

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, October 22, 2025, 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:

Juliana Duque
Jesus Lorenzo
Liza Smoker
Walt Havers

District Manager
Governmental Management Services
District Counsel
Resident

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the June 25, 2025 Meeting

Ms. Duque: The next item is approval of the minutes from the June 25, 2025 meeting. This is the time to provide any additions, corrections, or deletions. I have a few corrections from District Counsel: on page 1, Nicki's name is misspelled and will be corrected; on page 6, the statement currently attributed to Ms. Smoker, following my "yes" response, was actually made by Nathalia Jiron; and on page 12, in the first paragraph of Ms. Jiron's comments, "eco system" should be "ecosystem." Are there any additional changes from the Board? Hearing none, I'll ask for a motion to approve the minutes as corrected.

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On MOTION by Ms. Jiron seconded by Mr. Fonseca with all in favor, the Minutes of the June 25, 2025 meeting with the indicated changes were approved.

THIRD ORDER OF BUSINESS

Discussion of Rulemaking

Ms. Duque: The next item is a discussion of the rulemaking process. I want to remind the Board that, for any new parking rules or rules related to lake use and enforcement, the District must follow the formal rulemaking procedure. That means publicly advertising the Board's intent to adopt the rules, holding a public hearing to receive resident feedback, and then voting on the rules and implementing them with appropriate signage and compliance measures. This process ensures transparency and gives residents an opportunity to participate. As of today, I have not received any feedback from the HOA regarding the proposed parking rules and regulations, so once those are provided, we will bring them back to the Board for consideration.

FOURTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let's move forward to staff reports, attorney, memorandum 2025 legislative update.

A. Attorney – Memorandum – 2025 Legislative Update

Ms. Smoker: Yes, so every year our office monitors the legislative session and looks for any laws that might be passed that affect CDDs, so we put together a memorandum that we circulate which is in your packet in detail for a bunch of items that affect CDDs in one way or another or could affect them. Two of these that I'd like to just point out is there have been some changes to the rulemaking process, so if and when a District goes through the rulemaking we'll do it under the new rule, which is just new notice requirements, and some changes in the public notice but, we'll be sure to comply with the new law in effect. Then the other thing might affect this District is, the change orders, if there's a change order by a vendor now, Districts are required to approve or deny these in 35 days and if they are denying they have to identify the specific deficiencies in the quote any corrective action needed and some of the related items to that. I can answer any questions as to this but, all the information is in the memo and if you have questions you can call me at any time.

Ms. Jiron: No questions.

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Ms. Duque: Thank you so much Liza.

B. Engineer

Ms. Duque: Nothing additional to report under the engineer's report.

C. Manager

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

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

Ms. Duque: Let's move on to the manager's report. We have two memorandums. The first is the final report detailing the performance measures for fiscal year 2025, which confirms that the District is in compliance with the accountability and transparency requirements. It also documents the goals and objectives for the year that were met and recommends that the Board accept the report as the District's required annual performance report. I'd also like to note for the record that Juana Montes has joined us. The second memorandum is the forward-looking planning document for fiscal year 2026, similar to the one the Board adopted last year. It outlines the legislative requirements effective October 1, 2025, summarizes the District's obligations for goal-setting, performance standards, and annual web reporting, and recommends that the Board adopt the proposed goals and objectives for the upcoming year, with the next annual report due December 1, 2026. At this time, I'll ask for a motion to approve both the final FY 2025 performance measures and standards report, and the FY 2026 performance measures and standards as required by Florida Statutes.

On MOTION by Ms. Jiron seconded by Mr. Fonseca with all in favor, accepting the final FY 2024 Report Performance Measures and Standards and also accepting 2025 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

FIFTH ORDER OF BUSINESS**Financial Reports****A. Approval of Check Run Summary****B. Acceptance of Unaudited Financials**

Ms. Duque: Let's move forward to the financial reports, tab A is the approval of the check run summary, and tab B is the acceptance of the unaudited financials. Unless there are any questions, a motion to approve them will take place.

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Board of Supervisor's requests at this moment? Not hearing any, do I have any audience comments?

Mr. Havers: Yes.

Ms. Duque: And the meeting is being recorded, if you could please state your name.

Mr. Havers: I understand, my name is Walt Havers, and I'm a resident here obviously, and I reviewed previous minutes and I read a long discussion with regards to putting the fence around what we call a lake, it looks beautiful, center piece of the community, we walk around it a lot, I understand it's a retention pond, and a fence would make it look like that, and I think it would be a huge eyesore in the community. So, I came in with the intention of asking if that issue was raised before the CDD again, if it would be listed specifically on the agenda so that I would be aware of that and other residents. Well, you just mentioned public notice, so my question is if that was an issue before the CDD, would that required a public notice and an opportunity for the residents to be heard?

Ms. Duque: Let me take a step back and address your first question regarding the lake. You are correct that it is actually a retention pond and part of the community's drainage system. The Board discussed the area because they have seen an increase in residents or outsiders fishing there and children playing around the pond, but it was only a discussion; no decision was made. One of the concerns raised was exactly what you mentioned, the visual impact on the community, so there is currently no Board direction to move forward with a fence; it was only an idea. On your second question about the public's opportunity to be heard, this relates to establishing formal rules and regulations. The lake is owned by the District but maintained by the HOA under the existing operations and maintenance agreement, so the HOA is responsible for day-to-day maintenance of the lake. However, if the District wants to enforce specific rules, such as trespass, police involvement, or other behavioral restrictions on that area or other CDD-owned property,

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the Board must go through a formal rulemaking process. That requires advertising and holding a public hearing, notifying residents, and allowing them to comment on the proposed rules before the Board decides whether to adopt them and how to implement them. At this time, the Board has not initiated that process and has not made any decisions on new rules for the lake area.

Mr. Havers: Thank you for that detailed explanation. So, what I gather is the building of the fence, it's not normal maintenance so it doesn't require a public notice.

Ms. Duque: No, it does.

Mr. Havers: Oh, it does.

Ms. Duque: Yes, it does.

Mr. Havers: Probably with the rules against trespassing, but maybe not the actual building of the fence.

Ms. Duque: Correct, these are two separate issues. One is whether the Board wants to install a fence and, if it also wants to adopt formal rules tied to that, then the Board must go through the rulemaking process, which requires advertising a public hearing. All of our meetings are already public and noticed in accordance with Florida Statutes in the newspaper; every Board meeting is open to the public, and anyone, whether a resident or not, can attend and listen. With respect to the fence itself, the Board can discuss it at any meeting, but based on the last discussion, that does not appear to be the direction they want to take. Their concern has been preserving the appearance of the community and not impacting the look of the lake, while still finding ways to better enforce the rules.

Mr. Havers: Alright, so I have a simple request which is if the fence is going to be a topic of discussion, that it be included in the agenda like the other items.

Ms. Duque: Of course.

Mr. Havers: And I believe parking was included in the last agenda.

Ms. Duque: Yes, and sometimes the agenda, like the one you have in front of you today, lists the main topics for discussion, but related ideas can still come up under those items. For example, if "parking spaces" is on the agenda, a Board member or a resident might suggest enclosing a parking area with a chain-link fence as part of that discussion, even though a fence is not specifically listed as a separate agenda item. It would still be discussed under that broader topic. That said, if there is going to be a substantial

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conversation with proposals, bids, or formal action, you can expect to see that clearly reflected on the agenda.

Mr. Havers: Ok, that's what I was asking, I don't want to wake up and just see a fence there, I'd like to know something ahead of time.

Ms. Duque: And again, for the Board to make any decision on a project like that, staff would first need to obtain proposals from different vendors so the Supervisors can compare pricing, materials, and perform their due diligence. At this time, however, I do not expect that discussion to move forward because the Board has already indicated it does not wish to proceed with that option.

Mr. Havers: It wasn't a deep discussion because I didn't hear a comparison between the cost of fish and the cost of the plants, so it looks like it was just a preliminary discussion and I appreciate your answer.

Ms. Duque: And just to clarify, the Board is present, and as far as I know, they have not given staff any direction to obtain proposals or to pursue this item further.

Mr. Fonseca: And we would likely budget it also, so that would be for the next fiscal year.

Ms. Duque: That's a very good point, Alex, and in addition, we do not have funding for that in the current budget.

Mr. Havers: And now the HOA is responsible for maintaining the lake, does that include building structures like fences? Would that cost be that of the HOA or the CDD?

Ms. Duque: That is correct. The maintenance of that structure would be the responsibility of the HOA, as it is not currently included under the CDD's maintenance obligations. The Board would also need to decide whether the CDD should fund and install the structure, assuming funds are allocated for that purpose, while the HOA assumes ongoing maintenance. In that case, we would likely need to amend the existing agreement to add this to the HOA's maintenance responsibilities.

Mr. Havers: And would the cost of the fence get passed along somehow? I'm assuming that the residents would have to somehow pay the cost of the fence, the residents would have to come up with that.

Ms. Duque: Of course, the cost would ultimately be paid by the community, whether it is funded through the CDD or through the HOA, it will still be an expense you all have to cover.

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Mr. Havers: Ok, thank you.

Ms. Duque: But in the CDD's current budget, there are no funds allocated for that item.

Mr. Havers: Ok, thank you.

Mr. Fonseca: I don't want to detract too much because I don't think we are planning on building a fence but, the way that we would raise the funds is through another bond issuance, is that right?

Ms. Duque: No, you would have to increase assessments.

Mr. Fonseca: Ok, got it.

Ms. Duque: By February or March, this Board will begin reviewing the proposed budget for the next fiscal year. The CDD budget has two main components: the debt assessment, which repays the bonds that financed the community's infrastructure and is a fixed amount that does not change each year, and the operations and maintenance (O&M) assessment, which the Board can increase or decrease based on the community's needs. If the Board wanted to fund a new fence, that cost would need to be built into the O&M portion when we prepare the proposed budget in March or April, which would mean higher assessments that residents would see on their November tax bills; if the Board chooses not to pursue it, that increase would not appear.

Mr. Havers: Thank you for clarifying that it wouldn't be free, I just wanted that clarity, thank you.

Ms. Duque: Correct.

Ms. Smoker: And I'll just mention one thing for Alex, you could get a bond technically but, Juliana is right, the cost of issuance of the bond only makes sense if you're doing major projects, because the cost of issuance almost is the same whether you're doing this amount or this amount, so typically for something like this, unless it is a huge fence, it wouldn't be worth it.

Ms. Duque: For example, something like: if you're talking about enclosing the entire community.

Ms. Smoker: It's a tool available but, it wouldn't be worth it.

Mr. Fonseca: Thank you.

Ms. Duque: Another time you might see savings, or be able to shift money from the debt side to O&M, is if the District refinances its bonds and secures a lower interest rate. In

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that situation, the Board typically has two choices: it can reduce the debt assessment so residents pay less on the debt portion, or it can keep the total assessment level the same and move the savings from debt service into the O&M budget, creating additional funds or reserves that can be used for capital projects.

Mr. Fonseca: Thank you.

Ms. Duque: My pleasure, are there any other questions? None. So, not hearing any other questions, I just want to mention that no one joined us over the teleconference.

SEVENTH ORDER OF BUSINESS

Adjournment

Ms. Duque: A motion to adjourn will take place.

On MOTION by Ms. Jiron seconded by Ms. Montes 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