

**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 June 26, 2026, at 10:04 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.

SECOND ORDER OF BUSINESS

Approval of Minutes of the March 20, 2026 Meeting

Ms. Duque: You have the minutes from the March 20, 2026, meeting in your agenda package. Are there any comments, corrections, or revisions to the minutes? Hearing none, may I have a motion to approve the minutes as presented?

On MOTION by Ms. Baluja seconded, by Ms. Krause, with all in favor, the Minutes of the March 20, 2026 Meeting, were approved.

June 26, 2026

Princeton Commons CDD

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Parking Rules and Regulations

A. Motion to Open the Public Hearing

Ms. Duque: You have the public hearing to adopt the parking rules and regulations. Is there a motion to open the public hearing?

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

B. Public Comments and Discussion

Ms. Duque: At this time, I will open the floor for public comments and questions regarding the proposed Parking Rules and Regulations for the Princeton Commons Community Development District. The proposed rules are attached to Resolution 2026-05, which begins on page 5 of the agenda package. The District owns and is responsible for certain streets and parking areas within the community. These rules are intended to help keep those shared areas safe, accessible for emergency vehicles and service providers, and properly maintained. For the record, no members of the public are present in person; however, two members of the public are participating by teleconference. Are there any comments or questions? Hearing none, we will proceed to the next agenda item.

C. Consideration of Resolution #2026-05 Adopting the Rules

Ms. Duque: This resolution adopts and enacts the Parking Rules and Regulations for the Princeton Commons Community Development District, thereby establishing them as official District rules. The rules are attached as Exhibit A. The resolution also directs the District Manager to publish the adopted rules and regulations on the District's website.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2026-05 Adopting the Rules, was approved.

D. Motion to Close the Public Hearing

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

June 26, 2026

Princeton Commons CDD

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

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Duque: Motion to open the public hearing?

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

B. Public Comments and Discussion

Ms. Duque: At this time, I will open the floor for public comments and questions regarding the proposed Fiscal Year 2027 budget and the related assessments. For the record, there are no increases to the existing budget. The proposed Fiscal Year 2027 operating budget remains the same as the Fiscal Year 2026 operating budget. Are there any comments or questions from members of the public participating by teleconference?

C. Consideration of Resolution #2026-06 Annual Appropriation Resolution

Ms. Duque: This resolution formally adopts the Fiscal Year 2027 budget, attached as Exhibit A, including the General Fund and Debt Service Fund budgets. At this time, I would ask for a motion to adopt the resolution.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2026-06 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-07 Levy of Non Ad Valorem Assessments

Ms. Duque: This resolution levies the operations and maintenance assessments, reaffirms the previously levied debt service assessments, and certifies the assessment roll attached as Exhibit B.

June 26, 2026**Princeton Commons CDD**

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2026-07 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? Before we proceed, I would like to note one item regarding the adopted Parking Rules and Regulations. The rules do not currently establish specific overnight parking hours. I have contacted the HOA's property manager by email to request input on any preferred overnight parking timeframe; however, as of today, I have not received a response. These requests have been ongoing since October 9, 2025.

Ms. Baluja: They're the ones who wanted the rules, so they need to give us their time periods.

Mr. Pawelczyk: Well, we're adopting the rule today, so we need to put it in there. I know this has been like 9 months, hasn't it, that you've asked? And these are just for the District-owned spaces.

Ms. Baluja: What's the standard? 11:00 p.m. to 5:00 a.m.? That's good with me.

Mr. Pawelczyk: I think that's fair.

Ms. Duque: Good. I will add that to those rules.

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

FIFTH ORDER OF BUSINESS**Authorization of Open an Account with
State Board of Administration**

Ms. Duque: This will allow the District to place that surplus operating cash into the state-run investment pool, earning interest while maintaining safety and liquidity.

On MOTION by Ms. Baluja seconded, by Ms. Krause, with all in favor, Authorization of Open an Account with State Board of Administration, was approved.

June 26, 2026**Princeton Commons CDD****SIXTH ORDER OF BUSINESS****Staff Reports****A. Attorney – Memorandum – Legislative Update**

Mr. Pawelczyk: The only thing we have on the agenda for District Counsel is the legislative report, which you've heard in other meetings and have had a chance to review in the memo on your own. For the record, the two items of legislation that impact CDDs would be the increase in the sovereign immunity limitations of liability for local governments, which will likely impact your insurance rates next year. I know they go up every year, but they might go up a little more next year because the liability limits have increased. The next item is item five in the memo, which is the recall process. It can be initiated to remove Supervisors who are, let's call them bad actors, or who have some inability to perform, as the criteria for that is set forth in the statute. That's all I have.

B. Engineer

There being no report, the next item followed.

C. Manager**1) District Updates**

Ms. Duque: For the District Updates, we have included recent photographs showing the current condition of the District's improvements and common areas. The photographs are attached to the agenda package for informational purposes only.

2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Duque: The next one is consideration of proposed Fiscal Year 2027 meeting schedule. It's my understanding that the Board would like to meet on the fourth Wednesday of each month at the same time on location.

On MOTION by Ms. Baluja seconded, by Ms. Krause, with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule, was approved.

3) Form 1 Financial Disclosure Due July 1, 2026

Ms. Duque: Next item is the form 1 financial disclosure. Everyone has filed according to our records.

June 26, 2026

Princeton Commons CDD

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

Ms. Duque: You have a reminder to complete annual ethics training by December 31, 2026.

5) Number of Registered Voters in the District

Ms. Duque: We currently have 92 registered voters residing within the District.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Requests

B. Acceptance of Unaudited Financials

Ms. Duque: Tab A is the approval of funding request and Tab B is the approval of unaudited financials. Unless there is any question, motion will take place.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Approving the Funding Requests and Accepting the Unaudited Financials, was approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Duque: Is there a motion to adjourn?

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

DocuSigned by:



63215D558947430...
Secretary / Assistant Secretary

DocuSigned by:



94784E94D21F74EE...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 3A0FD9DC-A94A-89C5-834A-B4F4AAB7DA23

Status: Completed

Subject: Princeton Commons: Complete with Docusign: 6-26-26 Minutes.pdf, Engagement Letter.pdf, Final FY2025-

Source Envelope:

Document Pages: 21

Signatures: 7

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

9/18/2026 8:58:30 AM

eacosta@gmssf.com

Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 63215D558947430...

Signature Adoption: Drawn on Device

Using IP Address:

2601:586:5381:a810:751b:35ce:9ed6:cf9e

Timestamp

Sent: 9/18/2026 9:00:58 AM

Viewed: 9/18/2026 11:00:37 AM

Signed: 9/18/2026 11:00:46 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Teresa Baluja

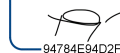
teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

Security Level: Email, Account Authentication (None)

DocuSigned by:

 94784E94D2FF4EE...

Signature Adoption: Uploaded Signature Image

Using IP Address: 50.223.15.20

Signed using mobile

Sent: 9/18/2026 9:00:57 AM

Viewed: 9/18/2026 9:15:00 AM

Signed: 9/18/2026 9:15:12 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

9/18/2026 9:00:58 AM

Certified Delivered

Security Checked

9/18/2026 9:15:00 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	9/18/2026 9:15:12 AM
Completed	Security Checked	9/18/2026 11:00:46 AM
Payment Events	Status	Timestamps