

**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, April 18, 2025, at 10:04 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
Ben Quesada
Jesus Lorenzo
Mayra Padilla
Michael Pawelczyk
Juan Alvarez *by phone*
Raisa Krause

District Manager, GMS
District Manager, GMS
District Manager, GMS
District Manager, GMS
District Counsel
District Engineer
Lennar

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 in person constituting a quorum.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2025-16 Canvassing and Certifying Results of Landowners Election

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Ms. Duque: The landowners meeting was held on April 18, 2025. At this meeting it was determined that Teresa Baluja will be in Seat 1, Vanessa Perez in Seat 2, Carmen Orozco in Seat 3, Marc Szasz in Seat 4, and Raisa Krause in Seat 5. Ms. Baluja and Ms. Perez received 21 votes and the remaining Supervisors received 20 votes. Ms. Baluja and Ms. Perez will serve for a term of 4 years and Ms. Orozco, Mr. Szasz, and Ms. Krause will serve for 2 years.

B. Consideration of Appointment of Supervisor to Unexpired Term of Office – Open Seat

Ms. Duque: This has already been completed, as we selected five candidates.

C. Oath of Office for Newly Appointed Supervisor(s)

Ms. Duque administered to oath of office to all newly appointed Supervisors.

D. Consideration of Resolution #2025-17 Electing Officers

Ms. Duque: I will need the Board to let me know how you would like to fill those seats. Currently you have Teresa Baluja as Chair, Vanessa Perez as Vice Chair, and Carmen Orozco as Assistant Secretary. It is up to the Board to make changes. You can keep the Board the same and add the new members as Assistant Secretaries.

Ms. Baluja: I propose that we keep it the same and add the new Supervisors as Assistant Secretaries.

Ms. Duque: As a reminder, you will also have Patti Powers serving as the Treasurer, Sharyn Henning as the Assistant Treasurer, Paul Winklejohn as the Secretary, and Juliana Duque as Assistant Secretary.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution 2025-17 Electing Officers as slated above, was approved.

E. Consideration of Resolution #2025-18 Ratifying Past Actions

Ms. Duque: This resolution ratifies and approves certain Board actions that are reflected in Resolution #2025-01 through #2025-14. Resolution #2025-15 was adopting

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the duly advertised meeting of the Board of Supervisors on March 1, 2025, and all the other actions that were taken by the Board.

Mr. Pawelczyk: Can we note that the “whereas” clause lists you as the Secretary and Paul is the Assistant Secretary.

Ms. Duque: I will be the Assistant Secretary. We will make sure we make those changes.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution 2025-18 Ratifying Past Actions, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 21, 2025 Meeting

Ms. Duque: You have the approval of the minutes of the March 21, 2025, meeting. This is the time to present any additions, corrections, or deletions. If there are no changes, a motion to approve the minutes will take place.

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

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt the District’s General and Procedural Rules

A. Motion to Open the Public Hearing

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

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: Do I have any public comments or discussion? For the record, there are no audience members present today.

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C. Consideration of Resolution #2025-19 Adopting the District's General and Procedural Rules

Mr. Pawelczyk: Were our changes implemented into the agenda package?

Ms. Duque: No, Ginger did not have time to provide those changes to the agenda package.

Mr. Pawelczyk: Just so the Board knows, our office went through some updates. We thought it was time to update the procedures that were created when the District was established. I have a red-line version here. The changes are substantive but are nothing that is going to be objectionable. We have the public hearing now to adopt these today. I would like the Board to adopt the resolution subject implementing the changes that are provided by District Counsel.

Ms. Baluja: I am good with your recommendation, and you can send the changes to me.

Mr. Pawelczyk: Before the resolution is signed, I will send that to Terry and run through the changes. There are still some things that we need to look back on because this was rushed. We are looking at these internally and once we get through them, we will send you a red-line to glance through and we will sign that. I know the Board has been through this before. There is nothing new in terms of rules and procedures, but we updated the language and removed items that we need not think were utilized or necessary any more.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution 2025-19 Adopting the District's General and Procedural Rules, was approved.

D. Motion to Close the Public Hearing

Ms. Duque: Do we have 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.

SIXTH ORDER OF BUSINESS**Public Hearing to Adopt the
Fiscal Year 2025 & 2026 Budget**

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A. Motion to Open the Public Hearing

Ms. Duque: Can I have 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. Public Comment and Discussion

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

C. Consideration of Resolution #2025-20 Adopting Final Fiscal Year 2025 & 2026 Budget

Ms. Duque: The Board is aware that the budget serves as the financial plan guiding expenditure decisions and controlling spending. Page 1 of the budget covers the General Fund, outlining the Operations and Maintenance (O&M) section, which is currently funded through the developer's contribution. Page 2 presents a comparison of Non ad valorem assessments, showing the net assessment amounts both with and without the inclusion of the extra area. Pages 3 and 4 provide detailed explanations for each line item in the General Fund, offering greater clarity on each budget component.

Ms. Duque: For this one, yes. I need a motion from the Board to adopt Resolution 2025-20, Adopting Final Fiscal Year 2025 & 2026 Budget.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution 2025-20 Adopting Final Fiscal Year 2025 & 2026 Budget. was approved.

D. Motion to Close the Public Hearing

Ms. Duque: I will need 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.

SEVENTH ORDER OF BUSINESS**Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying,**

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Collecting and Enforcing Non-Ad Valorem Assessments

A. Motion to Open the Public Hearing

Ms. Duque: I need 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. Public Comment and Discussion

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

C. Consideration of Resolution #2025-21 Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments

Ms. Duque: The Uniform Method, as the Board knows, established by the Florida Statute allows the local government to collect through the Non-Ad Valorem Assessment using the same process as the ad valorem Assessment.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution 2025-21 Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing non-Ad Valorem Assessments, was approved.

D. Motion to Close the Public Hearing

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

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum on Stormwater System Legal Requirements

Mr. Pawelczyk: The only thing we have is the memorandum regarding the stormwater system legal requirements that is in the package and the Board members have been presented that at a previous meeting. Like we have reported, the requirements

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of that are being implemented in the budget in respect to cleaning up the pipes and the necessary reporting and permitting requirements.

B. Engineer

Ms. Duque: There is nothing to follow up with from the engineer.

C. Manager – Report

Ms. Duque: I have a report with some pictures for your information.

NINTH ORDER OF BUSINESS Financial Reports

A. Approval of Funding Request #3

Ms. Duque: The next item is the approval of a Funding Request #3. Do we have a motion to approve?

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Funding Request #3, was approved.

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

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Adjournment

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman