

MINUTES OF MEETING PRINCETON COMMONS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Princeton Commons Community Development District was held on April 18, 2025, at 10:53 a.m. at Lennar Homes, 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:

Juliana Duque
Michael Pawelczyk
Juan Alvarez *by phone*
Jesus Lorenzo
Mayra Padilla
Ben Quesada

District Manager, GMS
District Counsel
District Engineer
GMS
GMS
GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and called the roll. Three Board members were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2025-01 Election of Officers

Ms. Duque presented the resolution and read the current slate of officers into the record as follows: Teresa Baluja as Chairperson, Carmen Orozco serving as Vice Chairperson, Raisa Krause, Vanessa Perez, and Marc Szasz as Assistant Secretaries. She asked that the Board name Paul Winkeljohn as the Secretary along with Patti Powers as the Treasurer, Sharyn Henning as the Assistant Treasurer, and herself, Juilana Duque, as an additional Assistant Secretary.

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The Board concurred to retain that slate of officers, and there was a motion of approval.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-02 Electing Officers was approved; and the slate of officers were elected as follows: Teresa Baluja as Chair, Carmen Orozco as Vice Chair, Vanessa Perez, Marc Szasz, Raisa Krause, and Juilana Duque as Assistant Secretaries, Paul Winkeljohn as Secretary, Patti Powers as Treasurer, and Sharyn Henning as Assistant Treasurer.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 15, 2024 Meeting

Ms. Duque presented the minutes of the November 15, 2024, Board of Supervisors meeting and asked for any comments or corrections. There being none, there was a motion of approval.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the November 15, 2024, Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2025-02 Designating Michael J. Pawelczyk as the District's Registered Agent

Ms. Duque asked for a motion of approval to appoint Mr. Pawelczyk as the District's registered agent.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-02 Designating Michael J. Pawelczyk as the District's Registered Agent, was approved.

B. Resolution #2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Ms. Duque presented the proposed budget to the Board, summarizing its contents. This proposed budget reflects no increases for the 87 units for the Fiscal Year 2026. The

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suggested date for the public hearing is July 18, 2025, at 10:05 a.m. at the offices of Lennar Homes.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-03, the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing for July 18, 2025, at 10:05 a.m., was approved.

FIFTH ORDER OF BUSINESS

Ratification of Maintenance Agreement (Row Tracts) with Avalon Square Homeowners Association, Inc.

Ms. Duque noted she will execute this document and asked for a motion of approval to ratify that action.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Maintenance Agreement (Row Tracts) with Avalon Square Homeowners Association, Inc., was ratified.

SIXTH ORDER OF BUSINESS

Discussion of Procedure of Landowners' Election Meeting

Ms. Duque summarized the procedure of the Landowners Meeting to the Board and stated that it will be held on November 4, 2025.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

1) Memorandum of Stormwater System Legal Requirements

Mr. Pawelczyk reported to the Board about the stormwater system legal requirements. Staff are working together to ensure all contracts will be in place and reporting requirements are adhered to.

2) Conveyance of Tracts A and C

Mr. Pawelczyk noted that the District is close to being ready to accept this conveyance, and they are waiting for the roadway to be complete.

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B. Engineer

There being no report, the next item followed.

C. Manager

1) Report

Ms. Duque presented photos of the District in the manager's report for the Board's information.

2) Discussion of Parking Concerns

Ms. Duque noted that the HOA has concerns about the public roads that have not been transferred to the District at this time. There was discussion on options for parking enforcement, and they will continue to discuss as concerns grow.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Funding Request

B. Acceptance of Unaudited Financials

Ms. Duque presented both items A and B and asked for a motion of approval.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Financial Reports were approved.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There was no other District business to discuss.

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

DocuSigned by:



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Secretary / Assistant Secretary

DocuSigned by:



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Chairman / Vice Chairman