

**MINUTES OF MEETING
SAWYER'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Sawyer's Landing Community Development District was held on Wednesday, July 15, 2026, at 10:00 a.m. at 2901 Florida Avenue, Miami, FL.

Present and constituting a quorum were:

Richard Swerdlow
Gabriel Lutzky
Scott Osman

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Ginger Wald

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Alben Duffie

Ms. Duque: The first item is the oath of office of Mr. Alben Duffie, Mr. Duffie was elected for seat #2 at a prior landowners meeting but, we have not yet been able to administer his oath of office. So, we have tried to contact him before with no response, and we just wanted to bring this up to the Board of Supervisors so that you know where we are right now.

Mr. Swerdlow: I'll like to make a motion to replace Mr. Duffie.

Ms. Wald: You can't, he has to resign.

Mr. Swerdlow: Ok, I will see him today if needed and I can have him resign.

Ms. Wald: Well, what I would recommend is to have him contact Juliana because if you do see him which would be a meeting that's not related to the Sawyer's Landing CDD but, it's something completely different is you will pass on the information that we have been requesting as a Board and the District manager to contact the District manager who is Juliana directly so if he no longer wants to be on the Board he

July 15, 2026

Sawyer's Landing CDD

can go ahead and she can help him with the letter of resignation and the Form 1F, that would be my recommendation.

Mr. Swerdlow: Ok.

Ms. Duque: It is important to confirm that he has filed all prior required forms, as he could otherwise be subject to fines.

Mr. Swerdlow: He probably has not, and I will confirm with him and I will direct him to you and then can we replace him with another person?

Ms. Wald: Once he resigns then yes we can go ahead and do a motion at the next meeting to do a motion to appoint somebody else.

Mr. Swerdlow: Great, perfect.

Ms. Duque: Correct.

Ms. Wald: That would be great so we can have a Board of 5 people.

Mr. Swerdlow: And if you can give me your phone number and email so I have it handy.

Ms. Duque: I'm going to give you my card.

Mr. Swerdlow: Ok, thank you.

Ms. Duque: Thank you so much Richard. Thank you Ginger.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 13, 2026 Meeting

Ms. Duque: So let's move forward with the approval of the minutes of the May 13, 2026 meeting which begins on page 5 of your agenda. I'm assuming that the Board of Supervisors had the opportunity to already review those documents. If you have any additions, corrections, or deletion please provide me with those, and if not, a motion to approve them will take place.

On MOTION by Mr. Swerdlow seconded by Mr. Osman with all in favor, the Minutes of the May 13, 2026 Meeting were approved.

July 15, 2026

Sawyer's Landing CDD

FOURTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2027 Budget**

A. Motion to Open the Public Hearing

Ms. Duque: Let's proceed to the public hearing to adopt the Fiscal Year 2027 Budget, beginning on page 14 of the agenda. For the record, the proposed Fiscal Year 2027 Budget was previously presented to and discussed by the Board of Supervisor. There are no members of the public participating by teleconference and no members of the public present in person today. Are there any comments or questions from the Board?

Mr. Swerdlow: No comments.

Mr. Osman: No comments.

Ms. Duque: Ok, so I will ask first for a motion from the Board to open the public hearing.

On MOTION by Mr. Swerdlow seconded by Mr. Osman with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-05 Adopting the Final Budget

Ms. Duque: As stated, there are no members of the public present today and no public comments. Are there any further comments or discussion from the Board of Supervisors. If not, we will move to the consideration of Resolution No. 2026-05, adopting the final budget for Fiscal Year 2027, beginning on page 20 of the agenda. This resolution adopts the proposed Fiscal Year 2027 Budget as the District's final operating budget, authorizes its implementation, and provides for certification of the assessments consistent with the budget presented to the Board. A motion to approve Resolution No. 2026-05 would be in order.

On MOTION by Mr. Swerdlow seconded by Mr. Lutzky with all in favor, Resolution #2026-05 adopting the final budget was approved.

D. Consideration of Developer's Funding Agreement

July 15, 2026**Sawyer's Landing CDD**

Ms. Duque: Let's move forward to consideration of developer's funding agreement which begins on page 21. This agreement provides for the developer to fund certain District expenses as outline in this document, this is to ensure that the District has sufficient resources to carry out the adopted budget, a motion will take place.

On MOTION by Mr. Swerdlow seconded by Mr. Lutzky with all in favor, accepting the Developer's Funding Agreement was approved.

E. Motion to Close the Public Hearing

Ms. Duque: A motion to close the public hearing would be in order.

On MOTION by Mr. Swerdlow seconded by Mr. Osman with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS**Appointment of Audit Selection Committee**

Ms. Duque: Item No. 5 is the appointment of the Audit Selection Committee, beginning on page 27 of the agenda. As the Board is aware, state law requires the District to establish an Audit Selection Committee to evaluate and rank proposals submitted by qualified firms to perform the District's annual financial audit. Typically, the Board appoints itself to serve as the Audit Selection Committee, with the Board Chair serving as Committee Chair. If the Board is comfortable with this approach, a motion to appoint the Board of Supervisors as the Audit Selection Committee, with the Chair serving as Committee Chair, would be in order.

On MOTION by Mr. Swerdlow seconded by Mr. Osman with all in favor, appointing the entire Board of Supervisors to serve as the Audit Selection Committee was approved.

July 15, 2026

Sawyer's Landing CDD

Audit Selection Committee Meeting:

A. Opening the Audit Selection Committee Meeting

B. Roll Call

C. Selection of Criteria for Evaluation

D. Authorizing RFP

E. Adjournment

Ms. Duque: The Audit Selection Committee meeting is now open. Present today are Scott Osman, Richard Swerdlow, and Gabriel Lutzky. We will now proceed with the selection of the evaluation criteria for the audit firms. The proposed criteria are the standard evaluation factors commonly used by public entities and include: the firm's experience and qualifications, the experience and qualifications of the audit team assigned to the engagement, the firm's understanding of the scope of work and responsiveness to the Request for Proposals, the firm's price or fee proposal. Using these criteria helps ensure that the selection process is objective, transparent, and that all proposers are evaluated on the same basis. If there are no proposed changes to the evaluation criteria as outlined, a motion to approve the evaluation criteria would be in order.

Mr. Swerdlow: Can we open it up for discussion?

Ms. Duque: Sure.

Mr. Swerdlow: Do we have to change the auditors every year?

Ms. Wald: No you don't, you have to do the audit selection committee meeting at certain times of the year. So, you can renew on an annual basis the auditor you have, if you're not happy with that auditor you can always do the audit selection committee at any time.

Mr. Swerdlow: Ok.

Ms. Wald: It's just time for us to do this.

Ms. Duque: Correct.

Ms. Wald: Then we can have an agreement, whoever you chose, after you chose the company that comes back, and then you go ahead and engage them, and then if you wish you can go ahead and renew each year at the prices they give, and I think you do a 5 year one?

Ms. Duque: Yes, 5 years.

July 15, 2026

Sawyer's Landing CDD

Mr. Swerdlow: That's what I thought, ok.

Ms. Duque: Please remember that the Committee will use the approved evaluation criteria to recommend the audit firm it believes is best qualified to serve the District. While price is an important factor, it is only one of the evaluation criteria and will not be the sole determining factor in the Committee's recommendation or the Board's final selection.

Mr. Osman: So, GMS is going to be sending information to the existing and any others?

Ms. Duque: We will, exactly, we will put out an RFP which is common.

Ms. Wald: Right, they'll put out a request for proposals, and it's in your packet, you'll be able to see it.

Mr. Osman: Ok.

Ms. Duque: So, I will need once again a motion to approve the evaluation criteria.

On MOTION by Mr. Swerdlow seconded by Mr. Lutzky with all in favor, accepting the selection of criteria for evaluation was approved.

Ms. Duque: The next item is the authorizing the RFP, so this is the request for proposals and I will need a motion to authorize staff to issue the RFP for auditing services using the approved criteria and returning to the committee with the respondents and recommended ranking.

On MOTION by Mr. Swerdlow seconded by Mr. Lutzky with all in favor, authorizing the RFP was approved.

Ms. Duque: If there is no further business to discuss, a motion to adjourn the audit selection committee meeting will take place.

On MOTION by Mr. Osman seconded by Mr. Swerdlow with all in favor, the Audit Selection Committee Meeting was adjourned.

July 15, 2026**Sawyer's Landing CDD****SIXTH ORDER OF BUSINESS****Ratification of First Amendment to
Engineering Agreement with
Alvarez Engineers, Inc.**

Ms. Duque: Let's move forward to the ratification of the first amendment to engineering agreement with Alvarez Engineers. So, the amendment revises the existing agreement with Alvarez Engineers as detailed in the document, such as the updated scope of services, the fee structure and other terms, this was already approved by the Board of Supervisors and we're bringing this back today so that it's part of the record of today's meeting. A motion to ratify will take place.

On MOTION by Mr. Swerdlow seconded by Mr. Lutzky with all in favor, ratifying the First Amendment to Engineering Agreement with Alvarez Engineers, Inc. was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports**

Ms. Duque: Let's move forward to staff reports, item No. 7 is the memorandum of the 2026 legislative update which begins on page 40 of your agenda, Ginger go ahead.

A. Attorney – Memorandum – 2026 Legislative Update

Ms. Wald: So, we sent this out on June 11th and at that time there were certain number of laws that had been passed by both the House and the Senate of the Florida Legislature but were sent to the Governor thereafter and was sitting on his desk, so they have all been completed and I'm going to quickly go over them. The first which was the increase of the sovereign immunity, and you probably already heard on the news the Governor vetoed that, so that did not become law. The way that can be overwrote as a veto is when the Florida Legislature goes back into session if both the House by two thirds vote, and the Senate by two thirds vote passing then it will become law, it's a big ask. Number 2 does not apply to the CDD because the City of Miami is not a rural area, not by any means. The third one is dealing with the Bert Harris Act, again this would be something that a CDD would be engage with earlier on, I don't see it for this CDD but, basically what it does is it provides for close door session, similar to when we have litigation, we did not have that before for Bert Harris Acts which is a prelitigation

July 15, 2026**Sawyer's Landing CDD**

discussion and negotiations with local government. Number 4 is interesting, and could potentially apply to this CDD, the state has now provided for certain grants and funding for strengthening local government cybersecurity protection programs. They also went through the procurement process so there are agreements that are already out there by the state that this District could piggyback onto because as you know from the State Legislature over the years because we've been talking about this with each one of these memos that they have been attempting to strengthen their cybersecurity protection. So, this is something that at some point this District may want to utilize since we do have the public parking garage and we potentially have those issues. Number 5 is the important one to all CDDs, it doesn't necessarily apply to this CDD yet but, once the CDD becomes a resident Board or has resident Board members they're on, it now provides for a recall election process, CDDs never had that before. If you wanted a CDD Board member and you were a resident within the community and they weren't showing up to meetings, or they were acting radically, and misfeasance of office, malfeasance of office the only way to remove that Board member would be through the Governor. So now we're coming into line with what other cities and counties have and the process is almost identical. The other part of this which I know that this Board is aware of is the change in the definition of compact urban mixed use Districts, so now it has been expanded and the inclusion of affordable residential rental units has been added and the lowering of the commercial development square footage and therefore now you come under with this expanded definition for new CDDs the 10 year, 500 registered voters, and it is not a retroactive law, so it doesn't apply to this District, I just wanted to make that clear.

Mr. Swerdlow: After how many years do we go to a resident Board?

Ms. Wald: This one is 6 years and 250 registered voters and we're going to get to the registered voters next and then we'll explain that. I think we talked about it at the last meeting but, we'll talk about it again. Number 5 is important if we start having some additional construction projects, it does require once a contractor is paid that contractor must pay its subs within 45 days, and so it's avoiding those lien issues that we've had in the past so, to me, it's very good addition to the law so we avoid those. Number 6, we're already built out it really doesn't affect you but, for new ones it could as to

July 15, 2026

Sawyer's Landing CDD

comprehensive land use and reform measures with the local governments, CDDs don't have zoning and land use authority but, it could be important as to CDDs in beginning moving on dealing with local governments obtaining permits, and of course it would be important to developers as well. Number 7 is important, 7 is dealing with an electronic form of payments, so what has happened is local governments are attempting to move over to that electronic form with Apple Pay and of course credit cards have been around for a while, debit cards, electronic fund transfers, those type of things. So, now what the state has said is that local governments must accept these electronic forms of payment and offer online payment options. The more important part of it is it needs to be on the website so, that's going to be important for this District because we do have that process with the permit parking and then the regular parking, and I know we already have it through one but, no we're going to have to add it to the website, and so the District management office is working on that, they had to add it to the Sawyer's Landing website. I could be on other websites that's not a problem, it's just that we have to add it to that, and that's it. If anyone wants something more than what's in this memo just let me know, the Governor signed all the rest of these just the first one he vetoed so they are in effect now.

Ms. Duque: Thank you so much Ginger.

Ms. Wald: You're welcome.

Ms. Duque: Not hearing any other comments or questions from the Board, let's move forward to the engineers report.

B. Engineer – District Engineers Report for Fiscal Year 2025-2026

Ms. Duque: Item No. 7B is the District Engineer's Report for Fiscal Year 2025–2026, beginning on page 46 of the agenda package. This report provides a summary of the District's infrastructure and the planned maintenance and project activities for the coming fiscal year. It identifies the District-owned improvements, including the parking garage, associated utilities, and site infrastructure, and confirms that these facilities are in good working order and condition. The Engineer also concludes that the adopted Fiscal Year 2027 Budget provides sufficient funding for the District's administrative and parking-garage operating expenses. The report also notes the need to plan for ongoing

July 15, 2026**Sawyer's Landing CDD**

maintenance of the stormwater management system and recommends a five-year program to service the inlets, manholes, pipes, and French drains. This will be evaluated during the upcoming fiscal year so the District may appropriately plan and budget for these services as part of the Fiscal Year 2028 Budget process. Any repairs and capital projects currently identified in the Engineer's Report are already included in the adopted Fiscal Year 2027 Budget. Unless there are any questions or comments from the Board, a motion to approve the District Engineer's Report would be in order

On MOTION by Mr. Swerdlow seconded by Mr. Osman with all in favor, accepting the Engineers Report for Fiscal Year 2026-2027 was approved.

C. Field Manager

Ms. Duque: Under the Field Manager's Report, this item is included to address any matters requiring reporting regarding the parking garage. At this time, I have not received any additional updates or items to report.

D. Manager**1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule**

Ms. Duque: Let's move forward to the manager's report which is consideration of the proposed fiscal year 2027 meeting schedule, this is on page 51 of your agenda package. This schedule lists the proposed meeting dates, time and location for the upcoming fiscal year, and we're planning once again to have our regular meeting for fiscal year 2026-2027 at 10:00 a.m. at the Swerdlow Group office, 2901 Florida Avenue, Miami, Florida on the second Wednesday of each month as it shows on that schedule. Unless there are any questions or comments, a motion to approve it will take place.

On MOTION by Mr. Swerdlow seconded by Mr. Osman with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

July 15, 2026

Sawyer's Landing CDD

- 2) Form 1 Financial Disclosure Due July 1, 2026**
- 3) Reminder to Complete Annual Ethics Training by December 31, 2026**
- 4) Number of Registered Voters in the District – 267**
- 5) Final – Approval of the FY2025-FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069**
- 6) Consideration of FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069**

Ms. Duque: The next item is the Form 1 Financial Disclosure requirement. Form 1 was due on July 1, 2026. This is a reminder to all Supervisors that the form must be filed with the appropriate authorities, if they have not already done so, in order to avoid potential fines. Gabriel, records indicate that your Form 1 has not yet been filed. As discussed at the beginning of the meeting with District Counsel, Ginger Alben Duffie has also not yet filed her Form 1. Please make sure the required filings are completed as soon as possible

Mr. Osman: Can you confirm, did I file?

Ms. Duque: You did, Scott and Richard, you both are good.

Ms. Wald: You filed when you joined so you're ok.

Ms. Duque: Yes.

Mr. Swerdlow: I don't have to do the ethics again right?

Ms. Duque: The ethics you'll have to do it, but that's due by December 31, 2026, so you still have time for that one.

Mr. Swerdlow: Ok because I got the email for the Form but, I didn't get the email for the ethics.

Ms. Duque: Ok.

Ms. Wald: You have plenty of time for that.

Ms. Duque: The next item is the reminder to complete the annual ethics training and we just talked about that, it's due by December 31, 2026 and I'll be sending an email with those links. The next one is the number of registered voters in the District which is reported as 267 as shown on page 53.

Ms. Wald: Right, so that means we reached that threshold but, if you recall at the last meeting we did a resolution, and I'll just read it into the record, it was resolution #2026-04 because we were created in an odd year, you had the ability to extend those

July 15, 2026**Sawyer's Landing CDD**

terms for 1 year and that's what we did. We extended the terms of each one of the Supervisors for 1 year so we can get on an even year schedule, so beginning, not this one coming up in 2026 but, next general election which is November, 2028 that's when we're going to have two of the seats that will be for registered voters who reside within Lot 55 Sawyer's Landing CDD will be eligible to go ahead and run for those two seats that are up for election, and then we'll do the landowners election for the other seats, so two more years and change.

Ms. Duque: The next items are Nos. 5 and 6. I would like to address Item No. 6 first, which is the consideration of the Fiscal Year 2026–2027 Performance Measures and Standards required by Florida law. We will then return to Item No. 5 so the Board can better understand the overall concept and purpose. This report is the statutory document that establishes how the Community Development District will measure and report its performance as a governmental entity during Fiscal Year 2026–2027. Once adopted, these performance measures and standards will serve as the benchmarks against which the District evaluates and reports its performance. A motion is requested to approve the Fiscal Year 2026–2027 Performance Measures and Standards

On MOTION by Mr. Lutzky seconded by Mr. Swerdlow with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

Ms. Duque: Now, returning to Item No. 5, this is the final report of the Fiscal Year 2025–2026 Performance Measures and Standards Report. The report begins on page 54 of the agenda package. This final report documents how the District performed against the performance measures and standards adopted during the previous fiscal year. It provides a retrospective assessment of the District's compliance and overall performance. Overall, the Sawyer's Landing Community Development District met all adopted performance measures and standards for Fiscal Year 2025–2026, including required meeting obligations, transparency requirements, infrastructure maintenance responsibilities, and financial protocols. A motion is requested to approve the Fiscal Year 2025–2026 Performance Measures and Standards Report.

July 15, 2026**Sawyer's Landing CDD**

On MOTION by Mr. Swerdlow seconded by Mr. Lutzky with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

Ms. Duque: With the Board's approval, I will update the portion of the report relating to the District Engineer, as the Engineer's Report had not yet been received when this report was prepared. Now that the District Engineer's Report has been received, that section will be revised accordingly. That concludes my report, unless there are any questions or comments from the Board.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Funding Request #47

B. Approval of Unaudited Financials

Ms. Duque: Let's move to financial reports, tab A is approval of funding request #47, and tab B is the approval of the unaudited financials. Unless there are any questions, a motion to approve them will take place.

On MOTION by Mr. Swerdlow seconded by Mr. Lutzky with all in favor, Funding Request #47 and the Unaudited Financials were approved.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor's requests? Not hearing any, for the record there is no audience present and no audience has joined us over the teleconference.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Duque: A motion to adjourn will take place.

On MOTION by Mr. Swerdlow seconded by Mr. Lutzky with all in favor, the Meeting was adjourned.

July 15, 2026

DocuSigned by:

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Secretary / Assistant Secretary

Sawyer's Landing CDD

Signed by:

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Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 39B12C02-B339-8427-808A-D93A82CE3F22
 Subject: Sawyer's Landing: Complete with Docusign: 7-15-26 Minutes.pdf
 Source Envelope:
 Document Pages: 14
 Certificate Pages: 2
 AutoNav: Enabled
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 Envelope Originator:
 Ellen Acosta
 1001 Bradford Way
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Signer Events

Juliana Duque
 jduque@gmssf.com
 District Manager - Assistant Secretary
 Security Level: Email, Account Authentication (None)

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Signature Adoption: Drawn on Device
 Using IP Address:
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Timestamp

Sent: 9/16/2026 6:50:43 AM
 Viewed: 9/16/2026 7:17:33 AM
 Signed: 9/16/2026 7:17:39 AM

Electronic Record and Signature Disclosure:
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SIDNEY ATZMON
 atzmon180@gmail.com
 Chairman
 Security Level: Email, Account Authentication (None)

Signed by:

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Signature Adoption: Pre-selected Style
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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

Status

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Intermediary Delivery Events

Status

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Certified Delivery Events

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Carbon Copy Events

Status

Timestamp

Witness Events

Signature

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Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
 Hashed/Encrypted
 9/16/2026 6:50:44 AM
 Certified Delivered
 Security Checked
 9/17/2026 4:23:04 PM

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	9/17/2026 4:23:39 PM
Payment Events	Status	Timestamps