

**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, April 10, 2026, at 9:54 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Carmen Orozco	Vice Chairperson
Vanessa Perez	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Juilana Duque	District Manager, GMS
Ginger Wald	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 March 13, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the March 13, 2026, meeting. This is the moment to present any additions, corrections, or deletions. I received a revision from the District attorney on page 4 instead of October 1, 2027 it should read October 1, 2026. If there are no other changes, a motion to approve the minutes will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the March 13, 2026 Meeting, were approved as amended.

April 10, 2026

Pine Isle CDD

Ms. Orozco: I wish to resign.

Ms. Duque: Is there a motion to accept Carmen's resignation?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting Carmen Orozco's Resignation Letter, was approved.

Ms. Duque: Do I have any additional direction from the Board at this moment?

Ms. Baluja: I would like to appoint Jessie Colarte to the vacant seat.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Appointing Jessie Colarte to Seat #3, was approved.

Ms. Duque: At this time, I will need direction from the Board of Supervisors regarding the slate of officers. Currently, Teresa serves as Chair, Carmen previously served as Vice Chair, and Vanessa, Marc, and Raisa serve as Assistant Secretaries. How would the Board like to proceed.

Ms. Baluja: I propose to appoint Jesse as the Vice Chair and leave everything else the same.

Ms. Duque: From my office, you have Patti Powers is your Treasurer. Sharyn Henning is your Assistant Treasurer. Paul Winkeljohn is your Secretary and I am your Assistant Secretary.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Appointing the Same Slate of Offices with Jessie Colarte as the Vice Chairperson, was approved.

Ms. Duque: I'll administer the oath of office to Jessie Colarte at this time since he is present at the meeting.

April 10, 2026

Pine Isle CDD

THIRD ORDER OF BUSINESS

Discussion of

A. Approved Proposed Fiscal Year 2027 Budget

Ms. Duque: The approved proposed Fiscal Year 2027 budget has been brought back for today's meeting in case any members of the community have questions. I have also provided a copy to Jesse for his information.

Ms. Baluja: This is the budget that was already approved, correct?

Ms. Duque: That is correct.

Ms. Baluja: Have we included any Supervisor fees?

Ms. Duque: No, we do not currently have a line item for Supervisor fees; however, I believe we can incorporate it within the existing budget. Would you like me to make that modification?

Ms. Baluja: Yeah, that would be great.

Ms. Baluja: Yeah, that way Supervisors are entitled to receive fees for the meetings they attend. We don't take that, but it's something.

Ms. Wald: \$200 per meeting. It's your decision whether to take it or not. It is an entitlement pursuant to Florida law, if you want to. I always say it's up to the Board member whether they choose to do so.

Ms. Duque: Jesse, for your information, the developer appointed Board members have not historically taken Supervisor fees while serving in their roles for obvious reasons, which is why this line item is not currently included in the budget.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Proposed Fiscal Year 2027 Budget, was approved.

B. Residents Interested in Serving on the Board of Supervisors

Ms. Duque: I would like to inform the Board of Supervisors that there are two additional residents who have expressed interest in serving on the Board. I have already followed up with them and will advise the Board if I receive a response.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

April 10, 2026

Pine Isle CDD

Ms. Wald: Next month we should have the memo for the legislative update. Gabby, our associate, was working on it this week. One of my items did pass, which is not going to affect this District directly, but will affect new ones. I know that Juliana has already gone over in detail with Jesse, and I'll give you my card at the end here, as to your responsibilities and the ethics requirements and Form 1 so I'm not going to go over that. You can always get in touch with our office if you ever have any questions. That's all I have.

B. Engineer

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

C. Manager

Ms. Duque: Under the Manager's Report, I have an update on the status of the maintenance agreement. Jesse is assisting with obtaining execution of the agreement by the HOA Board of Directors. He will follow up with the HOA's property manager to ensure it is finalized and will bring it back to the Board for ratification at the next meeting.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Tab A is the acceptance of the check register, and Tab B is the acceptance of the unaudited financials. Unless there are any questions about those, I will ask for a motion to approve.

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

SIXTH 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.

SEVENTH ORDER OF BUSINESS

Adjournment

April 10, 2026

Pine Isle CDD

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

DocuSigned by:

63215D558947430...
Secretary / Assistant Secretary

DocuSigned by:

94784E94D2FF4EE...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 6415BFDD-EAEA-847F-8344-0FEE0B21D3E2

Status: Completed

Subject: Pine Isle: Complete with Docusign: 4-10-26 Minutes.pdf, Resolution 2026-03.docx, Resolution 2026-04

Source Envelope:

Document Pages: 18

Signatures: 6

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

6/17/2026 7:29:01 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:

2601:586:5382:cb60:9100:3f0d:73ee:c769

Timestamp

Sent: 6/17/2026 7:30:38 AM

Viewed: 6/17/2026 8:45:05 AM

Signed: 6/17/2026 8:45:13 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

Sent: 6/17/2026 7:30:36 AM

Viewed: 6/17/2026 7:38:45 AM

Signed: 6/17/2026 7:40:01 AM

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

6/17/2026 7:30:38 AM

Certified Delivered

Security Checked

6/17/2026 7:38:45 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	6/17/2026 7:40:01 AM
Completed	Security Checked	6/17/2026 8:45:13 AM
Payment Events	Status	Timestamps