MINUTES OF MEETING
METROPICA
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Metropica Community Development District was held Monday, June 1, 2026, at 11:00 a.m. at the Offices of Metropica, 1800 NW 136th Ave., Sunrise, Florida.

Present and constituting a quorum:

Bernie Werner	Chairman
Joseph Kavana	Vice Chairman
Erick Collazo	Assistant Secretary
Diana Cordon	Assistant Secretary
Michel Besso	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Ginger Wald	District Counsel
Mike Troxell	District Engineer
Lillian Kiselesa	FSR
Darrin Gursky	Haber Law

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 April 6, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the April 6, 2026 meeting. This is the moment to present any additions, corrections, or deletions. If there is none a motion to approve will take place.

> On MOTION by Mr. Werner seconded Mr. Collazo with all in favor, the Minutes of the April 6, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS Consideration of:

A. Resolution #2026-05 Approving the Proposed Fiscal Year Budget and RE-Setting the Public Hearing

Ms. Duque: The next item is Resolution #2026-05, Approving the Proposed Fiscal Year 2027 Budget and Re-setting the Public Hearing. As a reminder, at the April 6th Board of Supervisors meeting, the Board approved Resolution #2026-04, which adopted the proposed Fiscal Year 2027 budget totaling $107,843 to fund only the District's administrative expenses and set the budget hearing for July 6th at 11:00 a.m. at the Metropica office in Sunrise. Resolution #2026-05 does two things. First, it reaffirms the same proposed Fiscal Year 2027 budget in the amount of $107,843, with no changes to the budget itself, which will continue to fund only the District's administrative expenses and maintain the previously discussed budget levels. Second, it re-sets the budget public hearing to a different location. The hearing will still be held on Monday, July 6th, but instead of the Metropica office, it will take place at Flamingo Park, 12855 NW 8th Street, Sunrise, Florida 33323. Once again, there are no changes to the substance of the budget or the planned funding structure. This item is procedural and simply moves the hearing to a venue that can comfortably accommodate the Board, staff, and interested members of the public. A motion to approve Resolution #2026-05 would be in order

Mr. Werner: The time on July 6th is what time?

Ms. Duque: 11:00 a.m.

Mr. Werner: The location is the same location as we had the previous public hearing.

Ms. Duque: That is correct.

Mr. Werner: Ok. Let's go ahead with the motion.

> On MOTION by Mr. Werner seconded by Mr. Kavana with all in favor, Resolution #2026-05 Approving the Proposed Fiscal Year 2027 Budget and Re-Setting the Public Hearing to July 6, 2026 at 11:00 a.m. at Flamingo Park, 12855 NW 8th Street, Sunrise, Florida 33323 was approved.

Mr. Werner: So notification will be sent out to everybody?

Ms. Duque: That is correct.

Mr. Werner: When?

Ms. Duque: It should go out today or tomorrow.

Mr. Werner: Very good, thank you.

B. Resolution #2026-06 Authorizing Implementation of Capital Improvement Plan

Ms. Duque: Resolution #2026-06 which is Authorizing Implementation of Capital Improvement Plan. This pretty much authorizes certain actions in connection with the implementation of the District capital improvement plan for Assessment Area 1 as described in the engineer's report dated January 6, 2025 and also supplemental March 25, 2026 revised on April 4, 2026. This resolution allows the Chair, the Vice Chair and in their absence the secretary to execute plats, deeds, easements, bill of sales, permit transfer contracts, change orders and to approve requisitions related to the capital improvement plan subject to review and approval of District engineer, District manager, and District counsel. The intent, as it was mentioned by Ginger is to allow the staff and also the officers to move forward with the CIP items between meetings with those actions being brought back to the Board for ratifications. A motion will take place.

> On MOTION by Mr. Werner seconded by Mr. Collazo with all in favor, Resolution #2026-06 Authorizing Implementation of Capital Improvement Plan was approved.

C. FMSbonds, Inc. Agreement for Underwriter Services and Rule G-17 Disclosure Letter for Special Assessment Bonds, Series 2026

D. FMSbonds, Inc. Agreement for Underwriter Services and Rule G-17 Disclosure Letter for Special Assessment Bonds, Series 2026

Ms. Duque: The next items I will mention both of them, C and D, which is FMSbonds, Inc. agreements for the underwriter services and Rule G -17 Disclosure letter for Special Assessment Bonds, Series 2026 and for the special bond anticipation note, Series 2026. Those letters pretty much define FMSbonds role as the underwriter. It confirms that they are not serving as a municipal advisor and set the proposed underwriter fee of 2% of the par amount payable only at closing. This letter also includes the MSRB Rule G-17 Disclosure which is describing FMSbonds obligation to deal fairly with the bond, the District and investors and acknowledging that the underwriter's interest may differ from those of the District. A motion will take place.

> On MOTION by Mr. Kavana seconded by Mr. Werner with all in favor, FMSbonds, Inc. Agreement for Underwriter Services and Rule G-17 Disclosure Letter for Special Assessment Bonds, Series 2026 was approved.

FOURTH ORDER OF BUSINESS — Ratificaion of Assignment and Assumption Agreements

A. Ryan Incorporated Southern
B. Tierra Consulting Group
C. KV Group Associates
D. Feller Engineering
E. Craven Thompson & Associates, Inc.

Ms. Duque: Let's move forward to the ratification of the Assignment and Assumption Agreements. In your agenda package, there are a series of Assignment and Assumption Agreements between the developer and the District for Assessment Area 1. These cover the master infrastructure project, including contracts with Ryan Incorporated Southern, Tierra Consulting Group, KV Group Associates, Feller Engineering, Craven Thompson & Associates, along with the related third-party consents and surety consents. These agreements assign to the District those portions of the construction and professional services contracts that relate to the CDD Assessment Area 1 master infrastructure work and provide that the District will reimburse the developer from the Series 2026 Bond Anticipation Notes. Ginger, would you like to add anything to this?

Ms. Wald: These are the agreements that I went over at the last meeting, the assignment and assumptions. This was as we talked about and was directly related to the BANs. These are the agreements that are in or have been signed over to the District. Most have basically been executed so it is approving and ratifying those actions. The only thing we have to do is the acquisition agreement date we need to enter. I think it is April 29, 2026 so we need to make sure that is included and these are the ones I previously went over. This is formally the Board taken the action pursuant to the acquisition agreement that was already previously approved by this Board. It does give the authority for the Chair to take that action and as I said before with everything that we are doing today it is having that full ability to review the documents for the Board because we have these agreements that were provided and also the agenda itself prior to any meetings that we have so if the Board had any questions beforehand they could ask those questions.

Mr. Werner: We are ratifying these five. As we progress with the construction there maybe additional.

Ms. Wald: What you just did is you approved an authorization with the CIP so if there is change orders or things that come about again with that resolution it goes to the District engineer to review and make sure it is within the engineer's report and the CIP itself. The District manager also reviews to make sure the numbers are correct and then any questions that they have that they need myself as District counsel legal issues that would come to us. Something that is new, something that comes about that we already do not have an agreement in place this District would need to then go ahead and enter into an agreement directly with whomever or whatever.

Mr. Werner: So it won't be an assignment.

Ms. Wald: Correct because we have money now and because the CDD has the money in the BAN's the CDD then can go ahead and enter into agreements directly. It all depends on what needs to be done and how we proceed with those kinds of agreements.

Mr. Werner: Who is KV Group is that the FP&L consultant?

Mr. Collazo was inaudible at this time.

Mr. Collazo: There is two vendors that are missing on the list, Alliance Landscaping and NV5.

Ms. Wald: I know I prepared them all and I know I provided them. I don't know if they have come back.

Ms. Cordon: Thomas Engineering.

Ms. Wald: Just so you know they were all part of the bond docs that were all contemplated. We went over all of them at the last meeting. The acquisition agreement does give the authority for as I said the Chair, in the Chair's absence, the Vice Chair, to execute these. This is just ratifying what has already come back to us that have been executed. If others have been done and we have them we can add them to this as an add-on to the agenda or we can wait for the next meeting.

Mr. Collazo: I have Alliance Landscape and I believe it has been scanned. NV5, which is the inspector, testing lab and Thomas Engineering has been executed.

Mr. Werner: Have I signed all the assignments for all those?

Mr. Collazo: Yes.

Mr. Werner: So let's add them to this list.

Mr. Collazo: I don't have Thomas in this stack. I bet JoAnn has it because she is the one that has been scanning them.

Ms. Wald: I don't have a problem with adding them. They have been executed.

Ms. Duque: Okay, we will include those three agreements in the ratification. Unless there are any questions, a motion to ratify all of them would be in order.

> On MOTION by Mr. Werner seconded by Mr. Collazo with all in favor, Ratification of Assignment and Assumption Agreements, Ryan Incorporated Southern, Tierra Consulting Group, KV Group Associates, Feller Engineering, Craven Thompson & Associates, Alliance Landscape, Thomas Engineering, and NV5, Inc. were approved.

FIFTH ORDER OF BUSINESS — Discussion of Change Order with Ryan Incorporated Southern

Ms. Duque: The next item is a discussion of change order with Ryan Incorporated Southern. This is tied to the partial assignment and assumption agreement in the agenda package. Under this agreement the developer assigns the District the portion of Ryan contract to Metropica, Track A infrastructure that relates to the Assessment Area 1 Master Infrastructure including the work reflected on change orders #1 and #2.

Mr. Collazo: This is the direct purchase items that were delivered on site that were paid directly by the Metropica Venture, so we deducted it out of the Ryan contract, so it is not a duplicated cost.

Mr. Werner: Does this also include the change order for the bond that we paid for?

Mr. Collazo: That was previously assigned.

Mr. Werner: That is not this.

Mr. Collazo: Change order #1 and #2 were assigned. Change order #3 occurred after the assignment.

Mr. Werner: So this is only change order #3.

Mr. Collazo: Correct.

Ms. Wald: This has already been reviewed by the District engineer who has already signed off on it. It did occur after the assignment actually occurred, so it is an approval by the Board, and it is a deduction. I can't read that number.

Mr. Troxell: $398,487.50.

Ms. Wald: Thank you.

> On MOTION by Mr. Werner seconded by Mr. Kavana with all in favor, Change Order #3 with Ryan Incorporated Southern in the amount of $398,487.50 was approved.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Wald: I don't have anything else today.

B. Engineer

Mr. Troxell: I don't have anything today.

C. Manager – Number of Registered Voters in the District - 157

Ms. Duque: Under the manager's report, I would like to inform the Board of Supervisors that there are currently 157 registered voters in the District. I would also like to remind the Board that Form 1, Statement of Financial Interests, must be filed with the Supervisor of Elections by July 1; please ensure the form is completed and submitted. You will receive an email from me with additional information, but this is also a reminder to complete your required ethics training, which is due by December 31, 2026. I will continue to remind the Board of Supervisors of these requirements going forward.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Funding Request #23

B. Approval of Unaudited Financials

Ms. Duque: Financial reports. Tab A is approval of funding request #23. Tab B is the approval of unaudited financials.

Mr. Werner: So we are approving the payment of the $5,200 to these three vendors, right?

Ms. Duque: Yes.

On MOTION by Mr. Besso seconded by Mr. Werner with all in favor, Funding Request #23 and Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests?

Mr. Werner: Or audience comments. Is there any questions that you have?

Mr. Gursky: We have a few questions and to be fair I don't know if you are prepared to answer. I am not trying to make more of anything than it is. We appreciate you allowing us to participate today.

Ms. Duque: The meeting is being recorded. Can you please provide us with your name and last name?

Mr. Gursky: My name is Darrin Gursky. I am a senior partner at Haber Law. I serve as counsel to the Metropica North Condo Association. I am here with the property manager, Lillian Kiselesa. She may have comments too, I don't know. There was a notation that the budget that may be adopted and I don't know if it was today or this budget on July 7th? Is the budget July 7th a supplemental budget?

Ms. Duque: July 6th is when we are adopting the budget.

Mr. Gursky: July 6th is when you are adopting this $107,000, the same one from last year?

Ms. Duque: Yes. There are changes to the budget compared to last year, but the O & M amount remains the same. The budget, and this is important for residents, has two components: one is the O & M assessment, which covers administrative expenses, and the other is the debt assessment, which is related to the bonds and BANs that were issued. We have just issued those bonds and BANs, and that will be reflected in the assessments

Mr. Gursky: So FMSbonds situation they are the underwriter for the bonds, but the bonds are for the benefit of whom?

Ms. Wald: Phase 1. Phase 1 is the condo association.

Mr. Gursky: Ok and they mature?

Ms. Wald: We just issued them.

Mr. Gursky: I guess that helps a little bit. There was a comment I thought I read that said that maybe part of this budget overlapped some of the Master expenses that maybe Metropica unit owners have some responsibility towards, I don't know.

Mr. Werner: Let me help address a couple of things. First of all good question. I don't know if that is best addressed here or at the public hearing. All of them will be answered and the reason I am suggesting we differ to address that issue is because after this meeting I think on Friday there is a meeting of the Master Association with management to discuss that transition. We haven't worked out all the details of that yet but to clarify for your purposes there the HOA and then there is the Master Association which is a separate assessment. The only thing that maybe effected, that will be effected is that Master Association assessment not the HOA assessment. I am just helping to clarify that to the degree that it will be adjusted we don't know quite yet because that is going to be discussed and still a work in progress.

Mr. Gursky: That is fair and I recognize that. I guess what I was just trying to understand and that is good Bernie, thank you. I guess a slight confusion is what the transition or issues maybe from Master and by virtue in that what expenses will be reallocated if you will because the unit owners essentially pay both. They pay the Master and the CDD so there is concern if you will, right or wrong, I don't even know as to whether or not they are paying duplicate expenses or what expenses there are and to a certain extent obviously and I don't know this even sitting here right now.

Mr. Werner: I don't think this is a topic for the CDD Board to take up but these are good questions and I think in a far better place to answer those questions. You are welcome to come with management to our meeting on Friday where we will be discussing specifically those items, which line items will no longer continue. When they will no longer continue and how that will effect the budget for the Master Association. There happens to be some cost sharing between management with the HOA and the Master Association that will be impacted as a result of what we are going to do and discuss on Friday. I hope that helps.

Mr. Gursky: I totally understand. I have two quick questions and I appreciate that Bernie. Is the percentage of common expense theoretically that the unit owners are based upon their allocated payment consistent or similarly structured with the Ad Valorem payment or special taxing district?

Ms. Wald: Our assessments are Non Ad Valorem Special Assessments. When you say are they similar. Ours are completed pursuant to the assessment report that was done and required for the issuance of bonds. For the bond it is only related to the condo and for the budget that you see here, which is the operation and maintenance budget, which is really just an operation budget it is for everybody. It is for all the properties in the CDD. I hope that answered. I don't know how you are setup with the condo so I can't answer as a comparison, but I can give you the tools as to how it is set up with the CDD.

Mr. Gursky: That is totally fair and I get that. The last question I had is it appeared and I don't know it was brought up with the bonds that the unit owners are paying for those bonds and that part of the money for the bonds gets reimbursed to the developer for part of the construction?

Ms. Wald: No. Again everything this in the engineer's report. Everything flows from the engineer's report. For the bonds that were issued there is two things that were issued bonds and BANs at the same time. For the bonds it is only related to that property. For that these are all complete improvements. With completed improvements the engineer from his report he has numbers. They are based upon what was paid for the construction of those improvements. That is what we are talking about. We don't like using the term reimbursement because it is not a reimbursement. We have lots of parties that have to look at these things and sign on the dotted line. It has to be calculated. It is provided per requisition, the engineer looks at it as to the calculations, yes it does match up or no it doesn't. This doesn't belong. This belongs. He provides the final number, and it also gets reviewed by management and then also by the Chair because he has to sign off on a requisition so again all of those little steps and it is only those amounts. It is not going to be higher. That is where the quote unquote reimbursement comes into place and that occurs when the District gets the improvements. That hasn't occurred yet. The bonds have been issued but we haven't finished the process where the District actually owns the improvements, which is why it is important meeting that you are going to have I guess on Friday to have that discussion along with the condo association. I should say Master Association to help you make those determinations as we get to that point. It just hasn't happened yet. We know it is going to happen, but we have to work through some steps to make sure that it happens legally and properly with the right numbers. That is why government is so slow.

Mr. Gursky: Ok. We don't know what the improvements are.

Ms. Wald: We know what they are.

Mr. Gursky: I will review that report to get a better understanding.

Ms. Wald: He has to look at it, he has to make sure everything is done properly, he has to certify all these things. He has to double check all the numbers. Then it gets checked again. Then we make sure that we have all the required legal documents for a proper conveyance of those improvements including the property that they are into the CDD. All those things usually happen at the same time, but we are all working independently to make sure we have it all properly together before everything is signed off and recorded. It is going to happen. It is part of the bond.

Mr. Gursky: I accept that. Thank you. Do you have a time for Friday yet?

Mr. Werner: Yes.

Mr. Gursky: Thank you very much.

Mr. Werner: Are there any other questions?

Ms. Duque: Ok, a motion to adjourn.

NINTH ORDER OF BUSINESS Adjournment

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

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Assistant Secretary/ Secretary Chairman/Vice Chairman docusign

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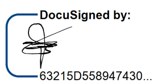
Juliana Duque jduque@gmssf.com District Manager - Assistant Secretary Security Level: Email, Account Authentication (None)	 Signature Adoption: Drawn on Device Using IP Address: 23.24.191.101	Sent: 7/22/2026 8:52:10 AM Viewed: 7/22/2026 10:06:00 AM Signed: 7/22/2026 10:06:15 AM
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Envelope Sent	Hashed/Encrypted	7/22/2026 8:52:11 AM
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