

**MINUTES OF MEETING
METROPICA
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Metropica Community Development District was held Monday, April 6, 2026, at 11:00 a.m. at the Offices of Metropica, 1800 NW 136th Ave., Sunrise, Florida.

Present and constituting a quorum:

Bernie Werner
Joseph Kavana
Erick Collazo
Diana Cordon
Michel Besso

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Ginger Wald

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
March 25, 2026 Meeting**

Ms. Duque: In your agenda package are the minutes of the March 25, 2026, special meeting. At this moment, I would request any additions, corrections or deletions. If there is none, a motion to approve them will take place.

On MOTION by Mr. Werner seconded Mr. Kavana with all in favor, the Minutes of the March 25, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

**Consideration of Resolution
#2026-04 Approving the**

April 6, 2026

Metropica CDD

**Proposed Fiscal Year 2027
Budget and Setting the Public
Hearing**

Ms. Duque: Consideration of Resolution No. 2026-04, approving the proposed Fiscal Year 2027 Budget and setting the public hearing. This proposed budget represents the preliminary step required to transmit the budget in accordance with Chapter 190, Florida Statutes. The proposed budget totals \$107,843, which is flat compared to the current fiscal year. There are no changes, and it continues to fund only the District's administrative expenses. At this stage, the Board is not levying assessments; the purpose is to approve the proposed budget for discussion and to establish the date, time, and location of the final public hearing. Unless there are any questions, I will note that the District is required to adopt a proposed operations and maintenance budget each year prior to June 15 and transmit it to the Clerk of the Miami-Dade County Board of County Commissioners. The District must then hold a public hearing at least 60 days after transmittal to receive public comment. Given this timeline, the June 1 meeting does not allow sufficient notice. The following meeting, scheduled for July 6, would satisfy the statutory requirement and is proposed as the date for the final public hearing and budget adoption. Is the Board comfortable with setting the public hearing for July 6?

Mr. Werner: Yes.

Ms. Duque: At this moment, I need a motion from the Board to consider Resolution #2026-04 Approving the Proposed Fiscal Year 2027 Budget and also setting the public hearing at the same time and location on July 6th.

On MOTION by Mr. Werner seconded by Mr. Kavana with all in favor, Resolution #2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing on July 6, 2026 at 11:00 a.m. at the Offices of Metropica, 1800 NW 136th Avenue, Sunrise, Florida was approved.

FOURTH ORDER OF BUSINESS

**Ratification of Interlocal
Agreement for Uniform
Collection Non-Ad Valorem
Special Assessments**

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Metropica CDD

Ms. Duque: The next item is the ratification of the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments. This agreement allows the District when it is ready to place the Non-Ad Valorem Assessments on the county tax bill and to memorialize the District's obligations to reimburse tax collection for the collection costs and certify the assessment rolls each year. A motion to ratify will take place.

On MOTION by Mr. Werner seconded by Mr. Kavana with all in favor, Ratification of Interlocal Agreement for Uniform Collection Non-Ad Valorem Special Assessments was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Wald: As you had in your last meeting you went ahead and approved the Supplemental Engineer's Report, the other Supplemental Assessment Methodology Report and also proceeded forward with the resolution for the BAN and the bonds. Previously back in the resolution for 2025 you had approved in substantial final form what we call the Ancillary documents. That included the Assignment and Acquisition Agreement, Completion Agreement, Collateral Assignment Agreement, Declaration of Consent, Lien of Record, True-Up Agreement and the Assignment and Assumption Agreement. Because you know are having more than just one bond, you are going to have the bond, and you are going to have the BAN we need to revise these agreements because they have to be separated out. All of these agreements and documents were geared towards just one bond. Now we have to specify and delineate one being for BAN and one for the bond. Some of them we can combine together in the same agreement which we started working on them, but we had to have the information from the last meeting, and it was too short of time to get them separated. The True-Up Agreement for Assessment Area One you will have it specified for the BAN. If everything is complete and we are told by the underwriter it is not necessary for the True-Up Agreement for the bond because everything is complete then we will not need that but just in case we will go ahead and prepare that in the event. The Lien of Record there will be two of them.

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One of them is going to be for the BAN and one of them is going to be for the bond because they are over different areas. That gets recorded in the public records. The Assignment and Acquisition agreement started working on this one. It is 100 pages so we may separate this one out, but it is basically the acquisition of the improvements and the assignment of rights too. We have one for the bond because those are completed improvements and then one for the BAN to proceed on as to the construction thereof and anything that was already completed to have that as the acquisition. The next document is the Collateral Assignment and Assumption of development rights relating to the project. Again we are going to try and do it in one and if for some reason it can't be done in one we will have two. This one maybe two anyway because we are taking on the assignment and assumption of the contracts that were already provided which of course were under the BAN and the remainder is under the bond. The Completion Agreement again this is necessary specifically for making sure that each one of the project the one under the BAN and the one under the bond is complete. So as to the bond if everything is completed and we have that completion certificate then we will fine. We would not need that necessarily for the bond but just in case that is not completed and we have the certificate we will have this in place for the bond. It is necessary for the BAN because it is that requirement that if funds are depleted then the completion is still required by the developer. Declaration of Consent to Jurisdiction there is going to be two of these. That is made by the developer saying yes we are agreeing to the BAN being issued and the bond being issued and the property stating they are under.

Mr. Werner: You are saying there will be two of them, when will we be approving them?

Ms. Wald: You are going to approve these right now. That is why I am going through them. You already approved them for the bond when it was originally done, and it has been changed. Because we are splitting it out what we are attempting to do is not have to have another meeting in-between to get these completed. If for some reason something substantially changes during that time period which I doubt it is just going to be as the Chair you are going to go ahead and execute them after they have been reviewed by everybody. It is the same documents just being split up for the two different issuances.

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Mr. Besso: Excuse me can we be off the record for a minute?

Ms. Duque: We will take a brief recess. We are now back on the record for the Metropica meeting. Ginger, please continue.

Ms. Wald: The last one is basically going to be the same, but it is going to be updated as well is the Collateral Assignment and Assumption of the Development Rights. This again is what we talked about before. One is already completed. Not really worried about that but for the BAN because the District is taking on the assignment and assumption of those contracts then this has to be in place to have those developmental rights. As to all of these Ancillary Documents now that I have gone through them and as I said before they are basically almost exactly the same format that you saw before they are now just being split so you will see if it is one document, additional paragraphs one relating the BAN and one relating to the bond and those numbers. That is really the only differences among these documents that you have already previously approved back on November 4th. What we would request now that I have gone through them in detail based upon what you have already approved previously is to go ahead and approve as I have stated all of these Ancillary Documents in substantial final form.

On MOTION by Mr. Werner seconded by Mr. Kavana with all in favor, a motion approving the Ancillary Documents in substantially final form was approved.

Ms. Duque: Thank you Ginger.

Mr. Collazo: Point of clarification on the assumption issues. Diana and I worked last week, and we posted I believe all the contracts were being assumed by the CDD into the drop box. The contracts that were closed we will not use those vendors anymore will be part of the reimbursement not part of the BAN so we divided all contracts that are closed that will be reimbursed versus all of the contracts that are open, civil engineer, landscape engineer, thee is multiple consultants that will continue we are going to assign that to the BAN and the CDD will do that work. We worked on that last week with Ginger.

Ms. Wald: I haven't had a chance to look at it.

Ms. Duque: Ok, thank you Erick. Do you have anything else for the attorney?
Ginger?

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Ms. Wald: I do not have anything else.

B. Engineer

Ms. Duque: We do not have anything additional to report under the engineer or under the manager.

C. Manager

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do we have any Supervisor requests? Not hearing any. For the record there is no audience present today. There is no audience joining us over the teleconference. A motion to adjourn.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Werner seconded by Mr. Collazo with all in favor, the meeting was adjourned.

DocuSigned by:

63215D558947430...
Assistant Secretary/Secretary

Signed by:

FF155B7313EB412...
Chairman/Vice Chairman

Certificate Of Completion

Envelope Id: BA159566-0AD6-88A3-8161-271C6F60ED22

Status: Completed

Subject: Metropica: Complete with Docusign: FMS Underwriter Services & Rule G-17 Disclosure Letter - BAN.pdf,

Source Envelope:

Document Pages: 19

Signatures: 8

Envelope Originator:

Certificate Pages: 2

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

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

6/9/2026 8:11:57 AM

eacosta@gmssf.com

Signer Events


Bernard Werner

bwerner@metropicadev.com

Chairman - Board of Supervisors

Security Level: Email, Account Authentication (None)

Signature

Signed by:

 FF155B7313EB412...

Signature Adoption: Drawn on Device

Using IP Address: 192.159.44.90

Signed using mobile

Timestamp

Sent: 6/9/2026 8:16:49 AM

Viewed: 6/9/2026 9:01:44 AM

Signed: 6/9/2026 9:02:22 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

DocuSigned by:

 63215D658947430...

Signature Adoption: Drawn on Device

Using IP Address:

2601:586:5382:cb60:947d:5b59:145c:85b2

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Viewed: 6/9/2026 9:25:07 AM

Signed: 6/9/2026 9:25:16 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
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Certified Delivered	Security Checked	6/9/2026 9:25:07 AM

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	6/9/2026 9:25:16 AM

Payment Events	Status	Timestamps
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