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 23, 2025, at 6:15 p.m. at 23398 SW 108th Court, Miami, Florida.

Present and constituting a quorum were:

Nathalia Jiron	Chairman
Alejandro (Alex) Fonseca	Vice Chairman
Daimy Figueroa	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Liza Smoker	District Counsel
Ana Llerena	FSR Property Management

FIRST ORDER OF BUSINESS — Oath of Office for Ms. Nathalia Jiron for Seat #2 and Mr. Alejandro Fonseca for Seat #4

Ms. Duque: The next item is the oath of office of Alejandro and Nathalia, so Alejandro and Nathalia, I'm going to read the oath of office, and please provide me with your name, and at the end say I do or I agree, so "I".

Ms. Jiron: Nathalia Jiron.

Mr. Fonseca: Alejandro Fonseca.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Landings at Miami Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of

Supervisor of the Landings at Miami Community Development District, Miami-Dade County, Florida.

Ms. Jiron: I do.

Mr. Fonseca: I do.

Ms. Duque: Thank you so much.

SECOND ORDER OF BUSINESS Roll Call

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

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution #2025-01 Canvassing and Certifying Results of Landowners' Election

Ms. Duque: Let's move forward to the next item, which is consideration of resolution #2025-01, canvassing and certifying the results of the landowner's election. So, Nathalia Jiron is found to be certified and declared to have been duly elected as a Supervisor of the Landings at Miami Community Development District, having been elected by the votes cast in her favor, as is shown in the resolution for a term of 4 years. So, a motion to consider resolution #2025-01 will take place.

> On MOTION by Mr. Fonseca, seconded by Ms. Figueroa, with all in favor, Resolution #2025-01 canvassing and certifying the results of the Landowners Election was approved.

B. Consideration of Resolution #2025-02 Confirming General Election Results

Ms. Duque: The next item is consideration of resolution #2025-02 confirming the general election results. The Board of Supervisors hereby acknowledges with this resolution and also accepts the certified resolution of the November 5, 2024 general election for the District as canvassed by the Miami-Dade County Supervisor of Elections. The Board recognizes with this resolution the election of Alejandro Fonseca to a 4-year term of office for seat #4. Is there a motion?

> On MOTION by Ms. Figueroa, seconded by Ms. Jiron, with all in favor, Resolution #2025-02 confirming general election results was approved.

C. Consideration of Resolution #2025-03 Declaring Vacancies on the Board of Supervisors – Seat #5

Ms. Duque: The next item is consideration of resolution #2025-03 declaring vacancies on the Board of Supervisors for seat #5, so the Miami- Dade County Supervisor of Elections has confirmed that at the close of the qualifying period for the election through the District Board no candidates qualified for seat #5 to be filled in the general election. Currently, the Board hereby declares with this resolution that seat #5 is vacant, and this is effective on the second Tuesday following the general election, and the Board shall also appoint a qualified elector to seat #5. Do I have any direction at this moment to appoint anyone?

Ms. Jiron: Not at the moment.

Ms. Duque: Ok, not at the moment, so if no further direction takes place, I will need a motion from the Board to approve resolution #2025-03.

> On MOTION by Ms. Jiron, seconded by Ms. Figueroa, with all in favor, Resolution #2025-03 declaring vacancies on the Board of Supervisors for Seat #5 was approved.

D. Oath of Office for Newly Appointed Supervisor(s)
E. Consideration of Resolution #2025-04 Election of Officers

Ms. Duque: Since no one was appointed to the vacant seat, we don't need to provide the oath of office. Let's move forward to consideration of resolution #2025-04, which is the election of officers. Right now, we have Nathalia Jiron as the chairman, Alejandro Fonseca as vice chairman, Daimy Figueroa, Maytee Aguilera, and Nicki Naserzare as assistant secretaries. From my office, you have Patti Powers, who is your treasurer, and Sharyn Henning will be your assistant treasurer, Paul Winkeljohn from my office will be your secretary, and I will also be your assistant secretary. So, if there are no changes to that slate of officers, I will need a motion to approve it as stated.

> On MOTION by Ms. Jiron, seconded by Ms. Figueroa, with all in favor, Resolution #2025-04 election of officers, keeping the existing Slate of Officers the same as stated on the record by Juliana Duque, was approved.

FOURTH ORDER OF BUSINESS : Approval of the Minutes of the September 25, 2024, Meeting

Ms. Duque: Let's move forward to the approval of the minutes of the September 25, 2024, meeting. I do have a comment that was made by our District attorney, Liza, so for the minutes on page 2, Liza has requested to include the date of the legislation, which is July 1, 2024, comma, so I will make sure we make that change. Are there any other additions, corrections, or deletions to the minutes? If there is none, I will need a motion from the Board to approve them with that addition.

> On MOTION by Ms. Jiron, seconded by Ms. Figueroa, with all in favor, the Minutes of the September 25, 2024, meeting with the indicated verbiage addition were approved.

FIFTH ORDER OF BUSINESS : Consideration of:

A. Resolution #2025-05 Designating Michael J. Pawelczyk as the District's Registered Agent

Ms. Duque: The next item for consideration is Resolution #2025-05, which designates Michael Pawelczyk as the District's registered agent. Michael works with Liza, and currently, Dennis Lyles is listed as your registered agent; however, Dennis has retired, and Mike will be taking over this role. Therefore, I will need a motion from the Board to approve Resolution #2025-05.

> On MOTION by Ms. Jiron, seconded by Ms. Figueroa, with all in favor, Resolution #2025-05 designating Michael J. Pawelczyk as the District's registered agent was approved.

B. Resolution #2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Ms. Duque: Let's move on to the next item: consideration of Resolution #2025-06, which approves the proposed fiscal year 2026 budget and sets the public hearing date. Before we discuss the resolution, I'd like to briefly review the budget with you. As the Board knows, the proposed budget serves as our financial plan, guiding expenditure decisions and enabling effective control over those expenditures. If you turn to page 1 of your packet, you'll see the general fund section, which outlines our operation and maintenance (O&M) assessments. Currently, we only have administrative fees included, as all maintenance responsibilities are managed by your HOA under our existing agreement. This section represents the first component of the Non-Ad Valorem Assessments, which property owners will see on their Miami-Dade County tax bills. The general fund covers the District's day-to-day activities, and at this time, it only includes administrative expenses. Pages 2 and 3 provide narrative explanations for each line item in the general fund. On page 4, you'll find a detailed explanation of the debt service fund, which is the second component of your Non-Ad Valorem Assessments. This page covers the Series 2018 Bonds, and the amortization schedule for these bonds is on page 5-they mature on November 11, 2048. The Series 2020 Bonds and their associated interest are detailed on page 6, with the amortization schedule continuing on page 7; these bonds mature on November 11, 2049. The debt service for both the Series 2018 and 2020 Bonds, including their interest, is a fixed amount and forms the second component of the Non-Ad Valorem Assessments for properties benefiting from the improvements funded by these bonds. As mentioned, these amounts are fixed, and the maturity dates have already been presented to the Board. Page 6 also includes a Non-Ad Valorem Assessment comparison chart, which compares the proposed annual assessment to the previous year, highlighting any increases or decreases. For the 493 units in the District, there is no increase in assessments this year. The budget was prepared using projections based on actual expenditures and anticipated contract costs for the current fiscal year. While there is a 7% increase in management fees and a 10% increase in insurance costs, these are not reflected as an overall increase in the general fund assessment. Returning to the resolution, the District is required to adopt a proposed O&M budget before June 15th and transmit it to the Clerk of the Miami-Dade County Commissioners. We must also hold a public hearing at least 60 days from today to allow public comment on the proposed budget. After the public hearing, the Board will adopt the final O&M budget and levy the necessary assessments. Sixty days from today would be June 22nd, and our next regular meeting is scheduled for June 25th. If that date works for the Board, I recommend we set the public hearing for June 25th. We will need to advertise this meeting as it will serve as the public hearing for budget adoption. If the Board is agreeable, we can proceed with scheduling the public hearing for June 25th.

On MOTION by Ms. Jiron, seconded by Ms. Figueroa, with all in favor, Resolution #2025-06 approving the proposed Fiscal Year 2026 Budget and setting the Public Hearing on June 25, 2025, at 6:00 p.m. at 23398 SW 108th Court, Miami, Florida, was approved.

SIXTH ORDER OF BUSINESS — Ratification of Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to perform the Audit for Fiscal Year Ending September 30, 2024

Ms. Duque: Let's move forward to the next item, which is the ratification of the engagement letter with Berger, Toombs, Elam, Gaines & Frank to perform the audit for the fiscal year ending on September 30, 2024. So, they are pleased to confirm the acceptance of this audit engagement letter and their understanding of its terms through this letter for the fiscal year ending September 30, 2024. Their fee for the service described in that year ending September 30, 2024, will not exceed $3,400 unless there are any changes in the scope of the engagement, which we do not believe will be. So, a motion to ratify the engagement letter will take place.

On MOTION by Ms. Jiron, seconded by Ms. Figueroa, with all in favor, ratifying the engagement letter with Berger, Toombs, Elam, Gaines & Frank to perform the audit for Fiscal Year ending September 30, 2024, was approved.

SEVENTH ORDER OF BUSINESS — : Acceptance of Audit for Fiscal Year Ending September 30, 2024

Ms. Duque: Let's move forward to the acceptance of the audit for the fiscal year ending on September 30, 2024. So, once again, Berger, Toombs, Elam, Gaines & Frank have audited the financial statements of the governmental activities and each major fund of the Landings at Miami Community Development District for fiscal year ending September 30, 2024, including all related notes to the financial statement which together comprises the District's basic financial statements, as shown in the table of contents. In their opinion, the Landings of Miami Community Development District complied in all materials with the applicable requirements during the fiscal year ending September 30,

2024. A motion to accept the audit for the fiscal year ending September 30, 2024, will take place.

On MOTION by Mr. Fonseca, seconded by Ms. Jiron, with all in favor, accepting the audit for Fiscal Year ending September 30, 2024, was approved.

EIGHTH ORDER OF BUSINESS : Discussion of Email Correspondence

Ms. Duque: Now, let's move on to the next item: discussion of email correspondence. Before we open this topic, I want to provide the Board with some background. As you know, we've had ongoing discussions about the parking rules and regulations. It was brought to the Board's attention that there may be a need to initiate the rulemaking process and potentially enter into an agreement with the HOA to enforce these parking rules. I have included some relevant correspondence for your review, but as of today, I have not received any additional information regarding the parking rules. My understanding is that your Master Association is still working with their attorney to finalize the set of parking rules and regulations. Once those are complete, they will reach out to us. I want to clarify for both the Board and the community that we remain committed to moving forward; we are simply waiting to receive the finalized rules and regulations from the Master Association before proceeding with the request. Currently, I have no further updates on this matter.

NINTH ORDER OF BUSINESS Staff Reports

Ms. Duque: Let's move forward to staff reports, attorney, Liza.

A. Attorney – Memorandum on Stormwater System Legal Requirements

Ms. Smoker: Well, in your booklets, there is a memorandum that our firm has prepared for just information from our early monitored legislative session, and any laws or ordinances, or rules affecting CDDs, and we pass them along to the Board of Supervisors. There are several changes regarding stormwater system legal requirements, so this memorandum in summary goes over what the historical requirements are and the new requirements that are now in place from South Florida Water Management District and then because you're in Miami-Dade County, there's also new requirements for CDDs in Miami-Dade County, and the bottom line is your District engineer is most familiar with your CDD's real infrastructure so they can guide on what the CDD must do to stay in compliance with South Florida Water Management District and Miami-Dade County with these new rules and regulations.

Ms. Duque: Correct, thank you, Liza. Just so the Board is aware, we work very closely with the District Engineer, who is responsible for providing two key certifications: a 5-year certification and a 20-year certification. Each year, you receive a District Engineer's report detailing the status of District-owned areas that are maintained by the HOA. As we've discussed before, the drainage system is currently the responsibility of the HOA, so it's important to ensure the HOA is providing regular updates. Following today's meeting, I will send an email to your property manager to follow up on this. The HOA is responsible for maintaining these drainage structures, and based on previous conversations with your property manager, I understand that funds are allocated in your budget for system cleaning. However, Miami-Dade County's regulations require compliance with several specific items related to drainage system maintenance and recertification. We want to make sure the HOA meets these requirements as outlined in the agreement between the CDD and the HOA. I will follow up with your property manager to confirm this, but based on prior discussions, it is my understanding that the HOA has been maintaining the drainage system as required. Unless there are any questions for Liza, let's move on to the next item.

1) Engineer

Ms. Duque: Under the engineer's report, I do not have anything to report.

2) Manager

Ms. Duque: Under the manager's report, I think I already reported everything that I needed to report.

TENTH 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 about those, a motion to approve them will take place.

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

ELEVENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

Ms. Duque: Do I have any Board of Supervisors' requests? Not hearing any, there is no audience present today, so there are no audience comments.

TWELFTH ORDER OF BUSINESS **Adjournment**

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

On MOTION by Ms. Figueroa, seconded by Mr. Fonseca, with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman