair

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In Person Signer Events

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Editor Delivery Events

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

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Timestamp

Certified Delivery Events

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Timestamp

Carbon Copy Events

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Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

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Envelope Summary Events

Status

Timestamps

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Certified Delivered

Security Checked

11/14/2025 10:03:38 AM

Signing Complete

Security Checked

11/14/2025 10:04:08 AM

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Payment Events	Status	Timestamps