

**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 November 15, 2024 at 10:05 a.m. at Lennar Homes, Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Carmen Orozco	Vice Chairperson
Raisa Krause	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Andrew Gill	Governmental Management Services
Michael Pawelczyk	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hernandez called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
October 18, 2024 Meeting**

Mr. Hernandez presented the minutes from the October 18, 2024 meeting, asked for any comments or corrections, and upon not hearing any, asked the Board for a motion to approve them.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the Minutes of the October 18, 2024 Meeting were approved as-presented.

Audit Selection Committee Meeting

A. Motion to Open the Audit Selection Committee Meeting

B. Roll Call

Mr. Hernandez indicated that Ms. Baluja, Ms. Orozco, and Ms. Krause were in attendance as the Audit Selection Committee, and asked for a motion to open the Audit Selection Committee Meeting.

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

C. Acknowledgement and Waiving Right to Receive More Than One Proposal

Mr. Hernandez explained that the District received only one proposal in response to the RFP from Grau & Associates. The Audit Selection Committee could either acknowledge that was fine and waive the right to receive more than one proposal and accept this one, or the CDD could go through the advertising process again, but there were more advertising costs to incur and it would delay the audit process from being completed as timely.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Audit Selection Committee acknowledged and waived the right to receive more than one proposal and accept the proposal from Grau & Associates.

D. Ranking of Respondents to the RFP

Mr. Hernandez asked for a motion to rank the respondents to the RFP.

On MOTION by Ms. Baluja seconded by Ms. Krause: with all in favor, Grau & Associates was ranked #1.

E. Adjournment

Mr. Hernandez asked for a motion to adjourn the Audit Selection Committee Meeting.

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

THIRD ORDER OF BUSINESS

Selection of Audit Firms

Mr. Hernandez mentioned that the Audit Selection Committee's recommendation was to accept the proposal from Grau & Associates, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to accept the ranking so staff could negotiate entering into an agreement with them to start the audit process.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Board accepted the Audit Selection Committee's recommendation for Grau & Associates to be ranked #1; and authorized staff to negotiate for the District to enter into an agreement with them.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk briefly discussed that his office had been working on documentation related to the conveyance parcels and asked about the status of the maintenance agreement with the HOA.

After a brief discussion, it was determined that the maintenance agreement was still being reviewed and a work in progress, and staff asked the Board to approve it to be executed once finalized; subject to final review and approval by Supervisor Orozco.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the maintenance agreement between the District and the HOA was approved to be executed once finalized; subject to final review and approval by Supervisor Orozco.

B. Engineer

There not being any report, the next item followed.

C. Manager

There not being any report, the next item followed.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Funding Requests

Mr. Hernandez presented Funding Requests, asked if there were any questions or comments, and upon not hearing any, asked the Board for a motion to accept them.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, Funding Requests were accepted.

B. Acceptance of Unaudited Financials

Mr. Hernandez presented the unaudited financials, asked if there were any questions or comments, and upon not hearing any, asked for a motion to accept them.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the unaudited financials were accepted.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There not being any, the next item followed.

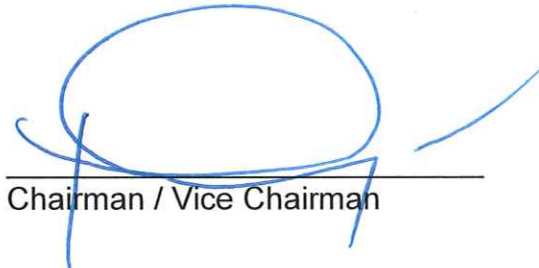
SEVENTH ORDER OF BUSINESS

Adjournment

There not being any other District business to discuss,

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



Secretary / Assistant Secretary

Chairman / Vice Chairman