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MINUTES OF MEETING
MAJORCA ISLES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Majorca Isles Community Development District was held on Wednesday, March 4, 2026, 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
Toni Harrison	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager

FIRST ORDER OF BUSINESS — Oath of Office for Ms. Tamara Price

Mr. Winkeljohn: Tamara Price is not here today so we'll table this item for next time.

SECOND ORDER OF BUSINESS — Roll Call

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

Mr. Winkeljohn: We have a lot of housekeeping items today, there's one walk on item that I handled privately offline for the meeting, so we should be able to do this pretty quickly.

THIRD ORDER OF BUSINESS — Approval of Minutes of the October 8, 2025 Meeting

Mr. Winkeljohn: The minutes from the October 8th meeting have been circulated, any questions on those, or a motion would be appreciated.

> On MOTION by Ms. Harrison seconded by Mr. Moss with all in favor, the Minutes of the October 8, 2025 Meeting were approved.

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FOURTH ORDER OF BUSINESS

Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Winkeljohn: The main reason we're here is to kick off the budget cycle, and resolution #2026-01 accomplishes that. I am not proposing any change so this basically setting the same assessment level we've had for quite a few years now, it meets all your needs, you have your project money for anything above that, there's no new maintenance costs for our security system that's not budgeted, so staff recommends in resolution #2026-01 retaining the existing assessment level, as you know you can also adjust throughout the year, so it doesn't hold you. The proposed portion of the budget sets the ceiling for next year, you can lower it, I don't think you will but, you could if you wanted to. The hardest part, especially after tonight is picking a day and time for the adoption with the three of you at least being here because that one you have to have quorum and it's an expensive ad and I'd hate to mess it up. So with that, we would put you at, the earliest you could do it is May, if you wanted to punt into August or even September you could but, if you want to try to get it done, if it somehow doesn't work in May, we can push it out, so we can do that but, if we push it all the way to September and something happens we're out of luck, we blow the whole thing and we don't meet the requirements.

Mr. Durandis: Ok.

Mr. Winkeljohn: So, it's sort of up to you, the May meeting would work for me, and anything you pick, I can get somebody here if I can't be here.

Ms. Harrison: So we're saying May 6th?

Mr. Winkeljohn: Yes, I think that's right, yes it's May 6th, this location at this time.

Ms. Harrison: That works.

Mr. Winkeljohn: Any objections?

Mr. Moss: No.

Mr. Durandis: I don't have any.

Mr. Winkeljohn: Ok, so a so moved with that date and time would be welcomed.

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> On MOTION by Mr. Durandis seconded by Mr. Moss with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on May 6,2026 at 6:00 p.m. at 18605 NW 27th Avenue, Miami Gardens, Florida was approved.

FIFTH ORDER OF BUSINESS — Acceptance of Audit for Fiscal Year Ending September 30, 2025

Mr. Winkeljohn: Also your audit was received, no comments, so that's excellent news, that's what you want to keep the state of our backs. Your job as the Board is to accept that audit by motion, is there a motion to accept.

> On MOTION by Mr. Moss seconded by Ms. Harrison with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS — Discussion on:

A. Procedures for the General Election

B. Freebee and Challenges with Public Transportation

Mr. Winkeljohn: Item No. 6A is really important and it's in your tablets but, I'll just give you the quick highlights. Seats #3, which is you Toni, seat #4, which is you Jeff, and seat #5, which is you Eric, your seats are up and the qualification period is June 8th through June 12th. Correct me if I'm wrong but, I think the last time any of you ran they would let you send it in early, and register online and pay with a credit card, like it's gotten efficient where you don't have to, it used to be you had to be there physically in person, you had to be there within that 5-day window from 12:00 noon to 12:00 noon, and if you were there after that they wouldn't take it. So you can give them a call to check that, so that's really important, Juan 8th through the 12th, it's always noon to noon, so if you call the Supervisor of Elections office, and I have their number, and it's in your book also but, I can read it to you real quick right now, 499-8683 or 8410, they have two numbers, it's the Doral Supervisor of Elections office. Give them a call and see what they say about setting it up and don't forget what seat you're in because I've seen Boards make the mistake, Eric puts the wrong seat down and ends up running against Toni, so that's the whole story. If you have any questions or they don't have you down right, I know it's in their records but, if something weird happens give us a call. Item B, we covered, it's a little discussion about some logistics with the city freebee system, it's not a District topic, the District is forbidden from participating in transportation

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activities because we're a limited form of local government but, I have background in that and I've talked offline with Jeff and I'll help him out.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Winkeljohn: The attorney apparently was excused for good behavior today, he's not on the phone but, I do have a topic for him about an idea and we can talk about that real quick. Your community doesn't have a master association for some reason, each area is not unified with a Board and I'll send him an email and ask him about it but, I was thinking you guys could, and there's things the District can't do and can't spend money on that you collectively, if you had a master Board somehow created, if there's no assessment to it, each HOA could agree to fund into just enough to make it operate and you could contract with the CDD for all the CDD maintenance and you could maybe pull off with the HOA a little more of these projects that fit more of a local flavor if that make sense.

Mr. Durandis: Ok, yes.

Mr. Winkeljohn: So, that's just an idea I had with your idea.

Mr. Durandis: So, it kind of eliminates some of the restrictions that the District has.

Mr. Winkeljohn: Right, the District just wants to stay in the boring utility world, and we do security but, it's really typical, and then you could have one of your property managers be both and they would know what's going on and you could put a little more money into that person maybe and get a little bit bigger out of your dollar, so that's just an idea.

Ms. Harrison: Ok.

Mr. Winkeljohn: It's happened in other communities where there is no central master Board, and the District ends up being it, and then it becomes political and nobody has time for that, that's just my opinion, so that was that idea.

B. Engineer

Mr. Winkeljohn: Nothing from your engineer.

C. Manager – Final Approval of the FY2024-FY2025 Report Performance Measures and Standards

Mr. Winkeljohn: Under your manager's report, I have the annual requirement from the stated for your performance measures, that's been done for you, we put the new on, so a motion to accept the report is welcomed.

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> On MOTION by Mr. Durandis seconded by Mr. Moss with all in favor, final approval of the FY2025-FY2025 Report Performance Measures and Standards was approved.

Mr. Winkeljohn: And it was on the state legislature to remove this requirement which they stuck on about 4 years ago but, it didn't make it through so far.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary
B. Acceptance of Unaudited Financials

Mr. Winkeljohn: The last item is your check run summary and the unaudited financials. I've seen the emails go through, there's been no problems to my understanding with the payments. Is there a motion to accept the financials?

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

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Winkeljohn: Those are all my action items, are there any Supervisor's comments or requests that we haven't covered?

Mr. Durandis: No.

TENTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: I really appreciate you all getting here and a motion to adjourn would be in order.

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

DocuSigned by: Paul Winkeljohn 7E743FF03E08419...
Secretary / Assistant Secretary

Signed by: Eric Moss 60563F53197340A...
Chairman / Vice Chairman

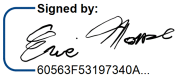
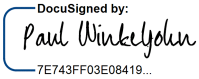
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In Person Signer Events	Signature	Timestamp

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

Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	9/22/2026 8:59:39 AM
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Payment Events	Status	Timestamps