

**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, February 20, 2026, at 11:05 a.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Carmen Orozco

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Juliana Duque
Liza Smoker

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
December 19, 2025 Meeting**

Ms. Duque: You have the minutes of the December 19, 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 December 19, 2025 Meeting, were approved.

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THIRD ORDER OF BUSINESS

**Public Hearing to Consider the
Imposition of Special
Assessments**

A. Motion to Open the Public Hearing

Ms. Duque: Is there a motion to open the public hearing to consider the imposition of special assessments?

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

B. Public Comment and Discussion

Ms. Duque: I'll open the floor for public comments regarding the proposed special assessment. For the record, I would like to mention that nobody is present and there is no one joining us over the teleconference.

C. Acceptance of Engineers Report

Ms. Duque: The engineer Juan Alvarez is not here today. I'm going to quickly go through his report. The engineer's report was prepared by Alvarez Engineer and is dated December 19, 2025. It was accepted in substantially final form at our December meeting. This report describes the 21.34 acres within the unincorporated Miami-Dade County and consisting of 150 single family units. The report also outlines the infrastructure to be financed totaling approximately \$16,798,000. There are the roadway improvements including mobility fees, stormwater management and drainage, water distribution system including connection fees, sanitary sewer system including the connection fees. As it is being stated in his report the District will own, operate, and maintain the green open spaces tract and on-site road tracts. The District is also responsible for the drainage system servicing the on-site roads. In addition the District holds an easement of the stormwater drainage purposes over the cabana tracts. Unless there are any questions, I will ask a Board for a motion to accept the District engineers report.

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

February 20, 2026**Rancho Grande CDD****D. Acceptance of Master Assessment Methodology**

Ms. Duque: Next you have the Master Assessment Methodology report. The master assessment methodology report is dated July 11, 2025 and it was amended in February 2026. It was approved at our December meeting. This methodology allocates the anticipated \$20,130,000 total bond debt for the 150 single family residential units on an equal per unit basis. The part debt allocation is \$134,200 per unit and the annual debt assessment is \$10,829. Remember this is the Master Assessment Methodology report which at some point will be supplemented. As is stated in this report, this assessment will initially be levied on the per acre basis across the 21.34 acres until platting is completed at which time the assessment will be assigned to the individual platted lots. Unless there are any questions, a motion to accept will take place.

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

E. Approving the Project and Declaring Special Assessments will Fund the Project Equalization of Assessments

Ms. Duque: Let's move forward to approving the project and declaring a special assessment that will fund the project equalization of assessments. This action formally approves the project describing the District engineers report and also declares that the special assessment levied will fund the project. The assessments are equalized across all benefited property based on the benefit received from the improvements. I will ask for a motion to approve the project and declare the special assessment will fund the project with equalization of assessment as described in the methodology report.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Approving the Project and Declaring Special Assessments will Fund the Project Equalization of Assessments, was approved.

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F. Adoption of Resolution #2026-14 Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds

Ms. Duque: The next item is adoption of Resolution 2026-14 authorizing projects, levying a special assessment, and confirming the intention to issue the bond. This resolution, as the Board is very aware, is the final Chapter 170 resolution. This authorizes the infrastructure improvement continuing the project, formally levies the non-ad valorem special assessment on the benefited lands within the District, and it also confirms that the District intends to issue the bonds to finance the project. The resolution also directs that the assessment be collected through the uniform method of collection under Chapter 197. This this resolution implements the action we have taken through this public hearing. Upon the adoption the special assignment will be formally imposed.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Adopting Resolution #2026-14 Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds, was approved.

G. Motion to Close the Public Hearing

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

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2026-15 Approving the Annexation of the District

Ms. Duque: Resolution 2026-15 provides the authorization for District counsel and staff to coordinate with Miami-Dade County regarding the annexation process. The expansion will allow the District to provide infrastructure and service to additional lands consistent with the District's mission. I will ask for a motion from the Board to approve Resolution 2026-15.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-15 Approving the Annexation of the District, was approved.

FIFTH ORDER OF BUSINESS

Ranking of Respondents to Engineering Proposals for Engineering Services

Ms. Duque: The next item is the ranking of respondents to engineering proposal for engineering services. At our last meeting, which took place in December, we approved the Engineering Agreement with Alvarez Engineering following the CCNA selection process. However, for completeness and to finalize the record, we need to formally rank the respondent to the RFP for engineering services. Alvarez Engineer was the firm selected based on those qualifications and the experience with the CDD and also the competitive fee structure that he presented. I will ask a motion to then rank Alvarez Engineer as the top ranked firm and ratify the Board's previous selection.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Ranking Alvarez Engineer's Inc. #1 and Ratifying the Board's previous selection of Alvarez Engineer's Inc., was approved.

SIXTH ORDER OF BUSINESS

Discussion Regarding Acquisition Agreement with Developer

Ms. Duque: Item six is discussion regarding Acquisition Agreement with the developer. The acquisition agreement is between the District and Lennar Homes LLC. This establishes the framework of the District to acquire the public infrastructure improvements from the developer. The so there is a maximum of the project cost, which is \$16,798,000. It covers the stormwater, the sanitary, sewer, water distribution, roadway improvements. It also discusses that the developer will convey completed infrastructure and all necessary land at no cost to the District. The developer must complete all of those improvements regardless of bond proceeds sufficiency. There is one year warranty from defects in materials, equipment, and construction. This agreement protects the District by

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ensuring the completion of all of those improvements and proper conveyance of infrastructure. Liza, would you like to add anything?

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

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Smoker: The final hearing on the bond validation is scheduled for March 26, 2026. The order to show cause has been posted on the District's website. Looking ahead at some of the conveyances forthcoming, we would recommend lien searches are done just to make sure that the permits have been closed out and there are no liens on the property. We can try and do this going forward and pay out of the real estate construction account, but it's to prevent having to come back to a meeting to discuss. We just want to let you know that's the process we're looking for to go forward.

B. Engineer

There being no comments, the next item followed.

C. Manager

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

**EIGHTH ORDER OF BUSINESS Financial Reports – Acceptance
of Funding Requests #3 & #4**

Ms. Duque: Under financial reports, you have acceptance of Funding Request #3 & #4.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting Funding Requests #3 & #4, was approved.

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

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

TENTH 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:

63215D558947430
Secretary / Assistant Secretary

DocuSigned by:

94784E94D2FF4EE
Chairman / Vice Chairman

Certificate Of Completion

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Signatures: 19

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Ellen Acosta

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1001 Bradford Way

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eacosta@gmssf.com

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Signer Events

Greg McPherson

greg.mcpherson@lennar.com

VP of Finance

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Signature

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Signature Adoption: Pre-selected Style

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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: 3/20/2026 11:20:06 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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94784E94D2FF4EE...

Signature Adoption: Uploaded Signature Image

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Electronic Record and Signature Disclosure:

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In Person Signer Events

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Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

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Intermediary Delivery Events

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Certified Delivery Events

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Carbon Copy Events

Status

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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps
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