

**MINUTES OF MEETING
NEWTON ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Newton Road Community Development District was held on Friday, March 20, 2026, at 9:45 a.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Raisa Krause

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Juliana Duque
Michael Pawelczyk

District Manager, GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order. Three Supervisors were present in person constituting a quorum.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
February 20, 2026 Meeting**

Ms. Duque: The next item is approval of the minutes of the February 20, 2026 meeting. This is a moment to make any additions or corrections. If there are no changes, a motion to approve will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the February 20, 2026 Meeting, were approved.

March 20, 2026

Newton Road CDD

THIRD ORDER OF BUSINESS

**Consideration of Resolution
#2026-03 Approving the
Proposed Fiscal Year 2027
Budget Setting the Public
Hearing**

Ms. Duque: You have consideration of Resolution 2026-03 approving the proposed Fiscal Year 2027 budget and setting the public hearing. The proposed budget totals \$73,416 in revenue and expenditures funded by the assessments on the same per unit level as the current year. There is no increase, no changes to FY 2026 budget. The District is required to adopt this budget and we need to send it to the clerk of Miami-Dade County Board of County Commissioners by June 15. The Board must also set a public hearing 60 days from today to adopt the budget. We can perhaps do it on June 26, 2026 because we already have a public hearing that day.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Approving the Proposed Fiscal Year 2027 Budget Setting the Public Hearing for Jun 26, 2026 at 9:45 a.m. at 5505 Waterford District Drive, Miami, Florida, was approved.

FOURTH ORDER OF BUSINESS

**Ratification of Engagement
Letter with Grau & Associates to
Perform the Audit for Fiscal Year
Ending September 30, 2025**

Ms. Duque: The next item is the ratification of the Engagement Letter with Grau & Associates to perform audit for the fiscal year ending September 30, 2025. This confirms Grau as the District's auditor for Fiscal Year 2025 under the ranking approved at the last meeting and sets the not to exceed fee in accordance with that selection.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025, was ratified.

March 20, 2026

Newton Road CDD

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: Nothing to report today.

B. Engineer

There being no comments, the next item followed.

C. Manager

Ms. Duque: I have nothing additional to report.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Request #9

B. Approval of Unaudited Financials

Ms. Duque: The next item is the approval of the funding request #9. Do we have a motion to approve?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Funding Requests #9 and the Unaudited Financials, were approved.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Duque: Are there any Supervisor requests or audience comments at this time?

EIGHTH ORDER OF BUSINESS

Adjournment

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

Envelope Id: 5B5123D4-FCC1-8C22-8360-40EA316F57A0

Status: Completed

Subject: Newton Road: Complete with Docusign: 3-20-26 Minutes.pdf, Resolution 2026-04.docx, Resolution 2026-0

Source Envelope:

Document Pages: 13

Signatures: 6

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

7/1/2026 8:31:14 AM

eacosta@gmssf.com

Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 63215D558947430...

Signature Adoption: Drawn on Device

Using IP Address:

2601:586:5382:cb60:ac33:507f:bafe:2bca

Timestamp

Sent: 7/1/2026 8:34:26 AM

Viewed: 7/1/2026 11:39:02 AM

Signed: 7/1/2026 11:39:08 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Teresa Baluja

teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

Security Level: Email, Account Authentication (None)

DocuSigned by:

 94784E94D2FF4EE...

Signature Adoption: Uploaded Signature Image

Using IP Address: 204.109.18.254

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Viewed: 7/1/2026 8:41:12 AM

Signed: 7/1/2026 8:41:32 AM

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

7/1/2026 8:34:26 AM

Certified Delivered

Security Checked

7/1/2026 8:41:12 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	7/1/2026 8:41:32 AM
Completed	Security Checked	7/1/2026 11:39:08 AM
Payment Events	Status	Timestamps