

**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 21, 2025, at 9:57 a.m. at 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
Michael Pawelczyk
Juan Alvarez

District Manager, GMS
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

**Oath of Office for Ms. Carmen
Orozco**

Ms. Duque administered the oath of office to Ms. Carmen Orozco before the start of the meeting.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
February 11, 2025 Meeting**

Ms. Duque: You have the approval of the minutes of the February 11, 2025, meeting. This is the time to present any additions, corrections, or deletions. If there are no changes, a motion will take place.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Minutes of the February 11, 2025, Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing to Impose Special Assessments

A. Motion to Open the Public Hearing

Ms. Duque: The next item on the agenda is the public hearing to impose the special assessments. I will ask a motion to open the public hearing.

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

B. Engineer's Report

Ms. Duque: The next item is the District Engineer's Report. District Engineer Raul Alessandri, along with Luis, presented the engineer's report at your last meeting. The Board motioned to approve it in substantial final form, noting that some changes will need to be included. Any other additional changes will be incorporated into the supplemental report. Given the absence of public attendees today, no further presentation will occur. We have our District Engineer, Juan Alvarez, in case anyone has any questions.

Ms. Baluja: I have no questions.

Ms. Perez: I have none.

Ms. Duque: Juan, thank you for being here today.

C. Assessment Methodology

Ms. Duque: The Assessment Methodology Report was presented by Luis at your previous meeting. When preparing the supplemental report, we will need to revise the percentage in the Debt Service that the Master Report currently has. That's something we will work on for the supplemental report. The Board previously approved the Master Assessment Methodology Report, so no further explanation is necessary unless there are any questions from the Board.

Ms. Baluja: I have no questions.

D. Public Comment and Discussion

Ms. Duque: There are no members of the public present today.

E. Approving the Project and Declaring that Special Assessments will pay for the Project

Ms. Duque: The next item involves approving the project and also declaring the special assessments to fund it. In the absence of public comments or any testimony, I will require a motion from the Board to approve the project and declare the special assessment.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Approving the Project and Declaring that Special Assessments will pay for the Project was approved.
--

F. Equalization of Assessments

Ms. Duque: The next item is the equalization of assessment. This is the process used to ensure that the property assessments are uniform and fair across the District. The goal is to distribute the tax assessment equally among all of the properties. This was already presented in your Master Methodology Report.

Mr. Pawelczyk: When Juliana refers to equality among the properties, it would be in accordance with the direct and special benefit received by each of the different units. In this case, we have villa and condominium. All the condominiums are assessed the same and all the villas would be assessed the same. The condominiums are assessed just a little bit less because it has been determined that the direct and special benefit is slightly less than what the villa receives. I think your office, Juliana, has not received any comments as to the assessments or how they're allocated.

Ms. Duque: No, we have not. Thank you for that, Mike.

G. Consideration of Resolution #2025-15 Authorizing District Projects; Equalizing, Approving, Confirming, and Levying Special Assessments

Ms. Duque: Now the Board will adopt a resolution authorizing the District projects, equalizing, approving, confirming, and also levying the special assessment.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution 2025-15 Authorizing District Projects; Equalizing, Approving, Confirming, and Levying Special Assessments was approved.

H. Motion to Close the Public Hearing

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

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

FIFTH ORDER OF BUSINESS

Approval of Assignment and Assumption Addendum, Authorizing Conveyance of Water and Sewer Related Improvements, and Authorization to Execute Any Necessary Documents Related to Such Improvements pending District Engineer and District Attorney Consent

Ms. Duque: The next item is the approval of the assignment and assumption addendum. First, we need to authorize the conveyance of the water and sewer-related improvements. Second, we also need to grant authorization to execute any necessary documents related to those improvements pending the consent of the District engineer and the District attorney.

Mr. Pawelczyk: There are actually two documents in connection with the water and sewer agreement. One is just an addendum to that instrument, and it basically acknowledges that the CDD is involved at the start of this project. The assignment and assumption instrument provides for the assignment of that instrument to the CDD, essentially for purposes of conveyance, and to make sure that Miami Dade Water and Sewer understands that the CDD is not asking for or requesting or entitled to any oversizing credits that come back as a result of the project. The reason for that is, Juan Alvarez's Engineer's Report makes it clear that the CDD is only paying for what the project needs, not what the county is asking us to build to address future projects in the area,

which we call oversizing credit. That's really the purpose of the assignment assumption. The addendum we've looked at and it is fine. The assignment and assumption, Mark and myself and Miami Dade Water Sewer are still working on that language to tweak it a little bit, so we would just ask that you authorize the execution of both documents in substantially final form.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Assignment and Assumption Addendum, Authorizing Conveyance of Water and Sewer Related Improvements, and Authorization to Execute Any Necessary Documents Related to Such Improvements pending District Engineer and District Attorney Consent was approved in substantially final form.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: The only thing I do have is that you'll recall the last meeting we did authorize by resolution, the filing of a validation complaint. I have not distributed that date for the final hearing, but I actually do have one. It is May 28, 2025. I'm still waiting on the order to be signed by the judge, which officially sets that date. As soon as I receive that, I'll distribute it to the distribution list so everybody knows.

B. Engineer

Ms. Duque: Mike, is there anything that you would like to add about the stormwater?

Mr. Pawelczyk: Yes, also included in your agenda package is the stormwater system legal requirements update memorandum our office prepared and dated February 10, 2025. I'm not going to review this because each of you has already seen this memorandum in other Districts. Your engineer is aware of it, certainly your manager is as well. Once the stormwater is turned over to the District, there are additional requirements the District is going to have to follow in terms of reporting and maintenance. It does cost a little bit more, so Juliana will have to build that into the budget. We're not quite there yet, but if anyone does have any questions, feel free to reach out.

Ms. Baluja: Thank you.

C. Manager

Ms. Duque: I suggest that we revert to using the verbatim minutes instead of the summarized version. I think it's more efficient to review the discussions by referring back to those detailed minutes rather than listening to the recording.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Funding Request #2

Ms. Duque: The next item is the approval of a Funding Request #2.

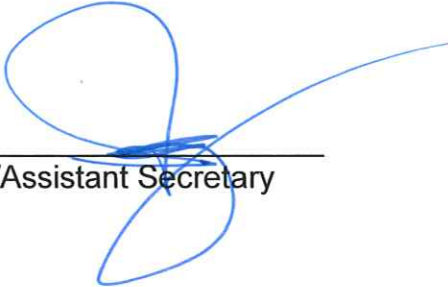
On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Funding Request #2 was approved.

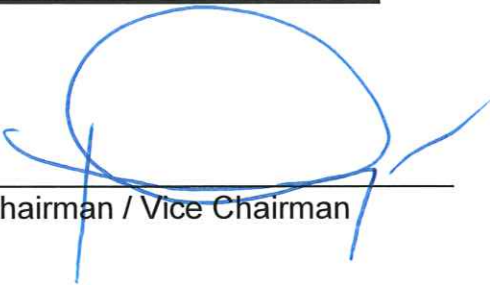
EIGHTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

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



Secretary /Assistant Secretary

Chairman / Vice Chairman