

**Palm Gate
Community Development District**

**Miami-Dade County Ordinance No. 24-4
Established February 16, 2024**

Agenda

Seat 1 (11/28): Teresa Baluja – C	
Seat 2 (11/28): Carmen Orozco – VC	
Seat 3 (11/26): Vanessa Perez – AS	
Seat 4 (11/26): Marc Szasz – AS	
Seat 5 (11/26):	

**Friday
April 3, 2026
10:15 a.m.
Lennar Homes
5505 Waterford District Drive Miami, Florida**

**Microsoft Teams
Meeting ID: 275 573 706 406 2
Passcode: rC9zi9hm
by phone: +1-929-352-1542
Phone conference ID: 718 337 948#**

1. Roll Call

2. Organizational Matters
 - A. Acceptance of Resignation Letter from Ms. Lilibeth Hauck

 - B. Consideration of Appointment of Supervisor to Unexpired Term of Office (11/2026)

 - C. Oath of Office for Newly Appointed Supervisor

 - D. Election of Officers

3. Approval of Minutes of August 8, 2025 Meeting

4. Financing Matters
 - A. Consideration of Engagement Letter from FMSbonds, Inc. to serve as Underwriter

 - B. Consideration of Engagement Letter from Greenberg Traurig to serve as Bond Counsel

 - C. Consideration of First Supplemental Engineers Report for Expansion Area

 - D. Consideration of Preliminary Master Assessment Methodology for Expansion Area

 - E. Consideration of Resolution #2026-01 Declaring Special Assessments

 - F. Consideration of Resolution #2026-02 Calling for a Public Hearing to Impose Special Assessments

 - G. Consideration of Resolution #2026-03 Authorizing Validation Resolution
 - 1) Exhibit A – Second Supplemental Trust Indenture

5. Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2024
6. Acceptance of Audit for Fiscal Year Ending September 30, 2024
7. Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025
8. Consideration of Resolution #2026-04 Approving the Proposed Budget and Setting the Public Hearing
9. Discussion of Procedures for the Landowners Election – November 3, 2026
10. Consideration of Partial Assignment and Assumption Agreement and Grant of Easements for Expansion Area Fill Project
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
12. Financial Reports
 - A. Acceptance of Check Register
 - B. Acceptance of Unaudited Financials
13. Supervisors Requests and Audience Comments
14. Adjournment

Meetings are open to the public and maybe continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.palmgatecdd.com>