

**MINUTES OF MEETING  
MAJORCA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Majorca Isles Community Development District was held on Wednesday, October 8, 2025, at 6:00 p.m. at 18605 NW 27th Avenue, Miami Gardens, Florida.

Present and constituting a quorum were:

Eric Moss	Chairman
Jeff Durandis	Vice Chairman
Reginald Andre	Assistant Secretary (by phone)
Toni Harrison	Assistant Secretary
Tamara Price	Assistant Secretary (by phone)

Also present were:

Paul Winkeljohn	District Manager
Paul Kim	District Counsel (by phone)

**FIRST ORDER OF BUSINESS**

**Oath of Office for Ms. Tamara Price (on phone)**

Mr. Winkeljohn: I believe the oath of office has been taken care of outside of the meeting for Tamara Price.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Winkeljohn called the meeting to order and stated we have a quorum.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 7, 2025 Meeting**

Mr. Winkeljohn: Moving on, the minutes from the May 7th meeting have been circulated, if those are ok, a motion is appreciated.

On MOTION by Ms. Harrison seconded by Mr. Durandis with all in favor, the Minutes of the May 7, 2025 Meeting were approved.

**October 8, 2025**

**Majorca Isles CDD**

**FOURTH ORDER OF BUSINESS**

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

Mr. Winkeljohn: Moving on, it's the beginning of the fiscal year, so Happy New Year to everyone, October 1st is your fiscal year and we have to kick off the audit. Your auditor has been selected for several years and to begin that we approve their engagement letter by motion. Is there a motion to approve the engagement letter?

On MOTION by Mr. Durandis seconded by Ms. Harrison with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion on:**

**A. Status of Projects**

Mr. Winkeljohn: So, update on projects, the first one is the Comcast project, and my understanding is it's moving forward and there's been some work done. I've been working with Eric to try to correct one little headache, and I'll explain it to the Board really quickly. They wrote the contract in the name of the HOA, which is wasn't supposed to be, it was supposed to be in the CDD name, so if they don't change that the second option is for the HOA to pay, we refund the payment at the end of the project, or I think we can do some partial payments and do like a bill of sale for the improvements. That's the only workaround that will work unless they change the invoice.

Mr. Moss: They did change it.

Mr. Winkeljohn: Ok, they're going to change it?

Mr. Moss: It's already been changed.

Mr. Winkeljohn: Oh, I haven't seen it, that's awesome.

Mr. Moss: Yes.

Mr. Winkeljohn: So, problem solved. Do you want to fill us in on any other details on the project?

Mr. Moss: Well, the project is moving along but, it's moving slow and what they did is they put an enclosure for the WiFi, and that WiFi signal will be an enclosed. Now, the HOA with Angel has to do the engineering but, if anybody has some electric companies that they want to throw in their hats.

**October 8, 2025**

**Majorca Isles CDD**

Mr. Winkeljohn: I know Angel has recommended a few in the past that were pretty good, and they were ok I guess, we got through our projects with putting the power in the median but, he probably has more, I don't have any in this area to suggest.

Mr. Moss: Ok but, if any Board members have a suggestion and then that would go to the Walden area as well.

Mr. Winkeljohn: Ok, and I have other clients in this area, I can ask them.

Mr. Moss: Right because we know about Pike, and we know about this other company that works with FPL that does great work.

Mr. Winkeljohn: Yes, and Pike is huge with FPL and so there's one more you said?

Mr. Moss: Yes, there's another company, I don't remember their name but, we know them and I worked with them and I know they're going to come in and do the job. Comcast installed it and it wasn't approved by Angel, and then Angel made them rip it out to get it done right but, it slows up the process.

Mr. Winkeljohn: Right, if it's bringing in the power, then it has to be somebody that FPL approves too.

Mr. Durandis: That makes sense.

Mr. Moss: Right.

Mr. Winkeljohn: Alright, any questions for Eric on the project? I'll look for that contract change and we'll get requisition flowing through, that's easy. I talked to Tizi today, and she was still asking for it, so that's why I gave that report.

### **B. Storm Drain Report with Raptor Vac Systems**

Mr. Winkeljohn: So, item B, the storm drain report, I've been copying you on the report, I did find out through a few of the HOA points, and I believe Reginald helped bring this to our attention. There was one parking lot where there was one or two drains, or near a parking lot, that were missed and the reason is because their after permit type, like their secondary if you will, and there are not a lot of plans but, the drainage guy remembered it from last year after we brought it to his attention and he said, oh I definitely missed it, so he either made it today, or he's be there tomorrow to do the last section, and I think it was in one of the townhome areas by the overflow parking lot, there's an area near that was flooding. So, something must be blocking it but, he'll get to it.

Mr. Durandis: And I want to say it was, there was a big rain storm I know.

**October 8, 2025**

**Majorca Isles CDD**

Mr. Winkeljohn: Yes, we got a lot of rain, we had all our year's rain in a 3 week period, over 40" in 3 weeks, so it's a testament that the drains are doing a good job but, if there's one that's bad, it will be slower than the others. So, we're taking care of that but, again it's a good program and it's going to always help you guys, and your area has two or three city pipes that you may remember that were failing, and so I know the District's is totally done, and the city has a pretty good cycle, it's not as frequent as ours or is intense as ours but, they keep up with it.

Mr. Durandis: Ok.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Winkeljohn: That brings us to staff reports, Paul do you have anything for us today?

**A. Attorney**

Mr. Kim: No, just to touch base on the Comcast thing, I know previously there had been discussions as you guys had said about transferring and I previously did the bill of sale and stuff like that, so I can send that over to Comcast if that's how they want to proceed, if not, it's just going to probably be better to do it in the name of the District because I know in the past the discussions where that they didn't want to do this assignment thing, they just wanted it all under one name.

Mr. Winkeljohn: Yes, so Eric has gotten us to that point, so we're in good shape.

Mr. Kim: Sure, and I think I have their counsel's email address so if you need to follow up on that I can send them our drafts and we can go through the redlining process at this point.

Mr. Winkeljohn: Thank you.

Mr. Kim: Then for the audit, it's probably going to be a clean audit, so now that you guys are going to go forward with the auditor, it will just be like the prior year, there's no pending claims at this time, so it should be very quick and a clean audit.

Mr. Winkeljohn: We like that.

**B. Engineer**

Mr. Winkeljohn: Ok, is Angel on the phone? I don't see him, so we'll pass on the engineer's report for now.

**October 8, 2025**

**Majorca Isles CDD**

**C. Manager**

**1) Number of Registered Voters in the District – 1,155**

**2) Update on:**

**a) City Agreement**

**b) Holiday Lights**

Mr. Winkeljohn: Under manager's report, the Statutes have you list how many registered voters you have, and congratulations you're over 1,000 in your community. The next item is the city agreement, and Bernard is the public works director, and he came back around July and said, hey, I'm not going to get to this to do the legal and the paperwork to get the agreement to the next step, so he asked if we would do it. So, I brought Angel and Juan Alvarez in and they have started but, they have to do a survey and a legal description of the two to fold into the new agreement, and I have to produce the specs, the landscaping specs. They're almost identical to the one before, and I asked them if I could just use the existing one for the median, and he said no, he wants a separate set of specs just for this, so I'll do that, and as soon as I get the legal description, and the sketch to be an exhibit, we should be moving forward.

Mr. Moss: Right, and the sketch from Juan Alvarez, Angel had referred us to his engineering firm.

Mr. Winkeljohn: Yes, we just an outside person to do the survey.

Mr. Moss: Ok, so we're waiting for her to give us those sketches and she wasn't satisfied with her work, so she's supposed to be shopping it out, that's what we're waiting on.

Mr. Winkeljohn: Ok, and any engineering has to go through our engineer.

Mr. Moss: Right. Item 2B is the holiday lights, and we're ready to renew the same as last year with a few adjustments, and we also have for the center of the cul-de-sac we're going to put a Christmas tree in there, something really visible, so it's a tree with lights, somebody is probably have to run an extension cord to it because without the city agreement we don't have power, and they won't let us get a permit to run the power at this time, which we tried last year, so if anybody can run a cord to it, they'll have lights, if not, no lights.

Ms. Harrison: Regi have you seen it?

Mr. Andre: No, not yet.

Mr. Durandis: I'll send it right now, and you said the city hasn't approved it?

**October 8, 2025**

**Majorca Isles CDD**

Mr. Winkeljohn: No, it's not about the city, it's just the power to it, that's part of our, when we get the agreement, then we're allowed to run electricity to it.

Mr. Durandis: Ok.

Mr. Winkeljohn: So, they won't let us do it without a permit but, we can run an extension cord to it.

Mr. Durandis: Ok, not a problem.

Mr. Winkeljohn: So, nothing else on that.

**SEVENTH ORDER OF BUSINESS      Financial Reports**

**A. Approval of Check Run Summary**

**B. Acceptance of Unaudited Financials**

Mr. Winkeljohn: We can move to the financial reports, which includes your check run summary and the unaudited financials. I have nothing unusual to report, you had a good fiscal year, you guys have quite a bit of savings actually that you'll be able to spend on other projects. Is there a motion on the financials?

On MOTION by Ms. Harrison seconded by Mr. Durandis with all in favor, the Check Run Summary and unaudited financials were approved.

**EIGHTH ORDER OF BUSINESS      Supervisors      Requests      and  
Audience Comments**

Mr. Winkeljohn: That's all I have for activity for the meeting, are there any other comments? Audience comments?

Mr. Andre: No comments from myself.

Mr. Winkeljohn: Thank you.

Mr. Moss: There's just one thing, the lights, the landscaping lights, we have a handyman to come and touch up if you have one or two lights that are off.

Mr. Winkeljohn: Ok.

Mr. Moss: And some of the wiring from the landscaping work, sometimes it comes off, so I'll get with you, however you want to handle that.

Mr. Winkeljohn: Yes, if you have your person do it, we can pay for it.

Mr. Moss: Ok.

Mr. Winkeljohn: No problem, anything else?

**October 8, 2025**

**Majorca Isles CDD**

Mr. Durandis: Well, you know the ethics training, the thing I was talking to you about.

Mr. Winkeljohn: Your online ethics training, the 4-hour training?

Mr. Durandis: Yes, that one, what's the process?

Mr. Winkeljohn: So, there's a couple of websites, we put it on the bottom of your agenda there's the website [www.majorcaislescdd.com](http://www.majorcaislescdd.com) and on there is a link for it, and you just have to sit through that, there's two sections of 2 hours, so you can take a break, and do it like over a couple of days.

Mr. Durandis: Ok.

Mr. Winkeljohn: Then when you do your Form 1 which you probably would have done in June online, you just check the box that you did the training.

Mr. Durandis: Ok, alright.

Mr. Winkeljohn: That's all I have Mr. Chairman.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Winkeljohn: A motion to adjourn would be in order.

On MOTION by Mr. Durandis seconded by Ms. Harrison with all in favor, the meeting was adjourned.

DocuSigned by:

*Paul Winkeljohn*

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Secretary / Assistant Secretary

Signed by:

*Eve Malone*

60563F53197340A  
Chairman / Vice Chairman

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Eric Moss

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President

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Paul Winkeljohn

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Executive Director

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Signed: 3/23/2026 10:43:29 AM

Signature Adoption: Pre-selected Style

Using IP Address:

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Signed using mobile

## 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

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## Status

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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Signing Complete	Security Checked	3/23/2026 10:43:29 AM
Completed	Security Checked	3/23/2026 10:43:29 AM

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