

**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 Friday, August 15, 2025, at 10:07 a.m. at Lennar Homes, Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Carmen Orozco
Vanessa Perez

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Juliana Duque
Michael Pawelczyk
Gabriella Fernandez
Ben Quesada
Mayra Padilla *joined late by phone*

District Manager, GMS
District Counsel
District Counsel
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

Approval of Minutes of the April 18, 2025, Meeting

Ms. Duque: You have the minutes of the April 18, 2025, meeting. Are there any comments, corrections, or changes to those minutes? If there are no changes, I would ask for a motion to approve those.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of April 18, 2025, Meeting, were approved.

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THIRD ORDER OF BUSINESS

**Consideration of Resolution
#2025-04 Resetting Budget
Hearing**

Ms. Duque: This resolution resets the public hearing date for the budget. The hearing was originally scheduled for another day. The Board has now rescheduled for August 15, 2025.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-04 Resetting the Budget Hearing for August 15, 2025, was approved.

FOURTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2026 Budget**

A. Motion to Open the Public Hearing

Ms. Duque: Is there a motion to open the public hearing?

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

B. Public Comment and Discussion

Ms. Duque: Are there any public comments on the Fiscal Year 2026 budget? Hearing no comments from the public, we will bring this item back to the Board for discussion.

C. Consideration of Resolution #2025-05 Annual Appropriation Resolution

Ms. Duque: I will note that there are no increases in the budget at this time. Resolution 2025-05 formally adopts the proposed budget for the upcoming fiscal year.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-05 Annual Appropriation Resolution was approved.

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D. Consideration of Resolution #2025-06 Levy of Non-Ad Valorem Assessments

Ms. Duque: This resolution levies the non-ad valorem assessments for the general fund and adopts the assessments for the Princeton Commons Fiscal Year 2026. The General Fund gross assessment during the FY2026 will be \$71,797.60, which will be levied on 87 units. This resolution also allows the District to levy the assessments on the Miami-Dade County tax bill. Exhibit A to the resolution shows the portion of the assessments imposed within the District.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-06 Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Close Public Hearing

Ms. Duque: Is there a motion to close the public hearing?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Closing of the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Approval of Interlocal Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website by and between Miami-Dade County, Florida, and Princeton Commons Community Development District

Ms. Duque: GMS has been in contact with Miami-Dade County in reference to those legal advertisements. They are still working on the legal ads webpage to publish those notices. GMS is working with the newspaper as well, and we received a 44% discount for the District's current advertisements. Mike came up with a resolution that needs to be added; they will attach it to the agreement. The resolution has already been prepared; once signed, it will be executed. Ms. Duque stated the Board approved

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Resolution 2025-07, which includes this agreement, and authorizes the execution of it by the Chair or Vice Chair.

Mr. Pawelczyk: We would also like the Board to adopt a resolution, Resolution 2025-07, subject to the Chair's final approval, that authorizes the execution of this Interlocal Access Agreement and the publication of legal advertisements. We've already prepared the resolution, and you can fill in Princeton Commons and the Chair or Vice Chair.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution 2025-07, Interlocal Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website by and between Miami-Dade County, Florida, and Princeton Commons Community Development District and Authorizing the Chair or Vice Chairperson to Execute, was approved.

SIXTH ORDER OF BUSINESS

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

Ms. Duque: This ratification is in reference to Row Tracts – Tract A and Tract C. This is also related to the landscaping and irrigation improvements. Everything has been executed.

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.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney- Memorandum – 2025 Legislative Update

Mr. Pawelczyk: The only thing we had was the legislative update. I would be happy to answer any questions on that.

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B. Engineer – District Engineer’s Report for Fiscal Year 2025-2026

Ms. Duque: We received the engineer’s report from Juan Alvarez. That is included in your agenda package. All the infrastructure within the District was found in proper condition.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the District Engineer’s Report for Fiscal Year 2025-2026, was approved.

C. Manager

1) Discussion of:

a. Parking Issues and Complaints

Ms. Duque: Several emails were received from both the property manager and residents concerning parking on the roadways. At this time, the roads have not yet been transferred to District ownership. In response, contact was made with Sergeant Obadeyi, who has previously assisted in addressing similar concerns in other Districts located in the southern region. Law enforcement support was provided, with a deputy dispatched to the affected property and nearby areas. Upon arrival, the deputy issued seven parking citations within the community.

b. Parking Rules and Regulations on CDD Future Roads

Ms. Duque: As directed by the Board at the previous meeting, a draft set of rules and regulations for anticipated CDD-owned roads has been prepared for the Board’s review and consideration. Adopting these rules will require following the formal rule-making procedure. Once the Board approves the rules and the timing is appropriate, the next step will be to work collaboratively with the HOA so they may enforce these new rules and regulations. Prior to scheduling a hearing date, the rules and regulations will be forwarded to the HOA for input and subsequently discussed at the next Board meeting

Mr. Pawelczyk: And regarding the conveyances of the roadway, Lennar came back and said they are going to wait until the construction is complete.

2) Number of Registered Voters in the District

Ms. Duque: There are 87 Registered voters in the District

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3) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Ms. Duque: The monthly meetings will be held at 10:00 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida, on the third Friday of each month.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Proposed Fiscal Year 2026 Meeting Schedule was approved.

4) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Ms. Duque: The District is required to comply with a range of performance measures and standards. This is to show transparency, accountability, and the effective governance of the District. We document and report those annually.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the 2025 Performance Measures and Standards were approved.

5) Form 1 Financial Disclosure Due July 1, 2025

Ms. Duque: Everyone has filed their Form 1s.

6) Reminder to Complete Annual Ethics Training by December 31, 2025

Ms. Duque: This is your reminder to complete the ethics training. You are required to complete that by December 31st.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: You have items A and B. Is there a motion of approval since there are no questions?

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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

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:

94784E94D2FF4EE
Chairman / Vice Chairman