

**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, February 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  
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. Three Supervisors were present in person, constituting a quorum.

**THIRD ORDER OF BUSINESS**

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

Ms. Duque: The next item is approval of the minutes of the November 21, 2025, 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 November 21, 2025, Meeting, were approved.

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**Newton Road CDD**

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution  
#2026-02 Expanding the  
Boundaries**

Ms. Duque: This resolution authorizes District counsel and District staff to file a petition with Miami-Dade County to expand the District boundaries by approximately 20.87 gross acres. The landowners of the parcel described in Exhibit A has requested annexation into the District. This resolution authorizes all necessary steps to effectuate the boundary expansion.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-01 Expanding the Boundaries, was approved.

**FOURTH ORDER OF BUSINESS**

**Appointment of Audit Selection  
Committee**

**A. Opening Audit Selection Committee Meeting**

Ms. Duque: The next item is the Audit Selection Committee meeting. We now need to convene the Audit Selection Committee meeting. You might recall that in our November meeting, we authorized the RFP for the audit services.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Opening the Audit Selection Committee Meeting was approved.

**B. Roll Call**

Ms. Duque: Present for the Audit Selection Committee are Teresa Baluja, Vanessa Perez, and Carmen Orozco.

**C. Ranking of Respondents to RFP**

Ms. Duque: The District received two responses for the audit services. One is from Berger, Toombs, Allen, Gaines & Frank, and the other one is Grau & Associates. Both firms are highly qualified. The committee will rank those respondents based on the evaluation criteria that I have provided. I have received the ranking; it gives 99 points to Berger Toombs and 100 points to Grau & Associates.

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**D. Adjournment**

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

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Audit Selection Committee Meeting was adjourned.

**E. Selection of Audit Firms**

Ms. Duque: Based on the committee's ranking, I will ask for a motion from the Board to select Grau & Associates as the audit firm and also authorize the Chair to execute the Engagement Letter.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Recommendation of the Audit Selection Committee in Selecting Grau & Associates as the Audit Firm, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Smoker: I have nothing to report.

**B. Engineer**

There being no comments, the next item followed.

**C. Manager – Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards**

Ms. Duque: Under the manager's report, I have the final approval of the Fiscal Year 2024-2025 Report Performance Measure and Standards. This report documents District compliance with all of the statutory requirements, including public meeting compliance, transparency, and access to the records, infrastructure, oversight, and financial accountability. Unless there are any questions from the board, a motion to approve the final report will take place.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards, was approved.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Funding Request #8**

**B. Approval of Unaudited Financials**

Ms. Duque: The next item is the approval of the funding request #8. Do we have a motion to approve?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Funding Requests #8 and Accepting the Unaudited Financials, was approved.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

Ms. Baluja: How much progress have we made with the county?

Ms. Duque: Nothing. And the last emails that we have sent, we have not received responses from it. We already sent everything. They have all of the agreements executed and resolutions passed by the Board to all of our Districts. We're taking advantage of the 40% that we're receiving right now, but it's on their platform, because the issue is that they haven't been able to create that. Yeah.

**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: F863ED6B-9628-4760-8D58-D411BFAF7FD5  
 Subject: Newton Road: Complete with Docusign: 2-20-26 Minutes.pdf, Resolution 2026-03.doc  
 Source Envelope:  
 Document Pages: 5  
 Certificate Pages: 2  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed  
 Envelope Originator:  
 Ellen Acosta  
 1001 Bradford Way  
 Kingston, TN 37763  
 eacosta@gmssf.com  
 IP Address: 162.199.192.217


## Record Tracking

Status: Original  
 3/20/2026 9:36:42 AM  
 Holder: Ellen Acosta  
 eacosta@gmssf.com  
 Location: DocuSign

## 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:  
 2607:fb91:c90:80f7:ed33:cbf3:c368:8a67  
 Signed using mobile

## Timestamp

Sent: 3/20/2026 9:38:55 AM  
 Viewed: 3/20/2026 10:02:18 AM  
 Signed: 3/20/2026 10:02:33 AM

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

Teresa Baluja  
 teresa.baluja@lennar.com  
 Chair  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 94784E94D2FF4EE...  
 Signature Adoption: Uploaded Signature Image  
 Using IP Address: 204.109.20.254

Sent: 3/20/2026 9:38:54 AM  
 Resent: 3/24/2026 5:23:54 AM  
 Viewed: 3/25/2026 6:52:56 AM  
 Signed: 3/25/2026 6:53:01 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	3/20/2026 9:38:55 AM
Certified Delivered	Security Checked	3/25/2026 6:52:56 AM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Signing Complete	Security Checked	3/25/2026 6:53:01 AM
Completed	Security Checked	3/25/2026 6:53:01 AM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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