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, April 9, 2026 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	Vice Chairperson
Mauricio Pelaez	Assistant Secretary
Isis Gonzalez	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager, GMS
Gabriella Fernandez	District Counsel

FIRST ORDER OF BUSINESS — Roll Call

Mr. Lorenzo called the meeting to order at 9:30 a.m. and called the roll.

SECOND ORDER OF BUSINESS — Organizational Matters

A. Acceptance of Resignation from Ms. Teresa Baluja

Mr. Lorenzo: You have the acceptance of the resignation letter from Ms. Teresa Beluja, which you'll see on page 4 of your agenda package. Teresa is resigning from her seat, which is seat 2. A motion will be in place to accept the resignation unless the Board has any questions.

> On MOTION by Mr. Pelaez, seconded by Mr. Castro, with all in favor, Accepting the Resignation from Ms. Teresa Baluja, was approved.

B. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office – Seat #2 (11/2028)

Mr. Lorenzo: Moving forward to the consideration of appointment of supervisor for unexpired term of office, which is seat 2 and expires in 2028. If the Board has anyone they wish to nominate, preferably someone you know that lives in the community and resides here and also is qualified, somebody that would work good with you guys. I don't know if somebody comes to mind, I suggest letting me know if they do. I can reach out to them, but they would need to come to the next meeting to be appointed. We can send an email blast like we did when you guys were appointed or maybe a mailer. It's up to you guys to let them know about the open seats. But before we wanted to do that, I wanted to also talk to you guys personally at the meeting in between the meetings to see if you guys had anybody.

Mr. Pelaez: Yeah, we have to fill the two seats, but then yes essentially, there's going to be three people coming down the line that you guys are going to need to find to fill those seats.

Mr. Lorenzo: At minimum, we need a third to hold the meetings to have quorum. But eventually you wouldn't want to fill the seats just in case someone's on vacation. As you guys see, the meetings are not frequent. It's just based on necessity. We will have this budget, the proposed budget hearing, which is today, and then at least minimum 60 days, we'll have the adoption. Aside from that, unless there's anything for a Board discussion or something you guys want to bring to a meeting, I don't foresee another meeting this fiscal year unless there's something to be approved or some urgent matter. The meetings are advertised every month, and I reach out to Ramon and some of you guys in between meetings just to see if we have anything to present.

C. Oath of Office for Newly Appointed Supervisor(s)

Mr. Lorenzo: We will table item 2C to a future meeting agenda when a new Supervisor is appointed.

D. Electing Officer(s)

Mr. Lorenzo: Now that Teresa has resigned that Chair position is open so we need to redo the slate of officers. Right now you have Ramon sitting as Vice Chair, Isis and Mauricio are serving as Assistant Secretaries.

Mr. Pelaez: I'll give you my motion to help out. I motion for Ramon to be to move to Chair, and Isis to be Vice Chair.

> On MOTION by Mr. Pelaez, seconded by Ms. Gonzalez, with all in favor, Electing Officers with Ramon Castro as Chairman, Isis Gonzalez as Vice Chair, and Mauricio Pelaez as Assistant Secretary, was approved.

THIRD ORDER OF BUSINESS Approval of Minutes of the November 13, 2025 Meeting

Mr. Lorenzo: You have the minutes from the November 13, 2025 meeting in your agenda package. Are there any comments, corrections, or changes to the minutes?

Mr. Pelaez: I have no changes.

> On MOTION by Mr. Castro, seconded by Ms. Gonzalez, with all in favor, the Minutes of the November 13, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS Consideration of:

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

Mr. Lorenzo: The next item is consideration of Resolution #2026-02, approving the proposed Fiscal Year 2027 budget and setting the public hearing. On page 11, you'll start to see the budget. I'm going to go over it before. Before I do, I just want to let you guys know that we're also setting the public hearing. We have at least 60 days to wait before having the adoption to succeed with the whole process. Page one is the cover sheet. Page two you have the table of contents and then moving on to the general fund which you'll see on pages 1 and 2. This is known as the operation and maintenance or O&M 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 needs for the administration and operation of the District facilities and the infrastructure. There were some slight increases such as the attorney's fees increased by $2,000. It went from $15,000 to $17,000 per the letter that we received which we're going to get to in the staff reports later on in the agenda. The audit decreased by $500 for the new proposal. It went from $4,000 to $3,500. GMS increased services by 7% which is the same as last year. This is usually a standard practice. They increased trustee fees by $11 which is just fees that US Bank increased per the November bill or statement. The insurance increased 10%. You won't really see it impact the budget because last year you had $7,609. If you guys see on the adopted budget on the left-hand side and then you see what's being proposed is a little bit less which is $7,369 what you guys were paying last year. You'll see in the actuals at $6,699 in the. So that line item technically decreased, but the insurance did increase. So 10% of the increase would be $7,369. We decreased the contingency from by $4,946 to make up for some of these increases. So that went from $34,878 to $29,932 to keep it balanced. On page 14 you'll see the budget narrative which gives a detailed explanation of each line Item and what its function is. That continues on page 15. On page 16, you have the debt service fund, which is the non-ad valorem assessments. The next page, you have the amortization schedule, which lists the periods, the balance, the interest, the principal, and also the debt. Then the last page you have the assessments, the non-ad normal assessments comparison. You guys can see there's no increase. The O&M and the bond units are the same numbers, we just divided it into two different categories. It's 487 total units, which is 31 single family homes and 456 townhome units, totaling 487 units. You'll see that there's no increase from the 2026 to the 2027 fiscal year. They're both staying at $1,926.58 for the single family and $1,610.79 for the townhomes. Your bond maturity date moving back to page 17 on the amortization schedule is December 15, 2049. Your interest income is projecting $22,030 through September 2026 of this year. Remember that this budget starts on October 1, 2026. Does anybody have any questions?

Mr. Pelaez: No questions.

Mr. Lorenzo: If I'm not hearing any questions now, the question to for the Board is when would you guys like to hold the adoption? Like I mentioned, it has to be at least 60 days from this meeting date. June 11th is your next advertised meeting. You can also hold it on July 9th or August 13th. The idea is to do it the sooner the better because we have to report it to Miami-Dade to make sure that it goes through their protocol and they can make sure that it comes on the tax roll.

Ms. Gonzalez: I don't think we should wait until August.

Mr. Pelaez: I think July would be better if that works for you guys.

Mr. Lorenzo: Do I have a motion to approve the Fiscal Year 2027 budget and set the public hearing for July 9, 2026? The meeting would be held here at the Silver Palms Clubhouse, 23770 Southwest 115th Avenue, Miami, Florida, 33032. The meeting will take place on a Thursday, as you guys already have scheduled, which is the second Thursday of every month at 9:30 a.m.

> On MOTION by Mr. Castro, seconded by Ms. Gonzalez, with all in favor, Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting Public Hearing for July 9, 2026 at 9:30 a.m., was approved.

B. Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2026

Mr. Lorenzo: You have the consideration of the engagement letter with Grau & Associates to perform the audit for fiscal year ending on September 30, 2026. You'll find that on page 19. This is to accept for them to do the audit for this fiscal year. They've been doing the audit up to now and as you notice, there's an increase decrease of $500 for this term. The accounting team bid it out. You have a fixed schedule for the next 10 years, but you guys also can opt out of it if you choose but Grau & Associates have been doing a great job. They're familiar with CDDs, they've been doing your audits, they're familiar with financials. So it's very productive for them to be doing it. They're familiar with the CDD and how it works and your financials.

> On MOTION by Mr. Castro, seconded by Ms. Gonzalez, with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2026, was approved.

FIFTH ORDER OF BUSINESS Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Lorenzo: Next is the acceptance of the audit for the fiscal year ending on September 30, 2025. You'll find that on pages 20-24. There were no findings in the audit. Everything is in good place and everything is being followed by standards. Unless the Board has any questions, a motion will be in place to accept the audit for the fiscal year ending September 30, 2025. And just as a reminder, this audit is done by an independent firm aside from our audit that we do at GMS every year, they do one independently. So you guys are in compliance with Florida Statutes which is a third-party requirement.

> On MOTION by Mr. Castro, seconded by Ms. Gonzalez, with all in favor, Accepting the Audit for Fiscal Year Ending in September 30, 2025, was approved.

SIXTH ORDER OF BUSINESS Discussion of:

A. Procedures for Landowners Election Meeting – November 12, 2026

Mr. Lorenzo: We have discussion of procedure for landowners' election meeting, which is set to take place on November 12, 2026. Moving to page 59, you'll see that seat three, which I had mentioned earlier, Vanessa from the Lennar team is sitting in, is up for landowner election which is set to take place on November 12th. You'll see the sample ballot there on page 59. You'll see the landowner proxy on page 60, which the meeting will be held here at the Silver Palms by Lennar clubhouse. On page 61, you'll see the official ballot for the Campo Bello Community Development District. This is just more of a standard practice just to make sure that we approve it. We don't need to make a motion.

B. Procedures for General Election

Mr. Lorenzo: Moving forward to the procedures for the general election, which you'll find on page 62. Seats 1 is Isis and seat 4 is Ramon. Your seats are up for election on November 3, 2026. If you wish to run again, you have to submit during the qualifying period from noon on June 8, 2026 to close at noon on June 12, 2026 to qualify with the Supervisor of Election. Something that I want to urge the importance of is make sure you guys know which seat you're running for and which seat you have so you guys are not running against each other because if you guys put both the same seat, then you guys would be running against each other for the same seat at the general election. As we get closer, I will be talking with you guys I'll be helping you guys with the process. If you guys have any questions, by all means, feel free to reach out to me.

Ms. Fernandez: Your Form 1 that's due on July 1st, that's one of the requirements so try to have that done that during that time period in June. Because they can turn you away if you don't have your Form 1 filed yet, because that's one of the requirements.

SEVENTH ORDER OF BUSINESS Staff Reports

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

Ms. Fernandez: You have a letter from our firm requesting a fee increase. Your current fee structure has been in place since 2019 and your current partner rate is $290 per hour. Your current associate rate is $225 per hour. The partner rate would increase $35 per hour to $325 per hour and your associate rate would increase $25 per hour to $250 per hour. This is adjusted to reflect changes in the CPI.

Mr. Lorenzo: Unless the Board has any question, a motion to accept will be in place.

> On MOTION by Mr. Castro, seconded by Ms. Gonzalez, with all in favor, Accepting the Adjustment to District Counsel Fee Structure, was approved.

B. Engineer

There not being any report, the next item followed.

C. Manager

Mr. Lorenzo: I have nothing to report at this time.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo: Page 67 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 Ms. Gonzalez, with all in favor, Accepting the Check Register and Accepting the Unaudited Financials, were approved.

NINTH 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.

TENTH ORDER OF BUSINESS Adjournment

There not being any other District business to discuss,

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

Signed by:
Jesus Lorenzo
37A95D3C74B947D...
Secretary /Assistant Secretary

Signed by:
Ramon E. Castro
2356C94601184E7...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 9D869DE4-5EDE-8D23-812B-B268646BF2AE | Status: Completed

Subject: Campo Bello: Complete with Docusign: 4-9-26 Minutes.pdf, Resolution 2026-03.pdf, Resolution 2026-04

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Document Pages: 36	Signatures: 9	Envelope Originator:
Certificate Pages: 2	Initials: 0	Ellen Acosta
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Signer Events	Signature	Timestamp
Jesus Lorenzo jlorenzo@gmssf.com Security Level: Email, Account Authentication (None)	Signed by: Jesus Lorenzo 37A95D3C74B947D... Signature Adoption: Pre-selected Style Using IP Address: 2603:3020:104e:4100:3892:607b:56b4:bfa	Sent: 7/9/2026 1:52:14 PM Viewed: 7/9/2026 2:41:20 PM Signed: 7/9/2026 2:41:40 PM

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Ramon E. Castro reccampobello@gmail.com VC Security Level: Email, Account Authentication (None)	Signed by: Ramon E. Castro 2356C94601184E7... Signature Adoption: Pre-selected Style Using IP Address: 104.190.62.105	Sent: 7/9/2026 1:52:14 PM Resent: 7/14/2026 1:05:15 PM Resent: 7/20/2026 9:24:00 AM Resent: 7/22/2026 10:40:39 AM Resent: 7/24/2026 1:07:48 PM Resent: 7/27/2026 6:41:34 AM Resent: 8/3/2026 6:12:50 AM Resent: 8/5/2026 5:44:01 AM Resent: 8/10/2026 7:11:52 AM Resent: 8/11/2026 10:17:59 AM Viewed: 8/11/2026 2:19:07 PM Signed: 8/11/2026 2:20:27 PM

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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	7/9/2026 1:52:14 PM
Certified Delivered	Security Checked	8/11/2026 2:19:07 PM
Signing Complete	Security Checked	8/11/2026 2:20:27 PM
Completed	Security Checked	8/11/2026 2:20:27 PM

Payment Events	Status	Timestamps