

**MINUTES OF MEETING
SEDONA POINT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Sedona Point Community Development District was held on November 14, 2025 at 10:00 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Raisa Krause

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Jesus Lorenzo
Michael Pawelczyk

District Manager
GMS
District Counsel

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Marc Szasz

Ms. Duque: For the record I provided the oath of office to Mr. Marc Szasz before the meeting started.

SECOND ORDER OF BUSINESS

Roll Call

Ms. Duque: Three Supervisors are present constituting a quorum.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
August 15, 2025 Meeting**

Ms. Duque: You have the minutes from the August 15, 2025, Board of Supervisors meeting. Are there any comments, corrections, or changes to the minutes? If there are no changes, I would ask for a motion to approve the minutes.

November 14, 2025

Sedona Point CDD

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the August 15, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

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

Ms. Duque: The next item is consideration of the Engagement Letter with Grau & Associates to perform the audit for the fiscal year ending September 30, 2025. Grau & Associates will conduct the District’s financial audit. They will cover the financial statements and ensure compliance with Florida statutes. The fee is not to exceed \$5,600.

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: Nothing to report today.

B. Engineer

Ms. Duque: There is nothing to report under the engineer’s section.

C. Manager

1) Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards

Ms. Duque: Under the manager report I have the Fiscal Year 2024/2025 report performance measures and standards. This report details all the accomplishments, the objectives, the standards that happened during the previous fiscal year and provides a summary of the District engineer’s yearly infrastructure condition assessment.

November 14, 2025

Sedona Point CDD

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Final Approval of the FY2024 – FY 2025 Report Performance Measures and Standards, was approved.

2) Updates on Future CDD Roads, Parking Rules and Regulation

Ms. Duque: The Parking Rules and Regulations were sent to the HOA for their review. According to the property manager, the Board did not have any comments. I reached out again asking for clarification, and it remains unclear whether the intent is to move forward with the rules or not. I am waiting to hear back from them, and I will keep the Board updated on any correspondence.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: You have the financial reports in your agenda package. If there are no questions from the Board, I will ask the Board for a motion to accept them.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Check Register and the Unaudited Financials, was approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Duque: I will ask for a motion to adjourn the meeting.

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

DocuSigned by:

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Secretary / Assistant Secretary

DocuSigned by:

94784E94D2FF4EE...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 9D8A9E7E-E022-4E2F-821E-73DC231ABFC6

Status: Completed

Subject: Sedona Point: Complete with Docusign: 11-14-25 Minutes.pdf, Resolution 2026-01.docx

Source Envelope:

Document Pages: 4

Signatures: 4

Envelope Originator:

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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

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Status: Original

Holder: Ellen Acosta

Location: DocuSign

3/13/2026 11:30:00 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...

Timestamp

Sent: 3/13/2026 11:34:02 AM

Viewed: 3/13/2026 11:35:46 AM

Signed: 3/13/2026 11:35:54 AM

Signature Adoption: Drawn on Device

Using IP Address:

2601:586:5382:cb60:d32:8762:68d4:7063

Electronic Record and Signature Disclosure:

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Teresa Baluja

teresa.baluja@lennar.com

Chair

Security Level: Email, Account Authentication (None)

DocuSigned by:



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Viewed: 3/13/2026 11:59:28 AM

Signed: 3/13/2026 11:59:36 AM

Signature Adoption: Uploaded Signature Image

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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

3/13/2026 11:34:02 AM

Certified Delivered

Security Checked

3/13/2026 11:59:28 AM

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	3/13/2026 11:59:36 AM

Payment Events	Status	Timestamps
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