

MINUTES OF MEETING LANDINGS AT MIAMI COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Landings at Miami Community Development District was held on Wednesday, April 22, 2026, at 6:00 p.m. at 23398 SW 108th Court, Miami, Florida.

Present and constituting a quorum were:

Nathalia Jiron
Alejandro (Alex) Fonseca
Daimy Figueroa
Juana Montes

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Liza Smoker
Elizabeth Enriquez
Mr. Michael

District Manager
District Counsel
HOA Property Manager
Resident (by phone)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the October 22, 2025 Meeting

Mr. Lorenzo: Moving forward to item No. 2 on the agenda we have approval of the minutes of the October 22, 2025 meeting and you'll find that on page 3 to page 10. Unless there are any comments, deletions, or additions, a motion to approve would be in place.

On MOTION by Ms. Jiron seconded by Ms. Figueroa with all in favor, the Minutes of the October 22, 2025 meeting were approved.

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THIRD ORDER OF BUSINESS

Consideration of:

A. Resolution #2026-01 Electing Jesus Lorenzo as Assistant Secretary

Mr. Lorenzo: Moving forward to the consideration of resolution #2026-01 electing myself, Jesus Lorenzo as assistant secretary which you'll see on page 11. Unless the Board has any questions, a motion to approve would be in place.

On MOTION by Ms. Montes seconded by Ms. Jiron with all in favor, Resolution #2026-01 electing Jesus Lorenzo as an Assistant Secretary was approved.

B. Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Lorenzo: Moving forward to resolution #2026-02 approving the proposed Fiscal Year 2027 budget and setting the public hearing. You'll find the budget on page 12 through page 22, and I'll go over some of the items with you. So, on the first page, page 13 of your agenda is the cover sheet. On page 14 you have the table contents listing all the items that comprised the budget. On page 15 you will find the general fund which discusses and is known for the operation and maintenance portion of the budget assessments, this is the second component that makes up the Non Ad Valorem Assessments. This portion of the budget deals with the day in and day out of the administration and operation of the District facilities and infrastructure. There were some slight increases as you guys can see on the budget, we can go line item by line item if you guys have any questions but, before we do that, I wanted to go over the next few pages. On page 16 you see the budget narrative there which explains in detail each line item and what it's for and it continues on page 17, then you have the debt series 2018 special assessment bonds on page 18. Moving forward to page 19 you have the amortization schedule for the debt service 2018 special assessment bonds, you'll see the period, the principal, or the outstanding balance of coupons, which shows the interest rate, the principal, the interest payments and then the annual debt service, the bond maturity date for the 2018 bond is November 1, 2048. Moving forward to page 20, if any of you guys have any questions feel free to ask me, the proposed budget that lists the debt service series 2020 special assessments bonds, you'll see that on page 20. Then moving forward to page 21 you'll see the amortization schedule for the 2020 special assessments bonds, and that maturity date is November 1, 2049 and that is for the annexation of the 25 townhome units. Then if you go back to page 22, which is the last page of the budget you'll

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see the O&M units which is 168 single family, 300 townhomes and then the annexation which would be the 25 other townhome units, you'll see the separation between the Series 2018 and 2020 which totals 493 total units. So, moving forward to the next column you'll see the annual maintenance assessments which is the O&M which we just discussed. The 2027 proposed is \$221 opposed to the 2026 amount of \$176.04 which is an increase of \$44.96 per unit on an annual basis, not a monthly basis. Moving forward to the next box which would be the annual debt assessments, fiscal year 2027 compared to fiscal year 2026, nothing has changed there because that's something that you guys have as a fixed payment. You'll see the series 2018 and the 2020, and the total amount of the single family homes is \$1,929.26, and for the townhome units on the 2018 bond it's \$1,484.04, and then for the series 2020 you'll see it's \$1,624.74 for the additional 25 townhome units. So, all in all if you continue through the total assessments per unit, what will be paid in 2027 opposed to 2026 is a difference of \$44.96, so you'll see in 2026 it was \$2,105.30 for the single family homes, then for fiscal year 2027 it's \$2,150.26. Going down to the townhome units for the 2018 bond it was \$1,660.08 for 2026, and \$1,705.04 for 2027, and then the 25 additional townhome units, which is the series 2020 bond, is \$1,800.76 for fiscal year 2026, and for 2027 which is being proposed is \$1,845.74 which all will have the same percentage of interest as far as those for the general fund, which is \$44.96 of an increase. So, some of the items and I had discussed some of these with Nathalia and we can go line item by line item, so the Supervisors fees remains the same at \$3,000, then you have the FICA taxes on the Supervisor fees, the engineering, which is \$5,000 it stayed the same, they're actually going to be working on the engineering report this year, I think in either June or July and I should have that information for the next meeting contingent upon when the adoption hearing is set. So, moving forward just to the notable items, the trustee fees, you guys were being charged in 2026 budget was \$4,500 and that's being increased to \$9,000, so there's a \$4,300 increase, and the 2020 bond, you guys weren't being assessed for the 2020 bond, which is \$4,300 so that's why that one jumped from \$4,500 to \$9,000, it gives you guys a little bit of a buffer and that's a fixed fee but, it was something of an oversight on their end but, now that we have it in the budget you guys should be fine going forward, so that's one of the notable increases. The management fees went up 7% which is something that we've done across all Districts, it's a cost of living increase and you guys know things get more expensive, so this covers the manager, the administrative, the assessment rolls, the accounting team as well, and whatnot,

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the day in and day out operations of the District. Other notable increases was the insurance line item which has now been increased for \$309 total annually. Moving forward to contingency, this one was raised unfortunately to \$1,300 which can be used towards any line item and usually you guys receive increases on an annual basis, whether it's the insurance, management fee, and other fees that you may be charged by the bank. One of the other big components if you guys go to the top page 15 where I've been reading the expenditures, if you guys go to the third line item there, the carry forward surplus, you guys were using \$10,714 and I don't know if you guys see that number but, you guys are using your surplus that you guys have in your account towards the budget to impact on any increases for last year, so that's gone up a little bit, so we're proposing to eliminate that so that you guys are collecting per what is being spent. Another idea with this proposed budget is to make sure that there's not an increase next year, or the following year, usually about 3 years is what we try to push for it, but it could be more it all depends on items increasing or whatnot. Does the Board have any questions? I know I just gave you a lot of information.

Ms. Smoker: And since you mentioned the other increases, don't forget our increase, but it looks like we're under this year, I don't anticipate anything unless there's more legal issues for this District that will stay relatively close.

Mr. Lorenzo: Correct, so you guys are projecting \$8,200 right now to the end of the year, so for the last 6 months you guys have used \$4,800, and the line item has been increased to \$2,100 per the notice from legal that the fee structure will be adjusted which we'll get to later on in the agenda, and so we'll get into that later, but it's a little bit more of an increase and I don't think there's been an increase on their side for quite a some time but, we'll get into that as we go forward. So, projected is \$8,246 which is well under your \$16,100. Does anyone have any questions or concerns?

Ms. Figueroa: So, overall it's just going to go \$44.96 per year.

Mr. Lorenzo: That's correct, and you guys should be good for a couple of years, these are good numbers and accurate numbers.

Ms. Smoker: And since, I don't think they've done it before, the increase, you might want to talk to them about the mail notice process.

Mr. Lorenzo: Yes, there will be a letter that goes out with the budget as per the increase, and just so you guys know just because you guys are approving this proposed budget if you guys do go with what is proposed, doesn't mean you guys are approving this at

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the adoption meeting. We're setting the ceiling, and this would be the maximum amount that you guys could collect, so if you guys chose at the adoption meeting which would be 60 days from today, you guys can decide, hey we're going to do half, or you know what let's just continue to use the carry forward surplus one more year and then next year increase it but, next year it would probably be a little bit more of an impact, so it might be in the \$55 range or something like that, maybe \$60 we would have look at the numbers and see but, the idea is to get rid of the carry forward which was recommended by the accountant to be realistic as to where you guys are standing, and the revenues you're receiving.

Ms. Smoker: And so a letter does go out to the residents just to make them aware of the hearing, so sometimes if they see it, and they think oh this is a monthly amount, but then they find out it's an annual amount, that's often a question that comes up, so you may have a few people that would come to the public hearing if they see there's an increase but, sometimes they'll call the District manager and they'll explain that it's not a monthly fee, it's for the entire year.

Mr. Lorenzo: Correct.

Ms. Figueroa: The letter doesn't explain that?

Ms. Smoker: I think it does.

Mr. Lorenzo: The letter does but, sometimes they see, when you see the HOA fee, they think monthly, so I think that's what they see and then they contact our office and we explain to them it's not monthly, it's annually but, a letter would be accompanied if you guys chose to move forward with the proposed budget with an increase, even if it was one cent, a letter would need to go out as part of the hearing process.

Ms. Figueroa: So, do you need a motion to approve this?

Mr. Lorenzo: Yes, and in conjunction with this we need to set the public hearing, and your advertised meeting, so it has to be 60 days after today, and I know we have the rules that you guys want to review so I don't know if you want to make that the same meeting as this but, for the requirement of the 60 days it would have to be June 24th which is what you have advertised, or July 22nd.

Ms. Figueroa: I prefer July.

Ms. Jiron: Yes, me too.

Mr. Fonseca: Yes.

Ms. Figueroa: So July when?

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Mr. Lorenzo: July 22nd, at the same time, 6:00 p.m. here at the Landings clubhouse.

Ms. Figueroa: Ok, good.

Mr. Lorenzo: So, I'm going to repeat that one more time, we have resolution #2026-02 approving the fiscal year 2027 budget as proposed and setting the public hearing for July 22, 2026 at the same time, which is 6:00 p.m. here at the Landings clubhouse, 23398 SW 108th Court, Miami, Florida 33032, and a letter like I had mentioned will be accompanying this budget when it goes out and the increase would be \$44.96 per unit in fiscal year 2027.

On MOTION by Ms. Figueroa seconded by Ms. Jiron with all in favor, Resolution #2026-02 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on July 22, 2026 at 6:00 p.m. at 23398 SW 108th Court, Miami, Florida was approved.

C. Engagement Letter with Berger, Toombs, Elam, Gaines, & Frank to Perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Lorenzo: So, moving forward to the engagement letter with Berger, Toombs, Elam, Gaines & Frank to perform the audit for fiscal year ending September 30, 2025 and you'll find that on page 23. Unless the Board has any questions, this is the typical annual practice that you guys have, and this is an audit by a third party CPA, and unless the Board has any questions, a motion to approve would be in place.

On MOTION by Ms. Montes seconded by Ms. Jiron with all in favor, accepting the engagement letter with Berger, Toombs, Elam, Gaines, & Frank to perform the audit for Fiscal Year ending September 30, 2025 was approved.

FOURTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Lorenzo: So, moving forward with the acceptance of the audit for fiscal year ending in September 30, 2025, and you'll find that on page 36, the audit was completed to the standards of the Florida Statutes. There were no irregularities found, so unless the Board has any questions, a motion to approve would be in place to accept the fiscal year audit ending in September 30, 2025.

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On MOTION by Ms. Montes seconded by Ms. Jiron with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

FIFTH ORDER OF BUSINESS**Discussion of:**

- A. Procedure for the General Election**
- B. Installation of Lake Water Fountain**
- C. Rulemaking**

Mr. Lorenzo: Moving forward to the procedure for the general election. So, if you guys go to page 76, you'll find the procedures and general election information there with all the dates. So, the two seats that are up for general election this year is Juana Montes and Daimy Figueroa for November 3, 2026. Each seat carries a 4 year term and the Board must be filled by qualified electors, they must be registered voters, the attached document provides the qualified period and valid placement. The general election will take place on November 3, 2026 as mentioned. It's very important that Board of Supervisors know which seat they are running for so they are not competing against one another. So, Juana, you are seat #1, and Daimy you are seat #3. If by any chance you guys can't make it in the window, which is from 12:00 noon on Monday, June 8th to 12:00 noon, Friday, June 12th, you guys can submit it 14 days in advance, however 14 days in advance would fall on May 25th which is Memorial Day, so it would then be May 26th, you guys can turn in your application in advance if you can't make it within that window in June, if you're out and about. You must file it there within the qualified period at the Supervisor of Elections at 2700 NW 87th Avenue, Doral, Florida, and it's always in person, and I believe there's a \$25 fee but, don't hold me to that because I'm not completely sure. If you guys have any questions through the process let me know, and I can guide you through this, I don't know if you guys have done this before but, I'm here to help you guys. Just so you know, everybody's Form 1 is due July 1st but, because you two are running, or if you guys are interested in running again, you guys would have to turn it in completed already prior. The information is there and you guys can see that on page 77, you'll follow the links and the instructions there which continues on page 78 with the contact information. Again, if you have any questions, feel free to call me or email me. Also, I'll take the time to remind you guys of the ethics training, we're well in advance, you guys have to do it every year by December 31st, and it's on the honor system, so if you guys completed it, it's just basically your Form 1 for the following year, you just have to indicate that you completed it. If you guys want to send us the email with that confirmation, we'll save

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it in our system just in case it's ever asked or if you guys can't find it, we can store it for you guys. So, there's free courses, there's ones that charge you, so you guys have that, are there any questions on that? No, let's move forward to discussion of the installation of the lake water fountain, and I know that was something brought forward by the HOA, and I don't know if the Board has any questions, or the HOA wants to bring anything to discuss.

Mr. Fonseca: So, just to be sure, if the HOA wanted to move forward with installing a fountain in the lake, the HOA would be the one to pay for it, maintain it, do everything but, the CDD would have to approve it at some point. So, in the design engineer phase I guess of the project?

Ms. Smoker: If the District wants to entertain the idea then we would enter into some agreements for maintenance and sort that all out and make sure everyone is on the same page before you start spending money on anything. So, is that something that the District is interested in, or looking into?

Mr. Fonseca: Probably not but, if somebody did bring it up at some point but, I did some research on how much it would cost, and I don't think it's something the residents would appreciate.

Ms. Smoker: Ok.

Mr. Fonseca: So, I don't think so.

Mr. Lorenzo: Moving on to item C, discussion of rulemaking, I know that the HOA is working on some rules.

Ms. Montes: Does that include the parking rules for the townhouses?

Ms. Jiron: Is that part of the CDD?

Ms. Montes: Yes.

Ms. Jiron: Which ones?

Ms. Montes: I believe Celena drafted some parking rules but, they couldn't be enforced because the CDD hadn't approved it.

Ms. Jiron: Yes, and no, the parking rules that were being looked at, was in the common areas.

Ms. Montes: The guest parking.

Ms. Jiron: Right but, not like the grass.

Ms. Montes: No, just for the guest parking.

Ms. Jiron: Yes, but I don't know, when did Celena draft this?

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Ms. Montes: It was a long time ago, it was e-blasted to the residents too, the rules and regulations, and then for some reason they couldn't be enforced because the CDD had to approve them.

Ms. Jiron: The HOA is still going through some of it, it hasn't been presented to the CDD.

Ms. Smoker: And just to mention, the HOA makes their own rules, the CDD would not have to approve them for HOA land, and then the CDD, for CDD land would make their own rules and they wouldn't have to have any approval from the association and vice versa. I think the intention that was discussed at meetings before is there wanted to be some sort cohesiveness between the two before the rules were passed and the last I remember, and I could be wrong, is that the District wanted to see what type of rules the association was coming up with for their parking and then we would reflect on that as far as the CDD's rulemaking process, and there's a cost to advertising and doing a public hearing on the rules. So, the intention was to get all of the types of rules that this District would want at once and do it all in one shot, and of course, you could amend the rules at any time.

Ms. Montes: Yes, that's what I was mentioning if something is going to be done that we can squeeze in something because parking at the townhouses is a nightmare in the guest parking, not in the private driveways.

Ms. Smoker: And the new rule for, or there's a new Statute that was put in place for rulemaking so we have that new Statute, so basically once the District is ready we would have a meeting, we would discuss all the rules that you would want as a Board to implement, I would go back and draft them for you, and Jesus could circulate them, bring input from the Board members of things you want to change, or say Liza, we didn't quite like this so let's change that, we incorporate them and bring them to the next meeting and then you all look at it together, see how you liked them, vote on them, or give me more feedback if you want to do another change, or another round of changes, and then once it's finalized, we would put an exact draft of the rules and then advertise a public hearing. So, it's usually a meeting or two before it actually gets passed from when you start because we have to wait for the next Board meeting, so when the District is ready to do that we can certainly start the process.

Ms. Jiron: So, it has to be presented first at the CDD and then you'll draft it or can we send it in advance to draft and then present it?

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Ms. Smoker: So, if you know now what you kind of want drafted, or you say, hey the association has approved some rules and we'd like you'd to draft a set of rules similar to that, there are different rules that the CDD can do versus the HOA, like for example a HOA can fine but, a District can't necessarily do that, so there are going to be some differences but, if you say we want to follow this as much as possible for our CDD land, we can draft something for the next meeting.

Ms. Jiron: And the rules and regulations do you prefer like a HOA section, and then another section for CDD?

Ms. Smoker: So, they're going to be two separate and distinct documents because the way the law looks at it the District is a governmental entity, even though you're the same community your rules are separate, there needs to be no approval, no back and forth. Now sometimes, the District choses to consider how this might be working within the whole community and there is some sort of cohesiveness like you were saying but, that's up to the Board if you wanted to have separate rules, you technically could do that, it's really up to you, however you want to proceed.

Ms. Jiron: Ok, so yes, that has been changed, and there's new rules that have been implemented.

Ms. Montes: And was that sent to everyone via e-blast?

Ms. Jiron: No, it hasn't been approved by the HOA, nothing has changed, it was just up in the air.

Ms. Montes: Ok.

Ms. Jiron: And part of it is something that we're going to go over now.

Ms. Montes: Ok.

Mr. Lorenzo: Ok, are there any other questions? Hearing none, we can move on to the next item.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Mr. Lorenzo: Moving forward to staff reports, we have consideration of request for adjustment to District Counsel fee structure which you'll find on page 79, and I'll let Liza elaborate on that.

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Ms. Smoker: Yes, our law firm had sent out letters for the adjustment for inflation and increased costs. I think the last increase was in 2017, so it's been almost 10 years. This fee increase would not go into place until your next fiscal year starting October 1, 2026 so it wouldn't affect your current budget, and the fee increases for partners from \$290 to \$325, and for associates \$225 to \$250, and so that would need approval from the Board.

On MOTION by Ms. Jiron seconded by Mr. Fonseca with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

B. Engineer

Mr. Lorenzo: Moving forward to the engineer, there's nothing to report but, like I mentioned earlier, the engineering team will be providing a report for maintenance in July, so once I have that I'm hoping to have that for the next meeting, and if not, you guys will see it soon.

C. Manager – Open Carry Policy Memo

Mr. Lorenzo: Moving forward to the manager's section, open carry policy memo, so you guys saw an email that I circulated to everyone regarding the open carry policy and unless the Board has any questions, I can read it out loud if necessary but, it is included in the agenda, so unless you guys have any questions, we can move to the next item. So, the District cannot prohibit open carrying. That being said, should there ever be a dangerous situation, the local law enforcement should be contacted. The District cannot advise the Homeowners Association regarding its rules or internal procedures. The Homeowners Association should contact its legal counsel for further guidance. As I mentioned, this was included in the agenda package, so unless the Board has any questions I did circulate that with everyone, and we can move forward to the next item, are there any questions?

Ms. Jiron: No questions.

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SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Mr. Lorenzo: So, moving forward to financial reports, tab A is the approval of the check run summary which you'll find on page 82, and tab B is the approval of the unaudited financials on page 86. Unless the Board has any questions or concerns, a motion to approve will be in place.

On MOTION by Ms. Jiron seconded by Mr. Fonseca with all in favor, the check run summary, and the unaudited financials were approved.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Lorenzo: Moving forward to Supervisor's requests and audience comments, I don't know if you want to go to the audience first, or do you have anything?

Ms. Jiron: No comments.

Mr. Lorenzo: Audience comments, I think Michael has logged out, so we have no one present by phone or in person.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Lorenzo: Hearing non comments, a motion to adjourn will be in place.

On MOTION by Ms. Montes seconded by Ms. Jiron with all in favor, the Meeting was adjourned.

Signed by:

Jesus Lorenzo

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Secretary / Assistant Secretary

Signed by:

Nathalia Jiron

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Chairman / Vice Chairman

Certificate Of Completion

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 Subject: Landings at Miami: Complete with Docusign: 04-22-26.doc
 Source Envelope:
 Document Pages: 12
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 Envelope Originator:
 Ellen Acosta
 1001 Bradford Way
 Kingston, TN 37763
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Status: Original
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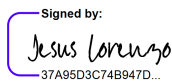
Holder: Ellen Acosta
 eacosta@gmssf.com

Location: DocuSign

Signer Events

Jesus Lorenzo
 jlorenzo@gmssf.com
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 37A95D3C74B947D...

Signature Adoption: Pre-selected Style
 Using IP Address:
 2603:3020:104e:4100:a17e:1ef8:6c0d:499

Timestamp

Sent: 8/13/2026 11:09:13 AM
 Viewed: 8/13/2026 11:12:13 AM
 Signed: 8/13/2026 11:12:23 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Nathalia Jirón
 njironcdd@gmail.com
 Security Level: Email, Account Authentication
 (None)

Signed by:

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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
 Certified Delivered

Hashed/Encrypted
 Security Checked

8/13/2026 11:09:13 AM
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	8/13/2026 11:28:33 AM
Payment Events	Status	Timestamps