

**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, June 12, 2026, at 9:45 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Jesse Colarte
Vanessa Perez
Marc Szasz

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Juilana Duque
Ginger Wald

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 April 10, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the April 10, 2026, meeting.

On MOTION by Mr. Colarte, seconded by Ms. Perez, with all in favor, the Minutes of the April 10, 2026 Meeting, were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

June 12, 2026**Pine Isle CDD**

Ms. Duque: Before opening the public hearing, I would like to briefly explain how public comments will be handled. The CDD conducts its meetings in a manner similar to a County Commission meeting. To conduct the District's business efficiently and maintain order, the Board must follow the published agenda and address each business item in sequence.

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

B. Public Comment and Discussion

Ms. Duque: The proposed Fiscal Year 2027 budget is included in your agenda materials beginning on page 11 with the General Fund, followed by the Debt Service Funds on the subsequent pages. For the General Fund, the total proposed budget is \$129,160. It is funded primarily through \$128,660 in on-roll assessments, along with a small amount of anticipated interest income. The proposed Operations and Maintenance assessment reflects an increase of \$75.01 per unit. This increase is primarily attributable to the addition of a new drainage and roadway maintenance line item, as well as the inclusion of Supervisor fees, as directed by the Board at its previous meeting. On the debt-service side, the budget includes the Series 2021 Bonds and the Series 2023 Bonds. Both bond series will continue according to their respective principal and interest payment schedules, and the per-unit debt assessment remains unchanged. The combined Fiscal Year 2027 assessment per unit is summarized in the Non-Ad Valorem Assessment Comparison on page 18. Depending on the product type, the total annual assessment ranges from \$1,496.06 to \$1,811.85 per unit, including the \$75.01 Operations and Maintenance assessment increase. This proposed budget was previously presented to, discussed by, and approved by the Board of Supervisors. Unless there are any comments or questions, we will move to the next agenda item.

Mr. Pawelczyk: Any public comment questions?

Resident: Those bonds, what are they for?

Ms. Duque: When this community was established, there was a developer and a governmental entity created by Miami-Dade County ordinance: the Pine Isle Community Development District, or Pine Isle CDD. The District issued bonds to finance the public

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infrastructure serving the community, including roads, water, sewer, and related improvements. Those bonds have a 30-year term, and the annual debt-service payments are collected through the non-ad valorem assessment shown on the property tax bill each year. The debt-service portion of the assessment relates directly to repayment of the bonds. It is generally a fixed annual amount and is expected to remain the same throughout the 30-year bond term, subject to the applicable bond documents and any prepayments. The other component is the Operations and Maintenance, or O&M, assessment. O&M funds the District's ongoing expenses, such as maintenance, administration, and other operational needs. Unlike the debt-service assessment, the O&M assessment may increase or decrease from year to year based on the District's budget and service needs. The purpose of today's meeting is to discuss the O&M portion of the assessment, including the proposed Fiscal Year 2027 budget and the resulting assessment amount.

Mr. Pawelczyk: The debt portion has nothing to do with the budget today that's been approved. It's just on there to show what the assessment is for each unit depending on which area you live in.

Ms. Duque: Correct.

Mr. Pawelczyk: If you think of your tax bill, when you get your tax bill this year, it said Pine Idle CDD and there was one number on there. That number is the debt and the O&M combined on the tax bill as a maximum amount.

Resident: This debt services is included in our payments, right?

Ms. Duque: Correct. You are already paying these assessments. Depending on the product type, this table shows the number of units, the Fiscal Year 2027 O&M assessment, the debt-service assessment, and the total annual assessment. The debt-service assessment is the portion related to the bonds issued to finance the District's infrastructure. Depending on the product type, the applicable debt-service assessment is shown in the table. For Fiscal Year 2027, that amount remains unchanged. It is expected to remain the same for the life of the bonds, unless the assessment is prepaid or otherwise adjusted in accordance with the applicable bond documents.

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

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Ms. Duque: Resolution 2026-03 is the annual appropriation resolution. This resolution adopts the Fiscal Year 2027 budget. Attached is exhibit A, it appropriates the amounts necessary to fund the general fund and both debt assessment funds and directs that the budget be placed on file and posted on District's website in accordance with Florida law.

On MOTION by Mr. Colarte, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Ms. Duque: Resolution 2026-04 imposes and certifies the non-ad valorem assessment for Fiscal Year 2027. This resolution finds that the service and improvements funding by the budget provide a special benefit to the lands within the District, adopts the assessment roll attached on the exhibit B and also authorizes the assessments to be placed on the Miami-Dade county tax rule using the uniform method. It also confirms the O&M assessment per unit and the existing debt assessment shown in the assessment comparison and assessment roll.

On MOTION by Mr. Colarte, seconded by Ms. Perez, with all in favor, Resolution #2026-04 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 Mr. Colarte, seconded by Ms. Perez, with all in favor, Closing the Public Hearing, was approved.

FOURTH ORDER OF BUSINESS

Discussion of

A. Maintenance Agreement with the HOA

Ms. Duque: The next agenda item is a discussion regarding the proposed maintenance agreement with the HOA. As a reminder, the agreement assigns responsibility for certain maintenance activities within specified CDD tracts to the HOA,

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including landscaping, irrigation, and related maintenance. The District would retain responsibility for the drainage system and other core infrastructure, including the entry ways. As discussed during the budget portion of today's meeting, the District's budget addresses its responsibilities for drainage and roadway maintenance. The Board previously reviewed this agreement and directed staff to return it to the HOA for its consideration. Thank you to Jesse for assisting with coordination through the property manager. Although the HOA has reviewed the agreement, the District has not yet received a fully executed copy. Instead, the District received several comments from the HOA's attorney. The primary concern is that the District does not have funds budgeted for the maintenance of these tracts. Historically, the HOA has performed the landscaping, irrigation, and related maintenance for these areas, and the CDD has not maintained them. Based on the comments received from the HOA's attorney, there may be a misunderstanding regarding the purpose of the agreement. It appears the HOA may understand the agreement as requiring it to assume new maintenance obligations, rather than documenting and formalizing responsibilities that have historically been performed by the HOA. The HOA attorney also raised questions concerning certain requirements and liability provisions. District Counsel can provide additional context regarding those provisions. However, the agreement was prepared by District Counsel to include the terms and protections the District needs in place before relying on the HOA to perform maintenance within District-owned or District-managed tracts. At this point, the matter is before the Board for discussion and direction. Mike, is there anything further you would like to add?

Mr. Pawelczyk: I have not spoken with her. I have not been asked to. I'm just speculating that this attorney doesn't understand the relationship on this property for these relatively small landscape tracts. The benefit to the HOA, to me is clear. The HOA gets to maintain it and control the maintenance of that area, limiting the contractors in the community to one, as opposed to one for the CDD, one for the HOA. Also, since you've already been performing in the HOA, you're already assessing the homeowners to maintain that area because you have been. If the HOA decides not to do this, even though they've been doing it for years, the CDD would have to find the money to pay for it. This year could include the requirement that you have to borrow money to pay the landscape

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contractor because it's not in your budget unless you can move stuff around in your budget to cover you for a year until you can increase assessments. I'll be happy to call her if the Board wants me to try to help her understand. I think the HOA should maintain this property for at least a year. There are provisions in there that allow the HOA to notify the District that they don't want to maintain it anymore. They have to give the District enough time to budget for that. Let's say next, the District or the HOA enters into this agreement and then decides in two months, their Board says, no, we're not going to maintain this area. They can notify the CDD and then for the next fiscal year, which would be Fiscal Year 2028, the CDD could take over that responsibility to maintain that area and properly assess for it, which will result in an increase in your assessments. And I'm sure the HOA would then decrease its assessment assessments the same amount. I don't think everybody understands what's going on here. I think it is in the best interest of the community for it to remain this way until you figure out, as a community of resident Boards, what you want to do with these properties. The attorney in here mentions references to liability but makes no objection to any of the provisions that are in there. Just makes a general statement that there's liability that shifts to the HOA for the maintenance. Well, of course it's going to shift to the HOA because they're maintaining the property. They are then responsible to make sure that they maintain it. If they fail to maintain it due to their negligence, whether it's the HOA or their contractor, the HOA should be responsible for their acts and omissions. It is a typical agreement. It's the same provision the HOA would require if the roles were reversed.

Mr. Szasz: The HOA is already maintaining these areas?

Ms. Duque: They have always maintained them since inception.

Mr. Pawelczyk: For some reason there was never a maintenance agreement entered into. It's relatively insignificant in terms of a landscape program.

Mr. Szasz: I don't know what you think, Jesse, but it probably makes sense to do this agreement and have the HOA continue controlling that.

Mr. Colarte: I think we're going to need to have the attorney speak to the HOA attorney, go through those channels first, help her understand. That way then she can speak to the property manager and then that property manager can speak to the HOA Board.

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Pine Isle CDD

Mr. Szasz: We'll call her next week.

Mr. Pawelczyk: This is one of those cases, and you guys don't know me yet, but I want to do whatever I can to not run up attorney's fees. Because if I talk to her, she's billing HOA, I'm billing CDD, and the community is paying for that. There's no conflict here. We're just trying to finalize an agreement that's actually relatively simple, which each party has the ability to get in, get in and out of with a year's notice.

Mr. Colarte: Let's table this until the next meeting so that way the HOA Board can speak on this, and then we'll come back with a decision.

Ms. Duque: For clarity of the record, I will send an email to the HOA's property manager advising that the Board of Supervisors has directed that this item be placed on the agenda for discussion at the HOA's next meeting. Any discussion and decision regarding the HOA's participation in, or execution of, the maintenance agreement must occur through the HOA's own meeting process. The District cannot make those decisions on the HOA's behalf.

Mr. Pawelczyk: I still would like to call her and spend a couple minutes on the phone explaining what the situation is, letting her know. I'll let her know that the HOA Board will be bringing this to her attention, but it came up at the CDD level. I think that will help because I don't know what her level like, I don't know HOA law, and she doesn't know CDD law. I think it's a good opportunity also for us to have that relationship where the CDD and the HOA are on the same page going forward that. There's other ways the HOA and the same CDD can work together within the confines of each of our statutes that's in the better interest of the community which could save costs and provide for more efficient services to you all as residents. I'll give her a call, but I won't spend much time on it other than saying, you need to talk to your client.

B. Request for Authorization for the HOA to Tow Vehicles from CDD Owned Tracts Within Pine Vista

Ms. Duque: The next agenda item is a request for authorization for the HOA to tow vehicles from certain CDD-owned tracts. The Pine Vista HOA has adopted a towing policy addressing illegal parking and has asked the Board to authorize the HOA to extend its towing enforcement to specified CDD areas. The applicable parking restrictions are intended to be consistent between the HOA and the CDD. For today's discussion, the

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Board should first determine whether it wishes to authorize the HOA to enforce its towing policy on CDD-owned tracts and, if so, under what conditions and safeguards. As a next step, the District may request that the HOA provide its complete parking rules, regulations, and towing policy for review. Those materials could then be included in a future agenda package. The District can also provide the HOA with examples of parking and towing rules used by other Districts, which the HOA may use as a reference in evaluating whether its existing rules are appropriate for the CDD tracts. Typically, the District would require a fully executed maintenance agreement with the HOA before moving forward with any authorization for towing enforcement on District-owned property. This has been the District's standard practice, as the agreement establishes the respective responsibilities, requirements, and protections for both parties.

Mr. Pawelczyk: I think one thing I'd point out really quick is that the CDD, in order to tow and have parking regulations under the statute, we need to have our own set of rules. What Juliana is saying, we want to try to conform those rules to what your HOA rules are a little bit so they're kind of the same. Then we can let the HOA enforce towing. It's worked in a couple other communities going through this process. They don't have to be exact, but they do have to especially the provisions relating to towing do need to be similar. I think that would be for the next meeting?

Ms. Duque: Yes.

Rafael Morales: If the HOA is going to tow the vehicles, who going to assume the responsibility? Who's going to pay for that or who's going to be responsible?

Mr. Pawelczyk: You can't tow anything unless there's signage. The HOA would be installing signage in coordination with their tow company to say, look at if you. If you park in violation, we're going to tow your car and also, if your car is towed, here's the number to call, here's the location where the vehicle is at, or something like that. Whatever is required by the statute, the individual responsible for the tow cost is whoever owns the car and whoever parked it illegally. If it's a bad tower and they towed when they shouldn't have towed because some HOA Board member said tow this car and the tow operator towed it even though he wasn't supposed to, that's going to be on the HOA. It's not going to be the CDD because we're not directing the tow.

Ms. Duque: Correct.

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Mr. Pawelczyk: When you have those tow agreements between the tow operator and in this case the HOA, they'll ask for a list of people from the HOA that can direct the tow and only those people and authorize them. Usually you try to limit that. Two or three people in the community, the property manager, maybe the chair of the Board, something like that, property manager's assistant. Then they're the only ones that have the authority to direct a tow. You then limit that risk of bad toes. That's why also want to make sure the rules are conformed. there are good tows. In Pine Isle, what I overheard you talk about before the meeting was that there's people parking in the CDD green space areas, CDD owned grass. We can have them towed. But if you tow them, you got to have a place. You have to tell them where you're telling them from. that's all. And the rules say that. And as do your HOA covenants, say the same thing.

Ms. Duque: The Board's direction is for staff to provide the District's sample parking and towing rules and regulations to the HOA for its review. Staff will also advise the HOA that the maintenance agreement must be fully executed before the Board considers authorizing the HOA to conduct towing enforcement on CDD-owned tracts. Once the HOA has reviewed the materials and responded, staff will bring the proposed rules and regulations back to the Board for discussion and further direction.

FOURTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Pawelczyk: I don't have anything that we haven't already discussed.

B. Engineer

Ms. Duque: It is my understanding that the District Engineer has begun inspections of the District's infrastructure. Because the community is gated, staff contacted the property manager to obtain the access code. That information has been provided to the District Engineer.

C. Manager**1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule**

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Ms. Duque: You have the proposed Fiscal Year 2027 meeting schedule. this proposed schedule continues the Board regular meetings on the second Friday of each month at 9:45 a.m. at the offices of the Lennar Homes, 5505 Waterford District Drive.

Mr. Pawelczyk: I think I recommend that you table this until the August or September meeting before the next fiscal year, whatever meeting you're going to have before the next fiscal year, because you're going to have a change in the Board. After today we're going to know who's qualified for a couple seats to fill those. You're going to shift to a resident Board. Once you shift to a resident Board, residents aren't going to want to come here. And as soon as you do that, by the way, that's when Lennar says, we're done because they're not going to come there either. I would just push this off until the next meeting or so until you need to use it and have a better idea where you can hold the meetings and what time will be. I'm going to give you my thoughts on that real quick. Night meetings stink. Early meeting meetings or regular meetings during the day are great particularly for someone like Juliana and myself. If you're going to have the meeting at night, that's fine, but do not have the meeting at night because you think people are going to come to the meeting and they want to participate. Okay. People only come to the meeting to participate when they're upset about something. Okay. That's my experience. I've been doing this for 20 years. That doesn't mean you can't have midnight. If you have it at night, we'll make sure someone in my office will be able to attend the meetings. I'm just saying if it's more convenient for you as a Board to have it during the day, you have it during the day. If it's more convenient for you as a Board to have it at night, you have it at night. That's why I don't want to decide on this today, because you have two Lennar folks and you, Jesse. That's why I think you should wait. But it is something to think about as people are appointed as to when and where that meeting is going to be.

Mr. Colarte: What would be the deadline to adopt the schedule?

Mr. Pawelczyk: Before the fiscal year, October 1st. I would just keep it on the agenda until they can make a decision, that's all. And if you have to, you could always advertise, do a single ad and have them ratify it so we can work around that. But I don't think that's going to be necessary.

2) Form 1 Financial Disclosure Due July 1, 2026

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Ms. Duque: You have the reminder that Form 1, Statement of Financial Interest, is due on July 1, 2026. Each Supervisor must file their Form 1 with the appropriate office.

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

Ms. Duque: The next item is a reminder to complete the required annual ethics training by December 31, 2026. This is a four-hour training requirement. You will receive an email from me with links to the available training resources. Please use those links to complete the required training. Be sure to retain your certificate of completion, if one is provided. If the training platform does not provide a certificate, please take a screenshot showing your completion and save it for your records.

4) Number of Registered Voters in the District

Ms. Duque: The Supervisor of election has certified that there is 574 registered voters within the Pine Isle Committee Development District.

5) District Updates

Ms. Duque: The next item is the District updates. I have included some recent photos of the District. This is just attached for your information and a reminder that maintenance continue to be performed by the HOA.

SIXTH 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 Mr. Colarte, seconded by Ms. Perez, with all in favor, Accepting the Check Register and Unaudited Financials, were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests?

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Mr. Szasz: Yes, I'd like to resign from the Board.

Ms. Duque: Thank you, Marc. Marc is currently in Seat #4.

On MOTION by Mr. Colarte, seconded by Ms. Perez, with all in favor, Accepting Marc Szasz Resignation, was approved.

Ms. Duque: Does the Board want to appoint anyone at this moment?

Mr. Colarte: I wish to appoint Rafael to Seat #4.

On MOTION by Mr. Colarte, seconded by Ms. Perez, with all in favor, Appointing Rafael Morales to Seat #4, was approved.

Ms. Duque: Rafael, welcome to the Board of Supervisors. There are several onboarding documents that you will need to complete, and I will follow up with you regarding the Sunshine Law requirements. For the record, it is important that you create a separate email address dedicated solely to CDD business.

Mr. Pawelczyk: We need to elect officers because we appointed someone new to the vacant seat.

Ms. Duque: Correct. Currently, Teresa serves as Chair, and Jesse serves as Vice Chair. Vanessa and Raisa serve as Assistant Secretaries. From GMS, Patti Powers serves as Treasurer, Sharyn Henning serves as Assistant Treasurer, Paul Winkeljohn serves as Secretary, and I serve as Assistant Secretary. The vacant seat was previously held by Marc, who also served as an Assistant Secretary. Now that Rafael has been appointed to the Board, the Board may appoint him as an Assistant Secretary and retain the current slate of officers, or it may revise the officer slate as it deems appropriate. The decision is up to the Board.

On MOTION by Mr. Colarte, seconded by Ms. Perez, with all in favor, Appointing Rafael Morales as an Assistant Secretary and Keeping the Remaining Officers the Same, was approved.

EIGHTH ORDER OF BUSINESS

Adjournment

June 12, 2026

Pine Isle CDD

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

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Juliana Duque

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District Manager - Assistant Secretary

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Teresa Baluja

teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

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In Person Signer Events

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Agent Delivery Events

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Intermediary Delivery Events

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Security Checked

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Payment Events	Status	Timestamps