

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, December 19, 2025, at 11:04 a.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Nicolas Duenas

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Juliana Duque
Michael Pawelczyk
Juan Alvarez *by phone*
Steve Sanford *by phone*
Raisa Krause

District Manager, GMS
District Counsel,
District Engineer
Bond Counsel, Greenberg Traurig
Lennar

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Marc Szasz and Ms. Carmen Orozco

Ms. Duque: I provided the oath of office to Marc and Carmen prior to the meeting.

SECOND ORDER OF BUSINESS

Roll Call

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

December 19, 2025

Rancho Grande CDD

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
November 21, 2025 Meeting**

Ms. Duque: You have the minutes of the November 21, 2025, meeting in your agenda package. Are there any comments, corrections, or changes to the minutes? If there are no changes to the minutes, a motion of approval would take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the November 21, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Discussion of Financing Matters
Related to Special Assessment
Bonds**

A. Consideration of Engineer's Report

Mr. Alvarez: The ordinance of creation became effective on September 3, 2025. This is a 21.34 acre subdivision. It consists of 150 single family homes. The total estimated amount for the water, sewer, drainage, and roadways is \$16,798,000. That amount you will also see in the methodology report. The subdivision is still at the tentative plat level; we expect that the final plat would be reported sometime in the future. A blanket easement is going to be needed in case the infrastructure is completed before platting. I would suggest we go ahead and prepare that for the entire subdivision. On Table 1, you will see that the report says that the clubhouse tract which contains a historic building, the tract is going to be owned by the HOA. The county will own the lift station. There are some dedicated right of ways for the county. The rest of the tracts are intended to be owned by the CDD. The intention is that the develop[er will convey those tracts to the CDD at no cost.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engineers Report, was approved in substantially final form.

December 19, 2025**Rancho Grande CDD****B. Consideration of Master Assessment Methodology**

Ms. Duque: The Master Assessment Methodology report is based on the District's anticipated expenditures and the financing required to purchase and construct the improvements outlined in the Engineer's report. Table 1 details the planned development, showing the Rancho Grande CDD is projected to be 150 residential units. Table 2 provides the estimated construction costs as outlined in the Engineer's report, with a total improvement estimate of \$16,798,000. Table 3 reflects the financial analysis, indicating that the District will require a par amount of approximately \$20,130,000 for the proposed bond issuance. Table 4 allocates the total project cost on a per-unit basis. Table 5 presents the annual debt assessment for each of those units, calculated based on the allocated costs and the par debt, assuming that the District proceeds with the bond issuance. Table 6 lists the current Parcel ID# and the corresponding annual debt assessment allocated for the 21.34 acres.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Master Assessment Methodology, was approved.

C. Consideration of Resolution #2026-11 Declaring Special Assessments

Ms. Duque: This resolution serves as the initial Chapter 170 resolution in the special assessment process. This resolution approves the project as outlined for the District, and it also incorporates the previously approved Engineer's report and methodology report into the official records and initiates the assessment process under Chapter 170. Upon the adoption of this resolution, we will publicly advertise a notice of the upcoming special public hearing.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-11 Declaring Special Assessments, was approved.

D. Consideration of Resolution #2026-12 Calling for a Public Hearing to Impose Special Assessments

Ms. Duque: This resolution sets the date for the required public hearing where the Board will consider the imposition of those special assessments as part of the

December 19, 2025**Rancho Grande CDD**

assessment process. As decided by the Board, the public hearing will be scheduled for February 20, 2026.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-12 Calling for a Public Hearing to Impose Special Assessments on February 20, 2026 at 11:00 a.m. at the Lennar Offices, was approved.

E. Consideration of Resolution #2026-13 Bond Authorizing Resolution

1) Exhibit A:

a. Form of Master Trust Indenture

b. Form of First Supplemental Trust Indenture

Mr. Sanford: Resolution #2026-13 is the authorizing validation resolution, any bonds issued by Community Development Districts that would have a term of more than five years is required to be validated in a circuit court. In order for Mr. Pawelczyk to engage with the circuit court, the Board has to adopt a resolution authorizing bonds for a particular purpose, and that is what this resolution is doing. It authorizes a principal amount of bonds not exceeding \$20,130,000 which is consistent with Juliana's methodology report to finance all portions of the public infrastructure that Mr. Alvarez has in his report. We are asking the Board to approve certain exhibits. There is a Master Trust Indenture, which is the guiding document for all bonds issued by the District between the District and the US Bank as the bond trustee. Then there is a Form of Supplemental Indenture, again between the District and the US Bank as the bond trustee, and that pertains to every series of bonds the District may issue. This resolution lastly authorizes specifically the validation of the bonds. We would come back to the Board further down the road after the bonds are validated with another resolution approving certain other documents that have more detail regarding the first bond issue.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-13 Bond Authorizing Resolution, was approved.

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Rancho Grande CDD

FIFTH ORDER OF BUSINESS

Consideration of Maintenance Agreement with HOA

Ms. Duque: This maintenance agreement would be between the Rancho Grade CDD and the Coral Landings Neighborhood Association. The Association will be responsible for the maintenance of the landscaping or irrigation, or designated area at its own expense.

Mr. Pawelczyk: I would suggest that this agreement be approved in substantially final form.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Maintenance Agreement with HOA, was approved in substantially final form.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: Since we have the authorizing resolution, we will file the bond validation complaint. In order to do that, we will need copies of the adopted resolutions from today and the signed Engineer's report.

B. Engineer

Mr. Alvarez: I have nothing else to report to the Board at this time.

C. Manager

Ms. Duque: I have nothing additional at this time.

SEVENTH ORDER OF BUSINESS

Financial Reports – Acceptance of Funding Request #2

Ms. Duque: Under financial reports, you have acceptance of Funding Request #2.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting Funding Request #2, was approved.

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Rancho Grande CDD

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

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

Mr. Pawelczyk: One item, going back to Juan's comment about the blanket easement. We have a standard blanket easement we use for all our Districts that I believe you are familiar with. We could use that agreement in substantially final form subject to any changes from the Chairperson.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Blanket Easement subject to Chair signoff, was approved in substantially final form.

NINTH ORDER OF BUSINESS

Adjournment

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

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

DocuSigned by:



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Secretary / Assistant Secretary

DocuSigned by:



94784E94D2FF4EE...
Chairman / Vice Chairman

Certificate Of Completion

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Document Pages: 30

Signatures: 9

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

2/20/2026 8:35:11 AM

eacosta@gmssf.com

Signer Events

Greg McPherson

greg.mcpherson@lennar.com

Vice President

Security Level: Email, Account Authentication (None)

Signature

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Signature Adoption: Pre-selected Style

Using IP Address: 50.223.15.20

Timestamp

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Electronic Record and Signature Disclosure:

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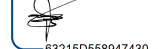
Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

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Signature Adoption: Drawn on Device

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Signed: 2/20/2026 10:12:28 AM

Electronic Record and Signature Disclosure:

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Teresa Baluja

teresa.baluja@lennar.com

Chair

Security Level: Email, Account Authentication (None)

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Status

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Agent Delivery Events

Status

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Intermediary Delivery Events

Status

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Certified Delivery Events

Status

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Carbon Copy Events

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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
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