

**MINUTES OF MEETING
PINE ISLE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Pine Isle Community Development District was held on Friday, January 9, 2026, at 9:51 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Raisa Krause

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Juilana Duque
Michael Pawelczyk *by phone*

District Manager, GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
November 14, 2025 Meeting**

Ms. Duque: The next item is the approval of the minutes of the November 14, 2025, meeting. Are there any additions, corrections, or deletions to those minutes? Hearing no changes, is there a motion to approve the minutes of the November 14, 2025, meeting?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the November 14, 2025 Meeting, were approved.

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THIRD ORDER OF BUSINESS

Public Hearing to Adopt the DERM Rules

A. Motion to Open the Public Hearing

Ms. Duque: At this time we will move to the public hearing to consider the adoption of the DERM rules and Resolution 2026-01. Is there a motion to open the public hearing?

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

B. Public Comment and Discussion

Ms. Duque: For the record, the District has advertised this public hearing for the purpose of considering the amended and restated rules related to compliance with the declaration of restrictive covenants, as well as the engineering control and maintenance plans for the District's contaminated groundwater and soil areas, consistent with the requirements of Miami-Dade County. I will first open the floor for public comment, and I would note that there is no one present today and no members of the public participating via teleconference. Board members, are there any discussions, comments, or questions regarding the proposed amended and restated DERM rules?

C. Consideration of Resolution #2026-01 Adopting the DERM Rules

Ms. Duque: Let's move forward to the consideration of the Resolution 2026-01 adopting the DERM rules. Hearing no comments, I will ask for a motion to approve the resolution.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-01 Adopting the DERM Rules, was approved.

D. Motion to Clos the Public Hearing

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

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

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**FOURTH ORDER OF BUSINESS Audit Selection Committee
Meeting:**

A. Opening Audit Selection Committee Meeting

Ms. Duque: Let's now move to recess the regular Board meeting and convene the Audit Selection Committee meeting. Is there a motion to open the Audit Selection Committee meeting?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Opening audit Selection Committee Meeting, was approved.

B. Roll Call

Ms. Duque: For the Audit Selection Committee meeting I will call the roll. Present today we have Teresa, Vanessa, and Raisa. Joining us over the teleconference we have Mike Pawelczyk.

C. Ranking of Respondents to RFP

Ms. Duque: The next item is the ranking of the respondents to the District's RFP. Proposals were received from Berger, Toombs, Elam, Gaines & Frank and Grau & Associates. An evaluation and ranking sheet have been provided, and the fee, schedule, and other criteria are included in your agenda. As a reminder, the evaluation criteria are ability of personnel, proposer's experience, understanding of the scope of work, ability to furnish the required services, and price, with each criterion worth up to 20 points for a total of 100 points. I will need the Board to provide me with scores so that we can rank the firms.

Ms. Baluja: I am proposing that we rank overall Grau as #1 giving them 100 points. Berger #2 giving them 90 points reducing in both price and experience only because we have had no experience with them. We've used Grau before. Grau is familiar with the District and has performed for us in the past. That is my proposed scoring.

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Ms. Duque: Based on the scoring provided, the ranking will be Grau & Associates as #1 and Berger, Toombs, Elam, Gains & Frank as #2. Is there a motion to approve the ranking and recommend Grau as the #1 ranked auditor?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Ranking Grau & Associates as #1 Auditor, was approved.

D. Adjournment

Ms. Duque: Is there a motion to adjourn the Audit Selection Committee meeting?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Audit Selection Committee Meeting, was adjourned.

E. Selection of Audit Firms

Ms. Duque: We will reconvene the regular meeting of the Board of Supervisors. For the record, the Board has received the Audit Committee’s recommendation ranking Grau as the #1 audit firm. Is there a motion from the Board to accept the Audit Selection Committee’s ranking and to select Grau & Associates as the District’s auditor for the fiscal year set forth in the proposal and also authorize the staff to negotiate and execute the engagement letter consistent with the proposal?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Selection of Grau & Associates as the Audit Firm and Authorizing Staff to Negotiate and Execute the Engagement Letter, was approved.

FIFTH ORDER OF BUSINESS

Authorization to Open an Account with State Board of Administration

Ms. Duque: Let’s move forward to the authorization to open an account with the State Board of Administration. Once again, this is under section 218 of Florida Statute to allow the District to invest surplus funds in the SBA’s local government investment pool

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consistent with the District's investment policy. Is there a motion to authorize staff to open this account with the State of Board Administration?

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

SIXTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2025

Ms. Duque: The next item is the acceptance of the audit for Fiscal Year ending September 30, 2025. This audited financial report and auditor's communication, including the management letter are included in your agenda. The auditor had issued an opinion on the District's financial statement and there were no significant deficiencies in internal control reported. There were no instances of noncompliance noted that would be required to be reported under the government auditing standards. I will ask for a motion from the Board to accept the audit.

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

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Duque: Let's move forward then to the next item, staff reports. Attorney, Mike, do you have anything to report?

Mr. Pawelczyk: No, nothing that is not on the agenda that we haven't already discussed.

B. Engineer

Ms. Duque: We don't have anything additional to report under the engineer section.

C. Manager – Status of the Maintenance Agreement with HOA

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Ms. Duque: I just want to provide an update on the status of the maintenance agreement with the HOA. This item remains pending. There has been an exchange of communications with the HOA's current property manager, but as of today I have not received any direction from their side.

Ms. Perez: I think they just changed management companies.

Ms. Duque: That is correct. They have changed management companies, and I am waiting to hear back from the new management company so that I can follow up with the property manager again and bring more detailed information back to the Board. I will continue working to get the final agreement in place.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

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

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

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests? For the record, there are no audience members present and no audience members joining us over the teleconference.


TENTH ORDER OF BUSINESS

Adjournment

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

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Secretary / Assistant Secretary

DocuSigned by:

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Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 6663838E-6C43-4D07-A768-51F3C3DE93BE
 Subject: Pine Isle: Complete with Docusign: 1-9-26 Minutes.pdf, Resolution 2026-02.docx
 Source Envelope:
 Document Pages: 7
 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
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 Kingston, TN 37763
 eacosta@gmssf.com
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Signer Events

Juliana Duque
 jduque@gmssf.com
 District Manager - Assistant Secretary
 Security Level: Email, Account Authentication (None)

Signature

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 63215D558947430...
 Signature Adoption: Drawn on Device
 Using IP Address:
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Timestamp

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 Viewed: 3/13/2026 1:27:57 PM
 Signed: 3/13/2026 1:28:03 PM

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Teresa Baluja
 teresa.baluja@lennar.com
 Chair
 Security Level: Email, Account Authentication (None)

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 Signature Adoption: Uploaded Signature Image
 Using IP Address: 134.204.28.10

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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
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Certified Delivered	Security Checked	3/13/2026 12:00:26 PM

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	3/13/2026 1:28:03 PM

Payment Events	Status	Timestamps
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