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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, June 26, 2026, at 9:53 a.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Vanessa Perez	Vice Chairperson
Raisa Krause	Assistant Secretary

Also present were:

Juliana Duque	District Manager, GMS
Michael Pawelczyk	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 March 20, 2026 Meeting

Ms. Duque: The next item is approval of the minutes of the March 20, 2026, meeting which begins on page 4. Are there any additions, corrections, or changes? Hearing no changes, I would ask for a motion to approve.

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

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THIRD ORDER OF BUSINESS — Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

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

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

B. Public Comment and Discussion

Ms. Duque: At this time, I will open the floor for public comments and questions regarding the proposed budget. For the record, no members of the public are present in person or participating by teleconference. The Board has previously discussed the proposed budget. Included in the agenda package is a letter received from a resident objecting to the proposed assessment. The letter raises concerns regarding disclosure, alleged hidden fees, financial hardship, the amount of the proposed increase, and the direct benefits provided by the District. The letter is included in the agenda package for the Board's records. For clarification, the Community Development District was established by Miami-Dade County on February 1, 2025, and the establishing information and related public documents are recorded in the County's public records. The resident indicates that the existence of the CDD was not disclosed at the time of purchase. Florida law requires applicable CDD disclosure language to be included in purchase contracts and closing documents. Those disclosure obligations generally rest with the seller and the applicable closing professionals, rather than with the CDD Board. The Board's role is to provide the required notices, conduct duly noticed public hearings, and consider and adopt the District's budget and assessments at public meetings. With respect to the concern regarding financial hardship and the size of the assessment change, this is the District's first full operating year transitioning from developer-funded startup operations to resident-funded assessments. The proposed assessments are intended to cover the actual ongoing costs necessary to operate and maintain the community's stormwater management and drainage system, as well as the District's administration and compliance obligations. Regarding the direct benefit to the properties, District assessments must be based on the special benefits received by the assessed properties.

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In this case, the benefits provided to each of the 266 units include: operation and maintenance of the stormwater management and drainage system, which is intended to help protect the community and homes from flooding, the District's governance, accounting, legal, and administrative framework, including ongoing compliance with applicable state and County requirements, Insurance, audits, engineering, legal, and other professional services necessary to protect, operate, and maintain the District's public improvements, and continued support for the capital improvement program financed through the District's Series 2025 bonds. All 266 units are located within the same District, use the same stormwater management system, and are part of the same capital improvement program financed by the Series 2025 bonds. Based on the District Engineer's and Assessment Consultant's analysis, allocating the operations and maintenance costs on an equal per-unit basis was determined to be fair and reasonable. gain, for the record, no members of the public are present in person or by teleconference. The resident's letter has been received and is included in the record. If additional comments or questions are submitted, I will be happy to address them as appropriate. Are there any questions or comments from the Board?

Ms. Baluja: I can tell you is that it was confirmed that the developer does have these disclosures in their purchase documents.

C. Consideration of Resolution #2026-04 Annual Appropriation Resolution

Ms. Duque: The next item is consideration of Resolution 2026-04, the Annual Appropriations Resolution. Attached as Exhibit A is the proposed Fiscal Year 2027 budget, including the General Fund and the Debt Service Fund for the Series 2025 Bonds.

> On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2026-04 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-05 Levy of Non Ad Valorem Assessments

Ms. Duque: Next item is consideration of Resolution 2026-05, levy the non ad valorem assessment.

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> On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2026-05 Levy of Non Ad Valorem Assessments, was approved.

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

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

Ms. Duque: I would like to mention that a resident has joined our call.

FOURTH ORDER OF BUSINESS — Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Ms. Duque: The District's independent auditor, Grau & Associates, issued an unmodified, or "clean," audit opinion, meaning the District's Fiscal Year 2025 financial statements are fairly presented in accordance with generally accepted accounting principles.

> On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Accepting of Audit for Fiscal Year Ending in September 30, 2025, was approved.

FIFTH ORDER OF BUSINESS — Staff Reports

A. Attorney – Memorandum – Legislative Update

Mr. Pawelczyk: We'll keep it brief on the legislative update. The two items I would like you to just pay attention to are the increases in the sovereign immunity limitations and liability, which is item one in the memo, and the other one is the recall process from Senate Bill 1180. That's #5 in the memo. I'm not going to go into further detail since the Board members are aware of these changes in the law. I have nothing further. If there's any questions on that legislative update, let me know.

B. Engineer

Ms. Duque: Nothing additional to report under the engineers.

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C. Manager

1) District Updates

Ms. Duque: District updates begin on page 67 of the agenda package. The materials include general updates regarding the District, the status of the stormwater management system, and recent photographs of the community and common areas. No Board action is requested at this time; these materials are provided for informational purposes only.

2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Duque: Next item is the consideration of proposed Fiscal Year 2027 meeting schedule. It's my understanding that the Board would like to meet on the fourth Wednesday of each month at the same time and location.

> On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule, was approved.

3) Form 1 Financial Disclosure Due July 1, 2026

Ms. Duque: Next item is the form 1 financial disclosure, everyone has filed.

4) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Duque: The next one is a reminder to complete the annual ethics training by December 31, 2026.

5) Number of Registered Voters in the District

Ms. Duque: The supervisors of election certification are on page 73, confirming that there are currently 31 registered voters within the District. This is informational for the record.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Funding Request #10, #11, & #12

B. Approval of Unaudited Financials

Ms. Duque: You have Funding Requests #10, #11, and #12 in your agenda for review. Then Tab B is the unaudited financials.

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On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the Funding Requests #10, #11, and #12 and the Unaudited Financials, were approved.

SEVENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

Ms. Duque: Do I have any supervisor's requests? Hearing no comments, we will move on to the next item.

EIGHTH ORDER OF BUSINESS **Adjournment**

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

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Teresa Baluja teresa.baluja@lennar.com Chair/ Vice Chair Lennar Homes LLC Security Level: Email, Account Authentication (None)	DocuSigned by: 94784E94D2FF4EE...	Sent: 9/18/2026 8:57:39 AM Viewed: 9/18/2026 9:14:29 AM Signed: 9/18/2026 9:14:41 AM
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In Person Signer Events	Signature	Timestamp

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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
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Certified Delivered	Security Checked	9/18/2026 9:14:29 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	9/18/2026 9:14:41 AM
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