

**MINUTES OF MEETING
CAMPO BELLO
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Campo Bello Community Development District was held on Thursday, November 13, 2025 at 9:30 a.m. at Silver Palms by Lennar Clubhouse, 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

Ramon Castro
Mauricio Pelaez
Isis Gonzalez

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Michael Pawelczyk

District Manager, GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo called the meeting to order at 9:48 a.m. and called the roll.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the July
25, 2025 Meeting**

Mr. Lorenzo: You have the minutes from the July 25, 2025 meeting in your agenda package. Are there any comments, corrections, or changes to the minutes?

Mr. Pelaez: I have none.

On MOTION by Mr. Pelaez, seconded by Mr. Castro, with all in favor, the Minutes of the July 25, 2025 Meeting, were approved.
--

November 13, 2025

Campo Bello CDD

THIRD ORDER OF BUSINESS

Consideration of:

A. Resolution #2026-01 Local Government Publication of Legal Advertisements and Public Notices on County Designated Website

Mr. Lorenzo: Resolution 2026-01 is on page 12 of your agenda. This is to put the advertisements online. Does the Board have any questions?

Mr. Pawelczyk: Yeah, there is an Interlocal Agreement between the CDD and the county. That's an Interlocal Agreement we worked on with the county for probably 30 Districts that are going to go through this process. A couple years ago, the legislature authorized local governments instead of paying to put it in a newspaper, you can advertise on the county's website. The county is going to have a special designated website for public notice instead of using the newspaper. About two or three years ago it was not cost effective to do that. Now it is because the newspaper prices are out of control. GMS negotiated a lesser rate with the newspaper to continue to advertise, so we're saving some money there. But once the county gets this website in place, this would give you the opportunity to advertise there rather than advertise in a newspaper. Nobody looks at the newspaper for legal ads anyway. Frankly, what the legislature should do is say if you have a meeting notice, post it on the Campo Bello CDD website at least seven days before the meeting because that's where you're going to look if you need to know if there's a meeting in Campo Bello. You're going to go to the Campo Bello website; you're not going to go to the county's website. It does require us to still do at least one ad a year to tell people that we're advertising on the county's website. It's a little ridiculous, but we recommend approval. You can always not use the county's website if you choose to later. That's really all I have to say unless there are any questions, otherwise a motion to adopt Resolution 2026-01 would be in order.

On MOTION by Mr. Pelaez, seconded by Ms. Gonzalez, with all in favor, Resolution #2026-01 Local Government Publication of Legal Advertisements and Public Notices on County Designated Website, was approved.

November 13, 2025

Campo Bello CDD

B. Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Lorenzo: The next item is the consideration of the Engagement Letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. We discussed this at the last meeting. Unless the Board has any questions, the motion would be in order to approve the letter.

On MOTION by Mr. Castro, seconded by Mr. Pelaez, with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025, was approved.

FOURTH ORDER OF BUSINESS

Ratification of Supervisors Fees for FY2025

Mr. Lorenzo: Item 4, I discussed this with a couple of you already. Supervisor fees were not in the budget for 2025 so we decided to put it on the agenda since this wasn't something that Lennar was receiving payments for the Supervisor fees.

Mr. Pawelczyk: The motion is limited to the non-Lennar appointees and employees. Correct?

Mr. Lorenzo: Correct.

On MOTION by Mr. Pelaez, seconded by Ms. Gonzalez, with all in favor, the Supervisors Fees for FY2025, were ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: We don't have anything to report unless anyone has any questions for us.

B. Engineer

There not being any report, the next item followed.

November 13, 2025**Campo Bello CDD****C. Manager – Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards**

Mr. Lorenzo: On page 27 of the agenda you have the performance measures and standards for Fiscal Year 2024. This is something that was passed by the state of Florida for transparency and accountability for Special Districts. We can take any questions from the Board, and if there are no questions a motion would be in order.

Mr. Pawelczyk: There is a bill in the legislature again for the second year in a row to delete this requirement.

On MOTION by Mr. Castro, seconded by Mr. Pelaez, with all in favor, Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards, was approved.

SIXTH ORDER OF BUSINESS**Financial Reports****A. Acceptance of Check Register****B. Acceptance of Unaudited Financials**

Mr. Lorenzo: Page 35 is your financial reports. Tab A is the acceptance of the Check Register and Tab B is the acceptance of the Unaudited Financials. Is there a motion to approve?

On MOTION by Mr. Castro, seconded by Mr. Pelaez, with all in favor, Accepting the Check Register and Accepting the Unaudited Financials, were approved.

SEVENTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

Mr. Lorenzo: There are no members of the audience present today. Are there any other comments from the Supervisors before we close the meeting? Hearing none, we will move to the next item.

EIGHTH ORDER OF BUSINESS**Adjournment**

There not being any other District business to discuss,

November 13, 2025

Campo Bello CDD

On MOTION by Mr. Pelaez, seconded by Mr. Castro, with all in favor, the meeting was adjourned.

Signed by:

Jesus Lorenzo

37A95D3C74B947D...
Secretary / Assistant Secretary

DocuSigned by:

[Signature]

94784E94D2FF4EE...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: C831725B-0D89-4BBB-A060-05966FC9CB3E

Status: Completed

Subject: Campo Bello: Complete with Docusign: 11-13-25 Minutes.pdf, Resolution 2026-02.docx

Source Envelope:

Document Pages: 6

Signatures: 4

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

4/10/2026 1:43:30 PM

eacosta@gmssf.com

Signer Events

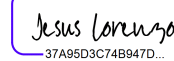
Jesus Lorenzo

jlorenzo@gmssf.com

Security Level: Email, Account Authentication (None)

Signature

Signed by:


37A95D3C74B947D...

Signature Adoption: Pre-selected Style

Using IP Address: 134.199.102.221

Timestamp

Sent: 4/10/2026 1:47:17 PM

Viewed: 4/10/2026 1:57:09 PM

Signed: 4/10/2026 1:57:25 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Teresa Baluja

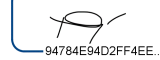
teresa.baluja@lennar.com

VP of Community Management

Lennar Homes LLC

Security Level: Email, Account Authentication (None)

DocuSigned by:


94784E94D2FF4EE...

Signature Adoption: Uploaded Signature Image

Using IP Address:

2600:1700:2a70:2e20:adce:6159:6f3:f3f4

Sent: 4/10/2026 1:47:16 PM

Viewed: 4/10/2026 1:59:32 PM

Signed: 4/10/2026 1:59:39 PM

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

4/10/2026 1:47:17 PM

Certified Delivered

Security Checked

4/10/2026 1:59:32 PM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	4/10/2026 1:59:39 PM
Completed	Security Checked	4/10/2026 1:59:39 PM
Payment Events	Status	Timestamps