

**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 October 17, 2025, at 10:11 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:

Juliana Duque
Michael Pawelczyk

District Manager, GMS
District Counsel

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 the Minutes of the
August 15, 2025 Meeting**

Ms. Duque: You have the minutes of the August 15, 2025, Board of Supervisors meeting. Are there any comments, corrections, or changes to 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.

October 17, 2025

Princeton Commons CDD

THIRD ORDER OF BUSINESS

**Consideration of Engagement
Letter with Grau & Associates to
Perform the Audit for Fiscal Year
Ending September 30, 2025**

Ms. Duque: Item three is the consideration of the Engagement Letter with Grau & Associates to perform the District's audit for the fiscal year ending September 30, 2025. The price will not exceed \$4,100 for FY25 unless there is additional work required.

On MOTION by Ms. Baluja seconded, by Ms. Perez, with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025, was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: There are a couple of conveyances that remain outstanding. We talked prior to the meeting about those; they are Tracts A and C. One of those is the roadway tract. We will proceed, and hopefully by the next meeting, those will have been conveyed to the CDD. Was there a resolution added for the expansion?

Ms. Duque: Yes, the conveyance was discussed at the August meeting.

Mr. Pawelczyk: I don't have anything in my emails, but I have noted that Princeton Commons was moving forward with the petition to expand. I don't see that in the August 14th meeting.

Ms. Duque: Yes, I received an email last Friday.

Mr. Pawelczyk: There have been some emails exchanged in the last couple of weeks.

Ms. Duque: I believe this is part of Resolution # 2026-01.

Mr. Pawelczyk: I can present that to the Board. Resolution #2026-01 authorizes our office and staff to file a petition with Miami-Dade County to expand the boundaries of the District. The District proposes to expand the District by approximately 20 acres. For this District, this is the first expansion area.

October 17, 2025**Princeton Commons CDD**

On MOTION by Ms. Baluja seconded, by Ms. Perez, with all in favor, Adopting Resolution #2026-01, was approved.

B. Engineer

There being no report, the next item followed.

C. Manager**1) Report**

Ms. Duque: On page 15, you can see some pictures of the District. Those were included in the report for your reference.

2) Final Approval of the FY 2024 Report Performance Measures and Standards

Ms. Duque: You have the final approval of the FY24 report performance measures and standards. This is the final report that is submitted in compliance with recent requirements. This report details the accomplishments for FY24 and confirms that all of the goals, objectives, and standards were met, and it also provides a summary of the District Engineer's yearly infrastructure conditions. This is due by December 1st.

On MOTION by Ms. Baluja seconded, by Ms. Perez, with all in favor, the FY 2024 Report Performance Measures and Standards, was approved.

3) Update on Parking Rules and Regulations

Ms. Duque: As the Board is aware, as a proactive measure, the proposed set of rules and regulations was presented at the August meeting. Those were also sent to the HOA for their review and feedback. I received a few comments from the HOA property manager in September, and I responded to those inquiries. I followed up in early October, but I have not received a response. The HOA did express an intent to implement temporary parking solutions on the roads; however, the roads are not CDD. They have not been transferred or conveyed to the District. Unless there is any Board direction, I will just continue to communicate with the HOA. I will continue to follow up on this, and as soon as I have feedback, I will provide that to the Board of Supervisors.

October 17, 2025**Princeton Commons CDD****FIFTH ORDER OF BUSINESS Financial Reports****A. Acceptance of Funding Request****B. Acceptance of Unaudited Financials**

Ms. Duque: You have the funding requests and unaudited financials in your agenda package for Board review. Unless there are any questions I would ask for a motion to approve.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Financial Reports and Unaudited Financials, was approved.

SIXTH ORDER OF BUSINESS**Supervisors Requests and
Audience Comments**

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

Ms. Duque: Is there a motion to adjourn?

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

Envelope Id: 4A41E5AF-A471-45C4-9F53-E81A126EDA0D

Status: Completed

Subject: Princeton Commons: Complete with Docusign: 10-17-25 Minutes.pdf, Resolution 2026-02.docx, Resolution

Source Envelope:

Document Pages: 9

Signatures: 8

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

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1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

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eacosta@gmssf.com

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3/20/2026 9:45:58 AM

eacosta@gmssf.com

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

Using IP Address:

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Signed using mobile

Timestamp

Sent: 3/20/2026 9:56:05 AM

Viewed: 3/20/2026 9:57:52 AM

Signed: 3/20/2026 9:58:28 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

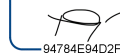
Teresa Baluja

teresa.baluja@lennar.com

Chair

Security Level: Email, Account Authentication (None)

DocuSigned by:

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Viewed: 3/25/2026 6:50:54 AM

Signed: 3/25/2026 6:51:14 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

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Editor Delivery Events

Status

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Agent Delivery Events

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Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

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Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

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Envelope Summary Events

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Timestamps

Envelope Sent

Hashed/Encrypted

3/20/2026 9:56:06 AM

Certified Delivered

Security Checked

3/25/2026 6:50:54 AM

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Completed	Security Checked	3/25/2026 6:51:14 AM
Payment Events	Status	Timestamps