

**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, October 21, 2025, at 7:19 p.m. at Milan's Community Center, 10284 NW 32nd Terrace, Miami, Florida.

Present and constituting a quorum were:

Maria Godoy	Chairperson
William Cuotto	Assistant Secretary
Pedro Arredondo	Assistant Secretary
Irvin Sosa	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager
Gabriela Fernandez <i>by phone</i>	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo called the meeting to order at 7:19 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
August 19, 2025 Meeting**

Mr. Lorenzo presented the minutes from the August 19, 2025, meeting and asked for any comments, corrections, or deletions. Ms. Godoy motioned to approve August 19th, 2025, meeting minutes with an adjustment to the bottom of Page 6. It should read "Jesus Lorenzo" not "Mr. Fernandez".

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On MOTION by Ms. Godoy, seconded by Mr. Sosa with all in favor, the Minutes of the August 19, 2025 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Lorenzo stated as for the last meeting Grau & Associates was selected to be the District's audit firm and this engagement letter authorizes them to proceed with performing the audit for Fiscal Year 2025.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Fernandez had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Manager

1) Final Approval of the FY 2024 Report Performance Measures and Standards

Mr. Lorenzo stated new regulations were established by Florida's legislature in 2024 for special taxing Districts, aimed at improving accountability and transparency. These Districts must set goals, objectives, and performance standards for each program, publish an annual report detailing progress, and submit this report by December 1st each year. Compliance requires establishing objectives in areas like community engagement, infrastructure maintenance, and financial transparency. The Board has consolidated

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these requirements into a single reporting document, which is to be posted online for public access.

Mr. Lorenzo provided an overview of compliance activities related to infrastructure, facilities, and financial transparency for a special taxing District. It confirms that the lift stations are operational, and inspections for infrastructure and facilities are up to date. Financial transparency is maintained by comparing and adopting annual budgets by set deadlines, publishing financial reports and audits on the website, and making both current and previous fiscal year budgets and amendments available to the public. The District is in compliance with statutory requirements.

On MOTION by Ms. Godoy seconded by Mr. Sosa with all in favor, Final Approval of the FY 2024 Report Performance Measures and Standards, was approved.

2) Update to Lift Station

Mr. Lorenzo gave an update to noted that the lift station is working fine. There was an emergency about a month and a half ago when there was a false alarm. The county was contacted and came out and issued an inspection request. The telemetry system and pumps were functioning properly, and there were no operational issues. However, an emergency service call was made, resulting in a charge. A temporary pump was installed alongside the existing system due to increased pressure on the county side, which was explained to be caused by heavy rainfall raising water levels. The temporary pump remains in place for continued testing, particularly to observe how it responds if pressure rises again during future rain events. Once testing is complete and satisfactory, the temporary pump will be removed.

The Board discussed the status of the community pumps and lift station system. The pumps have been repaired, but there are concerns about their current capacity and whether they generate enough pressure. To address this, a temporary pump was installed for additional support and testing, especially during rainfall events when pressure tends to rise. The repairs have been completed, but it is uncertain if the pumps are as strong as before; further testing during future rain spells will confirm their performance.

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They clarified that the repaired pumps are now part of the system, and there should not be extra charges for the temporary pump. They also touched on confusion caused by alarm sounds, sometimes mistaken for pump issues but often originating from the jacuzzi or control panel. A telemetry system is now in place to monitor and notify pump activity, helping to reduce confusion and improve maintenance responsiveness.

There was also discussion about past maintenance procedures, the specifications of the pumps, and recurring issues caused by improper disposal of items like grease and wipes, which can lead to blockages and increased maintenance needs. The Board agreed on the importance of continued preventive maintenance and clearer communication channels for reporting issues. Contact numbers were shared for direct support, and plans were made to exchange further information after the meeting.

SIXTH 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.

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Lorenzo reminded the Board to complete their ethics training; they have until December 31st.

EIGHTH 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 Ms. Godoy seconded by Mr. Sosa with all in favor, the meeting was adjourned at 7:46 p.m.

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Signed by:
Jesus Lorenzo
37A95D3C74B947D...
Secretary / Assistant Secretary

Signed by:
Maria Godoy
00152F97B86F4CA...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 655FA71B-FE42-80EF-83F8-892280D784E5
 Subject: North Dade: Complete with Docusign: 10-21-25 Minutes.pdf, Resolution 2026-01.docx
 Source Envelope:
 Document Pages: 6
 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
 Ellen Acosta
 1001 Bradford Way
 Kingston, TN 37763
 eacosta@gmssf.com
 IP Address: 162.199.192.217

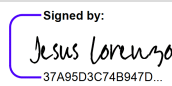
Record Tracking

Status: Original
 5/12/2026 6:08:45 AM
 Holder: Ellen Acosta
 eacosta@gmssf.com
 Location: DocuSign

Signer Events

Jesus Lorenzo
 jlorenzo@gmssf.com
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 37A95D3C74B947D...

Timestamp

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 Viewed: 5/12/2026 9:38:21 AM
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 Using IP Address:
 2603:3020:104e:4100:2cc8:8d82:453f:10c0

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Maria Godoy
 mcgodoy@jasal.us
 Chair
 Security Level: Email, Account Authentication
 (None)

Signed by:

 00152F97B86F4CA...

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 Using IP Address:
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 Signed using mobile

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	5/12/2026 6:11:29 AM

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	5/12/2026 9:38:36 AM

Payment Events	Status	Timestamps
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