

**MINUTES OF MEETING
RANCHO GRANDE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Rancho Grande Community Development District was held on Friday, June 26, 2026, at 12:08 p.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Vanessa Perez
Nicolas Duenas
Carmen Orozco

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Mike Pawelczyk

District Manager, GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Approval of Minutes of the March 20, 2026 Meeting

Ms. Duque: The next item is approval of the minutes from the March 20, 2026 meeting. Are there any corrections, additions, or revisions to the minutes? Hearing none, may I have a motion to approve the minutes as presented?

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Minutes of the March 20, 2026 Meeting, were approved.
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June 26, 2026

Rancho Grande CDD

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Duque: The next item is the public hearing to adopt the Fiscal Year 2027 budget. Is there a motion to open the public hearing?

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Opening the Public Hearing, was approved.

B. Public Comment and Discussion

Ms. Duque: At this time, I will open the floor for public comments on the proposed Fiscal Year 2027 budget. For the record, no members of the public are present in person or participating by teleconference.

C. Consideration of Resolution #2026-22 Annual Appropriation Resolution

Ms. Duque: This resolution formally adopts the budget for fiscal year beginning October 1, 2026, and ending September 30, 2027. A motion will take place.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-22 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-23 Levy of Non Ad Valorem Assessments

Ms. Duque: Resolution 2026-23, levies the non ad valorem assessment. This resolution imposes and certifies the operation and maintenance assessment.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Resolution #2026-23 Levy of Non Ad Valorem Assessments, was approved.

E. Consideration of Developer Funding Agreement

Ms. Duque: You have the Developer Funding Agreement for Fiscal Year 2027, beginning on page 31 of your agenda package. This agreement provides for the developer to fund the District's operations and maintenance expenses.

June 26, 2026

Rancho Grande CDD

Mr. Pawelczyk: Before we do that, it looks like you all included the Acacia Grove funding agreement. All things considered this agreement will be revised to say Rancho Grande instead of Acacia Grove.

Ms. Duque: Thank you for that Mike, my apologies. A motion will take place.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Developer Funding Agreement, was approved.

F. Motion to Close the Public Hearing

Ms. Duque: Is there a motion to close the public hearing?

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Closing the Public Hearing, was approved.

FOURTH ORDER OF BUSINESS

Ratification of Agreement for Access to Certain Exempt Information Maintained by the Office of the Property Appraiser of Miami-Dade County

Ms. Duque: Item four is ratification of agreement for access to certain exempt information maintained by the office of property appraiser of Miami-Dade County. This agreement has been executed and allows the District to control access to certain exempt information subject to confidentiality safeguards.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Agreement for Access to Certain Exempt Information Maintained by the Office of the Property Appraiser of Miami-Dade County, was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: The only thing we have is a legislative update, which you've heard in other meetings, so I'll limit that for the record. Items of importance include the sovereign immunity liability caps increasing, as well as the recall election process that has been established for CDDs, for which I'll call bad actors or people who have abandoned their

June 26, 2026

Rancho Grande CDD

position. Another one I could report on is if Districts are accepting forms of payment for anything, they will now be required to accept forms of electronic payment, like credit cards, and can include the administrative fee. So, the District's not out of pocket on that.

B. Engineer

There being no comments, the next item followed.

C. Manager

1) District Updates

Ms. Duque: District updates begin on page 46 of the agenda package. We have included several photographs for informational purposes.

2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Duque: The next item is consideration of the proposed Fiscal Year 2027 meeting schedule. It's my understanding that the Board of Supervisors would like to meet on the four Wednesday of each month at the same time and location.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule, was approved.
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3) Form 1 Financial Disclosure Due July 1, 2026

Ms. Duque: Financial form 1 financial disclosure is due on July 1st, so for those that haven't done it please make sure it's completed.

4) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Duque: The next one is reminder to complete the annual ethics training by December 31, 2026.

5) Number of Registered Voters in the District

Ms. Duque: We have zero registered voters within the District.

June 26, 2026

Rancho Grande CDD

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Funding Requests #6 & #7

B. Acceptance of Unaudited Financials

Ms. Duque: The next item is the financial report, acceptance of funding request numbers #6 and #7, and acceptance of unedited financials. Unless there's any question, motion will take place.

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, Accepting Funding Request #6 & #7 and Accepting the Unaudited Financials, was approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor requests? There is no audience present for the record.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Duque: Is there a motion to adjourn the meeting?

On MOTION by Ms. Perez, seconded by Ms. Orozco, with all in favor, the meeting was adjourned.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

Certificate Of Completion

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Ellen Acosta

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Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

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Signature Adoption: Drawn on Device

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Viewed: 9/18/2026 10:59:00 AM

Signed: 9/18/2026 10:59:08 AM

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Teresa Baluja

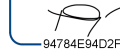
teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

Security Level: Email, Account Authentication (None)

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Signature Adoption: Uploaded Signature Image

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Electronic Record and Signature Disclosure:

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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

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Timestamp

Envelope Summary Events

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Timestamps

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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	9/18/2026 10:59:08 AM
Payment Events	Status	Timestamps