

**MINUTES OF MEETING
BAHIA MAR
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bahia Mar Community Development District was held on Monday, June 15, 2026 at 9:00 a.m. at 801 Seabreeze Blvd., Mariner Room, Fort Lauderdale, Florida 33316

Present and constituting a quorum were:

Kurt Drstvensek	Chairman
Michael Fine	Vice Chairman
Ben Gerber	Assistant Secretary (by phone)
Landon McNeil	Assistant Secretary
Michael Sperling	Assistant Secretary

Also present were:

Ginger Wald	District Counsel
Andrew Gill	District Manager

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Landon McNeil

Ms. Wald: We already did item No. #1.
Mr. Gill: Ok, yes.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Gill called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS

**Audience Comments
(Related to Right to Speak
Statute Changes – Public
Comment Limited to 3
Minutes)**

Mr. Gill: So, I'll start with audience comments, there are no members of the public present in person or on the TEAMS.

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Bahia Mar CDD

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of
the August 18, 2025
Meeting**

Mr. Gill: So, I'll move down to approval of the minutes, and these are the minutes of the August 18, 2025 meeting. Are there any additions, deletions or corrections? Hearing none, I'll ask for a motion to approve those.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, the Minutes of the August 18, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of:

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

Mr. Gill: Next up is item No. 5, this is consideration of resolution #2026-01, and this resolution approves the proposed fiscal year 2027 budget and sets the public hearing to adopt that budget. Included in your packet on page 21 is that proposed budget. Again this District is developer funded as you can see from the top line of that.

Mr. Gerber: Good morning again.

Mr. Gill: Welcome back, this is Supervisor Gerber who just joined us on the phone. So Supervisors, are there any general questions on the budget? And Ben, right now we're item No. 5, consideration of resolution #2026-01, and again, this is the proposed budget for fiscal year 2027. This resolution will approve the proposed budget, it does not adopt it but, we will set the date for the public hearing to adopt that budget. The date for the public hearing to adopt the budget needs to be at least or greater than 60 days from today's date. Supervisors do you have a date in mind that you'd like to set that public hearing?

Ms. Wald: We did look up the date.

Mr. Gill: Yes, we looked up September 17, 2026 as an option, that's a Thursday.

Mr. Sperling: September 17th?

Mr. Gill: Yes. So, Ben would September 17th work for you potentially?

Mr. Gerber: Yes, in the morning?

Mr. Gill: Yes, it would be 9:00 a.m.

Mr. Gerber: Yes.

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Mr. Gill: Ok, so this is resolution #2026-01 approving the proposed fiscal year 2027 budget and setting the public hearing to adopt that budget for September 17, 2026 at 9:00 a.m. in this location, 801 Seabreeze Blvd., Fort Lauderdale, Florida 33316, I'm just looking for a motion.

On MOTION by Mr. McNeil seconded by Mr. Sperling with all in favor, Resolution#2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on September 17, 2026 at 9:00 a.m. at 801 Seabreeze Blvd., Fort Lauderdale, Florida was approved.

B. First Amendment to Interlocal Agreement between the City of Fort Lauderdale and Bahia Mar Community Development District

Mr. Gill: The next item is item No. 5B, this is the first amendment to the interlocal agreement between the City of Fort Lauderdale and Bahia Mar Community Development District, and I'll turn it over to District counsel.

Ms. Wald: So, the city approached us in regards to getting an extension of time for the interlocal agreement that is set to expire January of next year, and asking for a 3 year extension, along with that they ask for some revisions to the park, and the contribution of the million dollars from the CDD. With that if you go to the second page you will see the changes that have been requested by the city, keeping the basketball courts, resurfacing them, putting the backboards on, and again the 3 year extension, installing 4 pickleball courts which should be south of the existing basketball courts and bridge, at the same time period. The same thing with the new outdoor fitness equipment, a synthetic flex screen passive use areas and then also which was always in place, the relocation of the storage maintenance yard located on the Bahia Mar pedestrian bridge which I think may have already been done but, they requested just in case anything had needed an extension of time for that 3 year period of time as well, and this was previously provided as part of the agenda package. Does anybody have any questions? No, so if so, we'll take a motion to approve the first amendment to the interlocal agreement.

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On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, accepting the First Amendment to Interlocal Agreement between the City of Fort Lauderdale and Bahia Mar Community Development District was approved.

SIXTH ORDER OF BUSINESS**Ratification of:****A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025**

Mr. Gill: Let's jump down to item No. 6, this is ratification of two agreements, the first one is the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. Included in your packet is that engagement letter, and again, Grau & Associates is your auditor. Every year they supply us with an engagement letter for that year's audit, so this is that letter, and it had to be signed previously so we're just looking for a motion to ratify this engagement letter with Grau & Associates.

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

B. Interlocal Agreement for Uniform Collection Non-Ad Valorem Special Assessments

Mr. Gill: The next item is the interlocal agreement for the uniform collection of Non Ad Valorem Special Assessments. This agreement is between the District and the Broward County Tax Collector to allow special assessments to be placed on the tax roll, and we're not on the tax roll yet but this is an agreement that we need for when we do end up being on the tax roll, so we're not using this just yet, correct?

Ms. Wald: Correct, you activate when you're ready.

Mr. Gill: Ok, and again this was previously signed so we are just looking for ratification of this.

On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, ratifying the interlocal Agreement for Uniform Collection Non Ad Valorem Special Assessments was approved.

June 15, 2026**Bahia Mar CDD****SEVENTH ORDER OF BUSINESS****Acceptance of Audit for Fiscal Year Ending September 30, 2025**

Mr. Gill: Jumping down to item No. 7, this is your audit for the fiscal year ending September 30, 2025, done by Grau & Associates. Again, this was a clean audit, if you jump down to page 75 of the agenda you'll see, I believe it's notes to management, there were no findings here, so again this is a clean audit. If there are no questions, we're just looking for a motion to accept the audit as presented by Grau & Associates.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

EIGHTH ORDER OF BUSINESS**Discussion of Procedures for Landowners Election Meeting – November 3, 2026**

Mr. Gill: Next item No. 8, and you all have a landowners election upcoming November 3, 2026 and included in your packet are the documents for that landowners election, along with procedures for it. Florida Statutes require that I discuss the landowners election, also provide sample proxies, the date and sample agenda to be presented at that meeting. Up for the landowners election are seats #1, #4 and #5, that is Ben Gerber, Michael Fine, and Michael Sperling. Are there any questions on the procedures for the landowners election on November 3rd?

NINTH ORDER OF BUSINESS**Staff Reports**

Mr. Gill: Not hearing any, we can jump down to staff reports, back to you Ginger.

A. Attorney

Ms. Wald: Nothing to report.

Mr. Gill: Ok.

B. Engineer

Mr. Gill: District engineer is not present but, if there are any questions I can relay them to the District engineer.

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

Mr. Gill: Next is District manager, if you all recall the state has required Special Districts to come up with performance standards and matrix that we need to meet, so we came up with those standards, and we haven't met in awhile so these are little bit older, these are for fiscal year 2024-2025. Again, those standards were met and one of them was that we needed to meet at least 3 times per year, record compliance, we need to advertise our meetings, we need to have a budget prepared and presented to the Board by June 15th, and adopt it before the end of the fiscal year, we did all of those. So, what I'm looking for now is a motion to approve the final performance standards and measures for fiscal year 2024 through 2025 and authorize my office to post this on the District's website.

On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, final approval of the FY2024-FY2025 Report Performance Measures and Standards and authorizing staff to post it on the District's website was approved.

Ms. Wald: Before you move on, don't forget, if you haven't done it already to file your Form 1s, the statement of financial interest.

Mr. Drstvensek: Yes, and I just the email this morning around 9:00.

Mr. Sperling: Yes, they sent an email out.

Mr. Gill: Ok.

Ms. Wald: Ok, great.

Mr. Gill: Then to piggyback on that, ethics training as well.

Ms. Wald: Yes, that's due by December 31st, so they have time.

Mr. Gill: Yes, and I'll remind you at the next meeting as well.

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TENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Requests #15, #16, #17, #18, #19 & #20

B. Acceptance of Unaudited Financials

Mr. Gill: Moving on to financial reports, we have funding requests #15 through #20 included in your packet. If there are no questions on that, I'm just looking for a motion to approve those which starts on page 83.

On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, Funding Requests #15 through #20 as listed above were approved.

Mr. Gill: The last thing, your unaudited financials through May 31, 2026, those are included in your packet, are there any specific questions on those? If not just looking for a motion to accept those.

On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, the Unaudited Financials were approved.

ELEVENTH ORDER OF BUSINESS

New Business

Mr. Gill: Then we have new business before we move down to Supervisor's requests and audience comments, any new business for us?

Mr. Drstvensek: No.

Mr. Gill: Ok.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Gill: Next is Supervisor's requests and audience comments, we don't have any members from the audience present or on the phone, is there any Supervisor's requests of comments?

Mr. Fine: I have a question, if the developer is changing the site plan, does the CDD have to approve it?

Ms. Wald: No.

Mr. Fine: Ok.

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Ms. Wald: And we'll approve the fiscal year 2027 meeting schedule in September.

Mr. Gill: Yes, in September at the public hearing.

Ms. Wald: Yes.

THIRTEENTH ORDER OF BUSINESS Adjournment

Mr. Gill: If there is nothing further, I'm just looking for a motion to adjourn.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, the Meeting was adjourned.

Signed by:

Andrew Gill

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Secretary / Assistant Secretary

Signed by:

[Signature]

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Chairman / Vice Chairman

Certificate Of Completion

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Document Pages: 23

Signatures: 9

Envelope Originator:

Certificate Pages: 2

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Ellen Acosta

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Signer Events

Andrew Gill

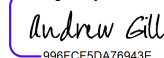
agill@gmssf.com

DISTRICT MANAGER

Security Level: Email, Account Authentication (None)

Signature

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Signature Adoption: Pre-selected Style

Using IP Address:

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Electronic Record and Signature Disclosure:

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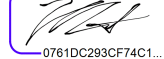
Kurt Drstvensek

Kurt.Drstvensek@relatedgroup.com

Managing Director

Security Level: Email, Account Authentication (None)

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