

**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, November 14, 2025, at 9:45 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
Jesus Lorenzo

District Manager, GMS
District Counsel
GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque: We have three Supervisors present and constituting a quorum.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
August 15, 2025, Meeting**

Ms. Duque: You have the minutes from the August 15, 2025, Board of Supervisors' meeting. Are there any comments, corrections, or changes? Hearing no changes from the Board, I would ask for a motion to approve the minutes.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the August 15, 2025, Meeting were approved.

November 14, 2025,

Pine Isle CDD

THIRD ORDER OF BUSINESS

**Discussion of Correspondence
with Miami-Dade County
Department of Regulatory and
Economic Resources**

Ms. Duque: The District has received the official approval from Miami-Dade County Division of Environmental Resources Management (DERM) for site closure at the Pine Isles facility following the environmental remediation efforts. The approval details the No Further Action with Conditions Proposal (NFACP). That covers the compliance with past orders and associated restrictive covenants recorded in 2022 and 2025 for the designated phases of the site.

FOURTH ORDER OF BUSINESS

**Update of Status of Maintenance
Agreement with Pine Vista
Community Association, Inc.**

Ms. Duque: The Board of Supervisors approved and requested the HOA to execute the formal maintenance agreement, as the HOA is the entity that has been maintaining all the District areas without an official contract in place. During this process, the Board of Directors of the HOA raised some concerns related to some of the tracts and maintenance responsibilities. Most of them are not related to the CDD. I decided to visit the property and document its condition with photos, and those are attached to your agenda package. I also attempted to coordinate a meeting with the HOA representative and the Board of Directors. This was not possible. The HOA confirmed that the Board of Directors has changed its management company, but they will continue assisting the community until January 1, 2026. The situation remains unresolved, and we are currently pending further engagement with the HOA regarding the formalization of roles and responsibilities.

November 14, 2025,

Pine Isle CDD

FIFTH ORDER OF BUSINESS

Appointment of Audit Selection Committee

A. Audit Selection Committee Meeting

Ms. Duque: Per Florida statutes, the Board is required to appoint an Audit Selection Committee responsible for overseeing the competitive process to select the independent auditor for the District's annual financial audit.

B. Opening Audit Selection Committee Meeting

Ms. Duque: 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 of the Public Hearing was approved.

C. Roll Call

Ms. Duque: Present today for the Audit Selection Committee are Teresa Baluja, Vanessa Perez, and Raisa Krause. Also present are Michael Pawelczyk, Juliana Duque, and Jesus Lorenzo.

D. Selection of Criteria for Evaluation

Ms. Duque: As part of our statutory obligation, the committee must establish the objective criteria for the evaluation of the audit firm proposals. The suggested criteria include the ability of personnel, the proposer's experience, understanding of the scope of work, ability to furnish required services, and price.

E. Authorizing of RFP

Ms. Duque: Subject to the committee's approval, I would recommend that the committee authorize staff to publicly announce the RFP for auditing services as described in the notice. Proposals will be received and presented to the Audit Committee per the evaluation criteria established.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the authorization of the RFP was approved.

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F. Adjournment

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

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

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum – 2025 Legislative Update

Ms. Duque: Let's move forward then to the next item, which is the staff reports.

Mr. Pawelczyk: I don't have anything to report at this time for Pine Isle.

B. Engineer

Ms. Duque: I did not receive any updates from the engineer.

C. Manager – Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards

Ms. Duque: The Board is very aware of the final report already, but for the record, this is the final report that is needed to comply with the requirements established by the Florida legislature during the 2024 session. This report details all of the accomplishments and performance measures and standards, and objectives, and provides a summary of the District's engineer yearly infrastructure conditions.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards was approved.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

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Pine Isle CDD

Ms. Duque: You have the financial reports in your agenda for review. Are there any questions about the check register or unaudited financials? Not hearing any, I would ask the Board for a motion to accept them.

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

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

NINTH 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

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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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Signature Adoption: Drawn on Device

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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

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Signed: 1/14/2026 10:47:15 AM

Electronic Record and Signature Disclosure:

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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

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

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Security Checked

1/14/2026 10:47:08 AM

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	1/14/2026 10:47:15 AM
Payment Events	Status	Timestamps