

MINUTES OF MEETING NORTH DADE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Dade Community Development District was held on Tuesday, April 21, 2026, at 7:10 p.m. at Milan's Community Center, 10284 NW 32nd Terrace, Miami, Florida.

Present and constituting a quorum were:

Maria Godoy
Franklin Lopez
William Cuotto
Pedro Arredondo

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Gabriela Fernandez

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo called the meeting to order at 7:10 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Lorenzo asked for any audience comments. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the October 21, 2025 Meeting

Mr. Lorenzo presented the minutes from the October 21, 2025, meeting and asked for any comments, corrections, or deletions. The Board had no changes to the minutes.

April 21, 2026**North Dade CDD**

On MOTION by Ms. Godoy, seconded by Mr. Cuotto, with all in favor, the Minutes of the October 21, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution
#2026-01 Approving the
Proposed Fiscal Year 2027
Budget and Setting the Public
Hearing**

Mr. Lorenzo presented Resolution 2026-01, approving the proposed Fiscal Year 2027 budget and setting the related public hearing. Mr. Lorenzo reviewed the budget, noting that the general fund assessment is unchanged from the prior year. The only notable increases were a 6% increase in GMS management services and a \$766 increase in the insurance quote; the contingency line was reduced slightly to keep the budget balanced. Mr. Lorenzo reviewed the amortization schedule for the Series 2018 Special Assessment Refunding Bonds, which mature May 1, 2038, clarifying in response to Board questions that the 2018 date reflects a refinancing of the original bond issued to fund the community's infrastructure. Combining the unchanged general fund/maintenance assessment with the fixed annual debt assessment, the total non-ad valorem assessment for the District's 176 townhome units was calculated at \$1,730.61 per unit for Fiscal Year 2027.

Mr. Lorenzo stated that Florida law requires the budget public hearing to be set at least 60 days out, and the District's next regularly advertised meeting on June 16, 2026 would not satisfy that minimum. The Board discussed re-advertising for a later June or July date versus using the District's already-advertised August 18, 2026 meeting date to avoid an additional advertising fee. Board consensus was to set the public hearing on August 18, 2026 at 7:00 p.m. at the Milan's Community Center, 10284 NW 32nd Terrace, Miami, Florida.

On MOTION by Ms. Godoy, seconded by Mr. Arrendondo, with all in favor, Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget with no increase in assessments and

April 21, 2026**North Dade CDD**

Setting the Public Hearing August 18, 2026 at 7:00 p.m., was approved.

FIFTH ORDER OF BUSINESS**Acceptance of Audit For Fiscal Year Ending in September 30, 2025**

Mr. Lorenzo reviewed the independent audit for the fiscal year ended September 30, 2025. He confirmed the audit was completed in compliance with Florida Statutes, noting the District voluntarily conducts the audit annually even though state law requires it on an annual basis, and that no significant findings were identified. Responding to Board questions about the audit process, Mr. Lorenzo explained that the District's accounting team provides all supporting documentation, and that both the audit and monthly financial reports are posted online each year for transparency.

On MOTION by Ms. Godoy, seconded by Mr. Arrendondo, with all in favor, Accepting the Audit For Fiscal Year Ending in September 30, 2025, was approved.

SIXTH ORDER OF BUSINESS**Discussion of Procedures for the General Election**

Mr. Lorenzo briefed the Board on procedures for the upcoming general election, referencing the qualifying-period materials in the agenda package. Two Board seats, Seat 4 and Seat 5, currently held by Pedro and Irvin, are up for election this November. The qualifying period for candidates opens June 8, 2026 and closes June 12, 2026, with paperwork due by June 8th; Form 1 financial disclosure deadlines for the affected seats are also tied to that timeline, distinct from the standard July 1st deadline applicable to other Board members. Mr. Lorenzo said he would follow up with Pedro and Irvin directly by email with detailed instructions and paperwork.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure**

April 21, 2026**North Dade CDD**

Ms. Fernandez reviewed the request for adjustment to District Counsel fee structure for the Board proposing an increase to the firm's hourly rates effective October 1, 2026, the first change since 2023. The partner rate would increase from \$275 to \$300 per hour, and the associate rate from \$225 to \$250 per hour, consistent with the CPI. Mr. Lorenzo noted the District's legal spending has been modest, totaling roughly \$3,000 to \$3,500 over the preceding five to six months.

Board direction was for this item to be tabled to the next agenda for further discussion.

B. Engineer

There being no comments, the next item followed.

C. Manager – Update on Sanitary Station

Mr. Lorenzo updated the Board on the sanitary sewer system, reporting that Miami Pump is finalizing the RTU telemetry system and that the related permit remains pending with Miami-Dade County, with approval expected within the next month or so. He noted that the pump well was cleaned this week.

EIGHTH ORDER OF BUSINESS**Financial Reports****A. Acceptance of Check Register****B. Acceptance of Unaudited Financials**

Mr. Lorenzo presented the financial reports, tab A is the acceptance of the check register, tab B is the acceptance of the final audited financials.

Board members asked several clarifying questions about how individual payments are grouped within the check register, for example, combined checks covering bond payments, management fees, and other recurring vendor invoices, and about check-signing authority. Mr. Lorenzo explained that rests with the Assistant Secretary/Treasurer, typically Patti Powers from the District Manager's office, and is contingent on his approval in accordance with each vendor's agreement.

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

April 21, 2026**North Dade CDD****NINTH ORDER OF BUSINESS****Supervisors Requests**

Mr. Lorenzo reminded Board members of two upcoming compliance deadlines: Form 1 financial disclosure statements, due July 1st for Board members not up for election this cycle, and state-mandated ethics training, due December 31, 2026, which is self-certified on an honor-system basis and can be completed through free online courses of approximately four hours.

TENTH ORDER OF BUSINESS**Adjournment**

Mr. Lorenzo asked for any other District business to discuss, and upon not hearing any, asked for a motion to adjourn the meeting.

On MOTION by Mr. Lopez, seconded by Ms. Godoy, with all in favor, the meeting was adjourned at 7:42 p.m.

Signed by:



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Secretary / Assistant Secretary

Signed by:



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Chairman / Vice Chairman

Certificate Of Completion

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Ellen Acosta

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1001 Bradford Way

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Kingston, TN 37763

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eacosta@gmssf.com

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eacosta@gmssf.com

Signer Events

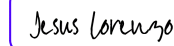
Jesus Lorenzo

jlorenzo@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

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Signature Adoption: Pre-selected Style

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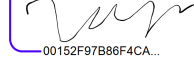
Maria Godoy

mcgodoy@jasal.us

Chair

Security Level: Email, Account Authentication
(None)

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Signature Adoption: Drawn on Device

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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

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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	8/20/2026 12:19:58 PM
Completed	Security Checked	8/20/2026 12:23:23 PM
Payment Events	Status	Timestamps