

**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 18, 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
Vanessa Perez	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Andrew Gill	District Manager
Michael Pawelczyk	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Minutes of the July 19, 2024 Meeting

Mr. Gill presented the minutes from the July 19, 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. Perez with all in favor, the Minutes of the July 19, 2024 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS

Appointment of Audit Selection Committee

Mr. Gill briefly explained the process and purpose for the Audit Selection Committee, mentioned that the CDD Board members also usually served as the Audit Selection Committee, and asked them to make a motion to appoint themselves to do so.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the members of the Princeton Commons CDD Board were appointed to serve as the Audit Selection Committee.

Audit Selection Committee Meeting

A. Motion to Open the Audit Selection Committee Meeting

B. Roll Call

Mr. Gill called the roll and asked for a motion to open the public hearing.

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

C. Selection of Criteria for Evaluation

Mr. Gill presented the criteria for evaluation, asked for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Criteria for Evaluation was approved as-presented.

D. Authorization of RFP

Mr. Gill asked for a motion to approve the RFP so that it could be advertised.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, authorization of the RFP was approved.

E. Motion to Close the Audit Selection Committee Meeting

Mr. Gill asked for a motion to close the Audit Selection Committee Meeting.

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

FOURTH ORDER OF BUSINESS Staff Reports

A. Attorney – Princeton Commons CDD Conveyances

Mr. Pawelczyk briefly discussed the documentation included in the agenda package related to the conveyances, explained that the blanket easement that was previously approved would need to be terminated, and that a grant of easement related

to the drainage and a quitclaim deed for road right-of-way tracts within the boundaries of the CDD would need to be approved, asked for any comments or questions, and upon not hearing any, asked the Board for a motion to approve and authorize execution of these documents related to road right-of-way and drainage easements once finalized, and for authorization to terminate the blanket easement.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Board authorized for the blanket easement to be terminated, approved a grant of easement related to the drainage and a quitclaim deed for road right-of-way tracts within the boundaries of the CDD, and authorized the execution of the documents related to these roadway and drainage easements once finalized.

B. Engineer

There not being any report, the next item followed.

C. Manager

1) Ratification of Performance Measures and Standards as Required by Florida Statutes

Mr. Gill presented the performance measures and standards, explained it was required by the Florida Statutes to be on the CDD's website, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to ratify it since it had been signed in between meetings.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the performance measures and standards as required by the Florida Statutes was ratified.

2) Approval of Maintenance Agreement between the District and the HOA

Mr. Pawelczyk presented the draft maintenance agreement between the District and the HOA, explained that the tracts referenced in the version included in the agenda package were not correct and there needed to be a few other minor changes and updates made to the maintenance agreement prior to it being executed, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve the maintenance agreement in substantial form so it could be executed upon making the minor edits discussed during the meeting.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the maintenance agreement between the District and the HOA was approved in substantial form; subject to the minor edits discussed during the meeting being made.

FIFTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Funding Request #15

Mr. Gill presented Funding Request #15, asked if there were any questions, and upon not hearing any, asked the Board for a motion to accept them.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Funding Request #15 was accepted.

B. Acceptance of Unaudited Financials

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

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



Secretary /Assistant Secretary



Teresa Baluja (Nov 18, 2024 10:07 EST)

Chairman / Vice Chairman

11-15-24docstosign-LennarDay

Final Audit Report

2024-11-18

Created:	2024-11-18
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