

**MINUTES OF MEETING
SIENA NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Special meeting of the Board of Supervisors of the Siena North Community Development District was held on June 26, 2026, at 9:37 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Mauricio Pelaez <i>by teleconference</i>	Vice Chairperson
Vanessa Perez	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Juliana Duque	District Manager, GMS
Michael Pawelczyk	District Counsel

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Marc Szasz

Ms. Duque: For the record I administered the oath of office to Mr. Marc Szasz.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Duque called the meeting to order at 9:44 a.m. and called the roll.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 20, 2026 Meeting

Ms. Duque: You have the minutes from March 20, 2026 Board of Supervisors meeting. Are there any comments or corrections? Hearing no changes from the Board, I would ask for a motion to approve those.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the Minutes of the March 20, 2026 Meeting, were approved.

June 26, 2026**Siena North CDD****THIRD ORDER OF BUSINESS****Public Hearing to Adopt the Fiscal Year 2027 Budget****A. Motion to Open the Public Hearing**

Ms. Duque: Motion to open the public hearing?

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

B. Public Comments and Discussion

Ms. Duque: This budget has already been presented to and discussed by the Board of Supervisors. The primary item to highlight is that the proposed budget includes a reduction that results in an annual savings of \$42.11 per homeowner within the existing District. Although the overall Fiscal Year 2027 budget still reflects an increase, the Operations and Maintenance assessment for the existing single-family homes will be \$202.17 per year. For the single-family homes in the Villages, which are located within the annexed area, the total annual assessment will be \$1,037.94. It is important to note that the \$42.11 annual savings applies only to homeowners within the existing District and does not apply to the annexed area.

C. Consideration of Resolution #2026-04 Annual Appropriation Resolution

Ms. Duque: Resolution 2026-04 formally adopts the Fiscal Year 2027 Budget, attached as Exhibit A. The budget includes both the General Fund and the Debt Service Fund.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2026-04 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-05 Levy of Non Ad Valorem Assessments

Ms. Duque: Resolution 2026-05 levies the District's non-ad valorem assessments for Fiscal Year 2027. The resolution confirms that the services and facilities funded through the adopted budget provide a special benefit to the lands within the District. It

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imposes the Operations and Maintenance assessments, confirms the existing Series 2027 debt-service assessments, and adopts the Assessment Roll attached as Exhibit B. The Assessment Roll identifies each property by folio number and reflects the applicable Operations and Maintenance assessment, debt-service assessment, and combined total assessment. Finally, the resolution certifies the Assessment Roll to the County Tax Collector so that the assessments may be collected using the uniform method on the County tax bill.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2026-05 Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

Ms. Duque: Is there a motion to close the public hearing?

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

FOURTH ORDER OF BUSINESS

Authorization to Open an Account with State Board of Administration

Ms. Duque: The authorization to open an account with the State Board of Administrative Administration will allow Siena North to invest surplus operating cash in a state run local government investment pool, earning interest while maintaining safety and liquidity.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Authorization to Open an Account with State Board of Administration was approved.

FIFTH ORDER OF BUSINESS

Ratification of First Amendment to Engineering Agreement

Ms. Duque: This Engineering Agreement was previously approved by the Board. It is being presented again today to include it in the record of this meeting. The amendment updates the Engineer's hourly billing rates and revises a staff classification.

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On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the First Amendment to Engineering Agreement, was ratified.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney – Memorandum – Legislative Update**

Mr. Pawelczyk: I'm going to keep this very brief. This is the briefer than usual because we've got eight meetings today. I know you've all had an opportunity to look at it, so I'm going to kind of hit two or three highlights. The one that I do like to point out is the first one which will increase the sovereign immunity liability limits. It goes from \$200,000 to \$350,000. That's a good thing for trial attorneys, plaintiff's attorneys. It's a bad thing for local governments.

Ms. Baluja: Is that going to affect our insurance?

Mr. Pawelczyk: In all likelihood, the answer is yes. It also provides for another increase. I think in three years it'll go up to four a half million per. In fairness that that liability cap has been there since I've been practicing law, so it's been there for at least 30 years. In all likelihood we will see a little bit of an increase in our insurance, but hopefully we can do better to keep the risk of liability down.

Ms. Baluja: And that's effective when?

Mr. Pawelczyk: October 1st. The other one that I'm going to mention that is interesting, is there is now a recall process for members of the Board of Supervisors. Municipalities have this, the county does, you can do a recall election, for instance, to recall a supervisor that's been elected. There was no such thing for CDDs and special Districts. The only way to remove a Supervisor was the governor could remove you for some egregious act usually. This is not going to impact you as much. The removal process can only be undertaken if there is some sort of misfeasance, malfeasance, or fraud, or permanent inability to perform duties. That could be one where the Supervisor just stays on, refuses to resign, but maybe doesn't have capacity to be at meetings. Public drunkenness is one, if you're drunk all the time and you come to the meeting, that would allow someone to initiate the process. If I was initiating the process as a resident because one of my supervisors is drunk all the time, I have to file the petition and I pay for the

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recall election. It's not the District that would fund these recall elections, nor is it the Supervisor of Elections. Whoever's bringing the action would have to fund the election.

B. Engineer

Ms. Duque: Nothing to report under the engineer's section.

C. Field Manager**1) District Updated and Discussion of:****a. Encroachment/Work Performed on CDD Property****b. Plat for Siena North**

Ms. Duque: Under the Field Manager's Report, you will find District updates, including a discussion regarding encroachments and unauthorized work performed on CDD property within Siena North. Beginning on page 45, the agenda materials identify instances in which residents may have placed improvements within District-owned areas without prior approval. The Board will need to discuss how it wishes to address these encroachments. The matter has been reported to Miami-Dade County. Based on the District Engineer's review, the existing conditions do not appear to be consistent with the recorded plat. In particular, the vehicular access located at the rear of the three properties shown on pages 45 and 50 appears to conflict with the plat language, which specifically provides that driveway connections are not permitted across the tract. Staff has prepared two letters for the Board's consideration. The first letter addresses the encroachments and requests that the unauthorized improvements be removed. The second letter addresses the unauthorized work being performed on District property, requests that the work cease, and advises the residents that District property may be used or altered only with authorization from the Board of Supervisors. provided both letters to Mike for review, and he has reviewed them. I am bringing the matter before the Board today for direction. If the Board is in agreement, staff will proceed with mailing the letters to the affected residents and will report back on any responses or further action that may be necessary.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Directing Staff to Send Letters to Residents, was approved.

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Siena North CDD

2) Hurricane Preparedness Plan with Tony's Nursery and Garden

Ms. Duque: This Hurricane Preparedness Plan outlines the actions to be taken before and after a storm event. These actions include securing or removing loose materials and debris, inspecting and cleaning District areas, and assessing any damage to landscaping and plant material. The plan is important because it helps ensure that the District follows the required procurement and documentation procedures. By doing so, if the District incurs eligible storm-related expenses, it will be in a position to pursue reimbursement through FEMA, subject to all applicable program requirements.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the Hurricane Preparedness Plan with Tony's Nursery and Garden, was approved.

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Duque: The next item is consideration of proposed Fiscal Year 2027 meeting schedule. It's my understanding that the Board would like to meet on the fourth Wednesday of each month at the same time and location.

On MOTION by Ms. Baluja seconded, by Ms. Krause, with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule, was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

Ms. Duque: Next item is the form 1 financial disclosure. Everyone has filed according to our records.

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

Ms. Duque: You have a reminder to complete annual ethics training by December 31, 2026.

4) Number of Registered Voters in the District

Ms. Duque: We currently have 189 registered voters residing within the District.

June 26, 2026**Siena North CDD****SEVENTH ORDER OF BUSINESS****Financial Reports****A. Approval of Check Register****B. Acceptance of Unaudited Financials**

Ms. Duque: Tab A is the approval of check register and Tab B is the approval of unaudited financials.

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

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

Ms. Duque: Are there any Supervisor requests or audience comments? Before we adjourn, I would like to note for the record that the District received a written objection to the proposed budget. The objection letter was submitted by Mr. Jose Rodriguez via email and has been included in today's meeting materials. I responded to Mr. Rodriguez's email and addressed his request. To date, I have not received any further response or correspondence from him.

Mr. Pawelczyk: On the annual meeting schedule, we moved it to the fourth Wednesday from what was in the book. The landowners meeting, will that still be on the fourth Wednesday?

Ms. Duque: That has to be on a Tuesday.

Mr. Pawelczyk: If the Board is okay with Juliana just putting the landowner's meeting date as statutorily required.

NINTH ORDER OF BUSINESS**Adjournment**

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

DocuSigned by:

63215D558947430
Secretary / Assistant Secretary

DocuSigned by:

94784E94D2FF4EE
Chairman / Vice Chairman

June 26, 2026

Siena North CDD

Certificate Of Completion

Envelope Id: 48AFD528-97DB-8BC1-80BF-534F851E99DF

Status: Completed

Subject: Siena North: Complete with Docusign: 6-26-26 Minutes.pdf, Engagement Letter.pdf, Final FY2025-FY2026

Source Envelope:

Document Pages: 28

Signatures: 11

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

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

9/18/2026 8:48:25 AM

eacosta@gmssf.com

Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

63215D558947430...

Signature Adoption: Drawn on Device

Using IP Address:

2601:586:5381:a810:751b:35ce:9ed6:cf9e

Timestamp

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Viewed: 9/18/2026 11:01:34 AM

Signed: 9/18/2026 11:01:54 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)

DocuSigned by:

94784E94D2FF4EE...

Signature Adoption: Uploaded Signature Image

Using IP Address: 50.223.15.20

Signed using mobile

Sent: 9/18/2026 8:52:45 AM

Viewed: 9/18/2026 9:13:44 AM

Signed: 9/18/2026 9:14:02 AM

Electronic Record and Signature Disclosure:

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

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Agent Delivery Events

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Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

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Timestamp

Carbon Copy Events

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Witness Events

Signature

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Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

9/18/2026 8:52:45 AM

Envelope Updated

Security Checked

9/18/2026 9:09:47 AM

Envelope Summary Events	Status	Timestamps
Envelope Updated	Security Checked	9/18/2026 9:09:47 AM
Envelope Updated	Security Checked	9/18/2026 9:09:47 AM
Certified Delivered	Security Checked	9/18/2026 9:13:44 AM
Signing Complete	Security Checked	9/18/2026 9:14:02 AM
Completed	Security Checked	9/18/2026 11:01:54 AM

Payment Events	Status	Timestamps
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