

**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, August 18, 2025 at 9:00 a.m. at 801 Seabreeze Blvd., Mariner Room, Fort Lauderdale, Florida 33316

Present and constituting a quorum were:

Kurt Drstvensek	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
Several Residents	

FIRST ORDER OF BUSINESS**Oath of Office for Landon McNeil**

Mr. Gill: Prior to this meeting the oath of office was administered to Landon McNeil, so thank you for that.

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: Moving on to item No. 3, audience comments, each member of the public is allowed 3 minutes to comment or speak at this point. Yes, go ahead.

August 18, 2025**Bahia Mar CDD**

A resident: Yes, I am a resident of the community and I'm just here to just confirm the documents for the basketball courts. So, I know that they were talking about that and I wanted to know if you are going to give notice to the public about that, and if that's going to be re-brought up at any of the commissioners hearings? So, that's really why I'm here and I hope that I can get some more information on how that process is going to roll out to the public.

Mr. Gill: Ok, thank you.

Mr. Ted (Resident) and Ms. Sarah (President, River Oaks Civic Association):, president of the River Oaks Civic Association, and like the shirt says, I'm local, I was born here at Broward General in 1956, I just don't know if you realize changing the basketball courts to pickleball courts, these are iconic courts in the City of Fort Lauderdale and mean a lot to the public, and so I don't know which is more, and I don't want to use the word "despicable" but you asking to change the courts from basketball to pickleball, or for the City Commission to agreeing with it but, I just don't think the people realize what a grassroots thing those basketball courts mean to the city, and that public beach and taking over part of the public beach and making it your own, changing from what has been there for generations into a pickleball court, in my opinion, that's not very good way to make good relationships with the residents. So, if there's anything we can do, something else, this place is vast, if you can't find enough room in this huge area for two pickleball courts, in this huge piece of property, then you maybe need a new designer but, those basketball courts have been in Fort Lauderdale for generations.

Mr. Gill: Ok, thank you.

Mr. Bill Brown (President, Central Beach Alliance): Good morning, first of all thank you for your service on the Board, Bill Brown, president of the Central Beach Alliance, we are the recognized neighborhood association of this area, are neighborhood association runs all the way from just south of the PMR and Ocean Drive, back all the way to Oakland Park on the barrier island, we represent some 6,000 members and over 50 condo buildings, we've been involved heavily with the Tate Brothers from day 1 on this project. We were opposed to the project of the original concept but, worked with them, worked with the mayor's office, the city commission, to have a reduction of the building and to the negotiations, and we're heavily informed and involved on the master agreements and we

August 18, 2025**Bahia Mar CDD**

continue to look forward to working with the developers and the condominium association, as well as this body as you move forward in addressing your issues especially as the agreement calls for the relocation of the basketball courts. Thank you.

Mr. Gill: Thank you. If there are no further comments, I'll move to the next item.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 17, 2025 Meeting

Mr. Gill: This is the approval of the minutes of the March 17, 2025 meeting. These minutes were included in your packets and you've had a chance to review. Are there any additions, deletions or corrections? Hearing none, I'll ask for a motion to approve those minutes.

On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, the Minutes of the November 18, 2024 Meeting were approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Mr. Gill: Moving on to item No. 5, this is the public hearing portion of today's meeting, and this is the public hearing to adopt the fiscal year 2026 budget. I'll first ask for a motion to open that public hearing.

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

B. Public Comment and Discussion

C. Consideration of Resolution #2025-05 Adopting Final Budget

Mr. Gill: Item B is public comment and discussion related to the fiscal year 2026 budget, I guess before the comments we can briefly go over the budget here. It's purely administrative at this point and developer funded. Here are copies of the budget for anyone to look at, for the Board, this is the budget that was previously reviewed and approved, there haven't been any changes since it was last approved. So, currently we're looking to adopt this budget today to take it from the approved proposed budget as you previously reviewed, and adopting that budget for fiscal year 2026. Again, it's purely

August 18, 2025**Bahia Mar CDD**

administrative and there weren't any changes in it. For the public, are there any comments or questions? Also for the public we have a couple residents on the call as well. Ok, so hearing none, I'll move down to item C, this is resolution #2025-05 and this resolution adopts the final budget. It's pretty straight forward, and if there are no questions from the Board I'll ask for a motion to adopt resolution #2025-05 which adopts the final budget for fiscal year 2026.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, Resolution #2025-05 adopting the final budget was approved.

D. Motion to Close the Public Hearing

Mr. Gill: Now, I'm just looking for a motion to close the public hearing.

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

SIXTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2024

Mr. Gill: Moving on to item No. 6, this is acceptance of our audit for the fiscal year ending September 30, 2024. This is a clean audit, it's pretty straight forward, if you drop down to page 24 in your packet you'll see the auditors statement that the District complied and there are no findings. If there are no questions on that, I'll just ask for a motion to accept the fiscal year 2024 audit, and again, that's page 42 of the agenda.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, accepting the audit for Fiscal Year ending September 30, 2024 was approved.

SEVENTH ORDER OF BUSINESS

Email Confirmation of Interlocal Agreement Scriveners Error – Basketball Courts Locations

August 18, 2025

Bahia Mar CDD

Mr. Gill: Jumping down to item No. 7, this is on page 43 of your packet, and this is an email confirmation of the interlocal agreement Scriveners Error, related to the basketball courts location. Again, we wanted to include this in your packet for the Board's information. There's no motion needed for this, right Ginger?

Ms. Wald: No, there's no action that is needed, it was just confirming that the north and south was a Scriveners Error because it was clear from the interlocal agreement that was approved by the city commission and also this Board for the funding of certain improvements that the city was going to perform on the city beach that it was the replacement of the existing basketball court or two pickleball courts, that was the only purpose for this email exchange with the city attorney.

Mr. Gill: Ok, thank you Ginger.

Ms. Racquel Williams (City Manager, City of Fort Lauderdale): Yes, I'd like to make a comment.

Mr. Gill: Go ahead.

Ms. Williams: Good morning, Racquel Williams, City Manager of the City of Fort Lauderdale, and I am joined by Ben Rogers, assistant city manager and Carl Williams, Parks and Recreation Director for the City of Fort Lauderdale. So, we are extremely thankful for your partnership with the city via the interlocal agreement described in item No. 7. We are here today to confirm the Board's intent to maintain the pickleball courts at the site as originally intended via the interlocal agreement and also want to inquire as to whether the Board might entertain or support funding for new basketball courts so as to improve the entirety of the beach area, as well as grills and picnic tables and other amenities that would serve to enhance the amenities of the site.

Mr. Gill: Thank you, and I'm not sure if the Board can make that decision at this point but, again, we can put it on another agenda so then the Board could consider it.

Mr. Drstvensek: Sure, and can we talk about it with other business at the end?

Mr. Gill: Yes, absolutely.

Ms. Williams: So, we have a draft presentation of potential sites for basketball courts so that we would not only have the pickleball courts but also have basketball courts and make sure that amenity is still available to the public. We can provide that now, or

August 18, 2025

Bahia Mar CDD

later during your business, I will be departing from the meeting a little bit early but, our staff will be here to have that conversation.

Mr. Drstvensek: Great.

Ms. Williams: Thank you.

Mr. Gill: Thank you Raquel. You have a question?

A resident: (inaudible comment) Yes, I'd just like to make a statement if I could, thank you guys, thank you everyone, I think this is so great that you're opening this up to the public and allowing everyone to speak and what you're doing in the community is great, we love Marina Village, it's bringing a lot of people down here and it's great to see this area thriving. However, I'm familiar with coastal area flooding regulations and runoff and whatnot, I think the relocation of this basketball court should be re-considered, I don't understand full spectrum of how this decision was conveyed to the public that has been using and thriving in this community. I'm one of the people that have grown up from playing at this basketball courts throughout the years, it's taught me not only business skills but also how to be a winner, and that's something that I'm really proud of from my community and I would never want to deprive other people, especially young women that are trying to come out here and play from that opportunity. That being said, I think there's a lot of environmental issues that we're worried about with building and reconstructing on environmental land, what are we going to do to protect the coastal area, like flooding regulations, the runoff, the debris that's coming from buildings and repurposing this area. So, those are some questions that I have and really about how is the public going to be weighed in since this is a public area and there was an error in the report which seems kind of funny as one job to the north and south and maybe we should really give the public due notice if that's changing. I didn't see anything in the documents about replacing the basketball courts, it just said that there would be a pickleball court south of the bridge, this is clearly north of the bridge and a lot of residents would probably just want to know this information and have a chance to bring it and work with the community on it because it's a great location, so I'm sure there's something that can be done here. So, these are just questions I think the community has and me in particular. So, I thank you for your time and if there's a way we can learn more I'm very interested in that, so thank you all.

Mr. Gill: Thank you.

August 18, 2025

Bahia Mar CDD

EIGHTH ORDER OF BUSINESS

Staff Reports

Mr. Gill: Moving on, I'll move down to item No. 8, staff reports, District attorney.

A. Attorney – Memorandum – 2025 Legislative Update

Ms. Wald: Yes. You have in your agenda packet our annual legislative update, this is the one from this year from the State Legislature and the acts that have been passed and signed by the Governor. It's self-explanatory, and we have provided a summary thereof, if anybody has any questions please let me know and if you want the full acts to read I can provide those to you. There was nothing specifically in here that affects the District directly at this point in time but, at some point in time when we proceed more with rules and regulations there have been a couple little changes with advertisement and also with limitation as to change orders when you start a construction project but, they'll be built into the legal process thereof, and that's all I have on that. The other thing I wanted to state which is not related to the memorandum is, please do not forget that you have to do your annual ethics training, the 4 hours again, before the end of the year, December 31st of this year. We'll make sure that you're provided with the links again so you can chose one of those lovely courses to go ahead and listen to. That's all I have unless anybody has anything they want to ask, thank you.

Mr. Gill: Thank you Ginger. Any questions for Ginger?

B. Engineer

Mr. Gill: Not hearing any, the District engineer is available if you have any questions I can relay those to him.

C. Manager

1) Number of Registered Voters in the District – 10

2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Mr. Gill: Moving down to item C is District manager, and first I'm required by law to announce the number of registered voters within the confines of the District and that number is 10. Again, we do this for a number of reasons but, you do have 10 registered voters in the District at this time. The next item is consideration of the proposed fiscal year 2026 meeting schedule, and apparently we're meeting every third Monday, and we

August 18, 2025

Bahia Mar CDD

moved it to 611 Seabreeze Boulevard, we can keep it there of if the Board would like we can remain here.

Mr. Drstvensek: Yes, let's remain at this address.

Mr. Gill: Ok, alright, so in your packet we have that proposed meeting schedule, and if it that looks good to the Board, we have a couple of exception dates due to holidays, January 12th is an exception, then February 16th.

Mr. Drstvensek: The October 20th boat show, I'm just concerned with traffic and accessibility and so on.

Mr. McNeil: I would take that out.

Mr. Gill: Take it out, ok, we likely don't need it.

Ms. Wald: All of October?

Mr. Drstvensek: Yes.

Mr. Gill: Ok.

Ms. Wald: So, remove October and then we can play it by ear for November if needed.

Mr. Drstvensek: Ok.

Mr. Gill: Again, for this Board, we like to advertise all of the meetings and if we don't have a meeting, we cancel it, but it's better to just have it advertised so we don't have to pay for additional advertising. So, if this proposed schedule looks good with Mr. Drstvensek input, removing the October 20th date, I'll ask for a motion from the Board approving the proposed fiscal year 2026 meeting schedule as amended and authorizing staff to advertise.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule as amended removing the October 20th meeting date, and authorizing staff to advertise was approved.

- 3) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694**
- 4) From 1 Financial Disclosure Due July 1, 2025 - *everyone has filed***
- 5) Reminder to Complete Annual Ethics Training by December 31, 2025**

August 18, 2025**Bahia Mar CDD**

Mr. Gill: Item No. 3 is consideration of the 2025 performance measures and standards as required by Florida Statute. Again, this was presented to the Board earlier, or last year actually, we laid out requirements that the State Legislature gave us requiring Special Districts to provide some standards that they would meet at the end of the year. They really didn't give us much direction on what those standards were so we made them pretty basic. The Board has met those standards so I am now looking for a motion to accept these and allow us to put this on the website as required.

On MOTION by Mr. Drstvensek seconded by Mr. Sperling with all in favor, accepting the 2025 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

Mr. Gill: Next is your Form 1, and everyone has filed their Form 1s.

Ms. Wald: You forgot to adopt the fiscal year 2026 performance measures staying the same as 2025.

Mr. Gill: Yes, good point, so since we're not meeting before the end of this fiscal year, I'd also like a motion, moving back to the performance standards and measures, using the matrix that we used for this current fiscal year, for next fiscal year, and if the Board is ok with that I'll just ask for a motion to approve those.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, accepting the 2026 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

Mr. Gill: Moving down to item No. 4, this is the Form 1, and everyone has filed their Form 1s, so good job on that to the Board members. Item No. 5, Ginger already touched on that, and my office will be sending out the ethics training links again, I'll send it out now and also right before the new year just to remind everyone.

NINTH ORDER OF BUSINESS**Financial Reports****A. Approval of Funding Requests #12, #13, & #14****B. Acceptance of Unaudited Financials**

August 18, 2025

Bahia Mar CDD

Mr. Gill: Moving down to item No. 9, which is financial reports. We have funding requests #12, #13 & #14 included in your packet for your approval. Are there any questions on that?

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, Funding Requests #12, #13 & #14 were approved.

Mr. Gill: Next is acceptance of the unaudited financials, and these financials start on page 60 of your packet and they're through July 31, 2025. Are there any questions on those, if not, I'll ask for a motion to accept the unaudited financials.

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

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Gill: Now we're back to item No. 10 which is Supervisor's requests and audience comments. I know Kurt you had something you wanted to add.

Mr. Drstvensek: Yes. I'd like to propose to amend the language in the public improvements definition in the interlocal agreement. I'd like to it to also include two new basketball courts to be funded with excess funds from our \$1 million commitment to that area, to work with the city manager's office on a mutually agreed upon location westward of the coastal construction line. I'd also like to propose pre-funding those improvements so work can commence as soon as possible and work with the city manager and her office to get moving on this.

Mr. Gill: So, can I wrap that into a motion?

Ms. Wald: I think it was being made as a motion.

Mr. Gill: Ok.

Mr. Drstvensek: Yes.

Ms. Wald: Do we have a dollar amount?

Mr. Drstvensek: We do not.

August 18, 2025

Bahia Mar CDD

Ms. Wald: Ok, so it's basically a motion to engage in those discussions with the city manager's office to proceed with an amendment to the interlocal agreement based as you stated.

Mr. Drstvensek: Correct.

On MOTION by Mr. Drstvensek seconded by Mr. McNeil with all in favor, authorizing the District to engage in discussions with the City Manager's office to proceed with an amendment to the Interlocal Agreement as stated on the record was approved.

Mr. Gill: Ok, and this section is also for audience comments. We have a few audience members who joined by phone or virtually, is there any members of the audience in person or on the phone who have further comments for the Board?

A resident: Yes, I have a question.

Mr. Gill: Yes, go ahead with your comment.

A resident: I guess you're proposing to pay for two new basketball courts, so your motion to fund two new basketball courts and to look into the location of this, is it going to be in the same location or are you guys just entertaining this discussion, where are these funds coming from?

Mr. Drstvensek: So, I'm going to address this. This CDD has committee a million dollars in funds for improvements in the public area of the beach.

A resident: In exchange for what?

Mr. Drstvensek: Part of a master agreement, so I'm proposing that we use some of those funds, if there's excess funds towards two new basketball courts.

A resident: Can we designate a certain amount of excess funds? Like is there some way we can sort of block off an amount because this is why I'm here, we were having this discussion, is this going to be moved out of this specific community and then building projects, they cost of lot of money and then things fall through and then all of a sudden nothing comes to fruition.

Mr. Drstvensek: My intent would not be moved out of this direct community. I think there are some potential locations so I'd like to work with the city manager and her team

August 18, 2025**Bahia Mar CDD**

to go through that, I just don't have an idea on the true cost of it yet but, I think with the million dollars it's achievable.

A resident: And I think that also it would probably be a lot more cost efficient if we could establish that, so what is the issue with them building two pickleball courts in a different location, why is it that specific because I'm pretty sure that it is grandfathered in to like coastal area regulations, so if you wanted another court in a similar location on the beach that wouldn't really be allowed. So, I'm under the understanding that the pickleball courts were chosen because you can not build on the beach, you can only replace on the beach, and so if that formula is true then how therefore are we going to create two new basketball courts in the same area?

Mr. Drstrvensek: Working with the city manager's team I think they've identified some locations, if you guys want to speak briefly on that.

Ms. Ms. Williams: Sure, I just want to say thank you for the support in amending the agreement to include the basketball courts, the city really does want to enhance the entirety of the beach to include other amenities as well, so not just pickleball, and basketball courts but, also the picnic tables and umbrellas and some other areas, and so Ben Rogers is going to speak to someone of our initial due diligence as it relates to potential locations for basketball courts.

Mr. Rogers: Good morning, Ben Rogers, Assistant City Manager for the City of Fort Lauderdale. As the city manager indicated, we have a lot of efforts going on here and so I just want to provide a quick summary to the Board of what's going on. So, in the agreement there were two or three items that the city was responsible for committing to, the first one was the relocation of dumpsters and operational equipment at the end of the pedestrian bridge, that has been completed. If you look out there now there's a fenced off area, just south of that area that's more contained, modernized and less impactful to the pedestrian bridge. The second deliverable was the installation of fitness equipment, and the third one was the repurposing of the basketball courts to pickleball courts. Separate from this initiative, the city has a park program that has \$1.3 million dollars going towards improvements at the beach, and so what we're looking to do is really take the two efforts and combined them into one. So, rather than just making independent decisions, we've onboarded our consultant to do a site kind of concept plan, we think we'll

August 18, 2025**Bahia Mar CDD**

have that by the end of September which would identify how the improvements could be made, where they'd be made at, and the overall flow of the park area. That doesn't give us a next step timeline, what that does is it just gives us some consensus on what it would look and feel like, and from that point forward we'd have to go and understand what the true permitting requirements are. You're very specific on discussing west of the CCL that would be our preference as well to mitigate a lot of the concerns that some of the members of the audience have made with the challenges of building on the beach. So, at this point right now, the area that we've identified is kind of a potential landing point for the basketball courts which is the south part of the parking lot, on the sand, there is room there to do that, and again, what we're working with our consultant on now is getting all of the fine tuned information with that. We also want to take the fitness equipment and make sure that fits well and align that with all the other amenities that are on the beach and so that will be part of our park improvement as well. So, we do appreciate your willingness to amend the agreement to let any excess dollars of that million dollars contribution go to the basketball courts and would love for it to actually go to just the beach improvements if possible because we do have other things that the manager mentioned just general amenities, ADA improvements, picnic tables, grills, just public amenities in general. So, if we can combine the one million dollar contribution for the CDD along with our park dollars that gives us \$2.3 million dollars to try to make all of these improvements at the same time. Thank you.

Mr. Gill: Thank you, any other audience comments?

A resident on teleconference audio: I just have a question.

Mr. Gill: Yes, go ahead.

A resident on teleconference audio: (Asks question regarding the basketball courts to be built)

Ms. Williams: Yes, so we intend to have two full basketball courts just like we have available today.

A resident: Thank you.

Ms. Williams: So, the answer is yes.

A resident on teleconference audio: Ok. (Asks further questions about the specifics of the proposed basketball courts)

August 18, 2025

Bahia Mar CDD

Ms. Wald: We're going to have to go with the city on that, and direct to the city, the only thing the CDD is saying is they're willing to amend the agreement with the funding in place for also additional amenities such as the basketball courts. So, the design and everything else, is the city, the city is the one providing the construction.

A resident on teleconference audio: (Asks a question about the parking locations)

Ms. Williams: Our intention is to preserve as much parking as we possibly can, we're going to do our due diligence and we anticipate that there could be some changes to overall layout of the beach but, our intention is to preserve parking.

A resident on teleconference audio: (Asks further questions.)

Ms. Williams: We would have to go through all the environmental and regulatory permitting processes to make this renovation happen so, yes, we've considered that and we will be speaking to all the agencies in terms of what the rules and regulations are.

A resident on teleconference audio: Ok, that's all I had, thank you.

A resident on teleconference audio: I wanted to make a couple of comments about the restrictions that are currently under state law for the coastal construction restrictions in that area that extend out into the parking lot. I was told by the city that pickleball courts cannot be installed in that location strictly because footers and pilings cannot be put into the sand.

Mr. Gill: Ok.

A resident on teleconference audio: Now, we're totally against removing the basketball courts and we're going to fight this to the end, even if we have to go through the legal process because right now you're taking away a very historic section of Fort Lauderdale beach. (inaudible comment) Currently nobody is for moving the courts, many people in the city also are against moving the courts.

Mr. Gill: Thank you for your comment. Is there anything else?

A resident on teleconference audio: (Comments about the history of the Fort Lauderdale Beach)

Ms. Wald: Sir, the CDD is not the one that is constructing any of these public improvements, it is the city, so I'm going to direct you back to the city because we don't have that information, we're just funding it.

August 18, 2025**Bahia Mar CDD**

A resident on teleconference audio: Ok. So, whose idea was it to put the pickleball courts in that location, and why remove the basketball courts? That's what most of the people want to know. Now, it's a well know fact that they're trying to get rid of the demographics of the area, nobody wants to face that information, that's the truth.

Mr. Gill: Thank you, the Board has heard your comment and will consider it. Are there any further public comments?

A resident on teleconference audio: Yes, I'm just trying to get more clarification of how much exactly is going to be earmarked for the public areas as far as the basketball courts and the exercise area, because I'm really unclear on that, how much is earmarked for that?

Ms. Williams: All of the million dollars is earmarked for public improvements.

A resident on teleconference audio: And what is all included in the public improvements?

Ms. Williams: Currently fitness equipment, pickleball courts and relocating the storage facility for equipment, or the storage area, the Board has motioned to allow us to also utilize the funding for the two basketball courts and other public improvements.

A resident on teleconference audio: Ok. Now is that million dollars sufficient enough for everything that it's earmarked for?

Ms. Williams: As stated earlier, we also have a park program about \$1.3 million dollars so that will be funding from CDD as well as through the park program will be able to cover all the amenities potentially.

A resident on teleconference audio: Ok.

Mr. Gill: Thank you.

ELEVENTH ORDER OF BUSINESS**Adjournment**

Mr. Gill: If there are no further questions or comments, I'll ask for a motion to adjourn the meeting.

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

August 18, 2025

Bahia Mar CDD

Signed by:

Andrew Gill

996FCF5DA76943E...
Secretary / Assistant Secretary

Signed by:

Kurt Drstunsek

0761DC293CF74C1
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 72176174-F418-836B-8102-8CB5D0BA2228

Status: Completed

Subject: Bahia Mar: Complete with Docusign: 8-18-25 Minutes.pdf, Resolution 2026-01.docx, First Amendment Int

Source Envelope:

Document Pages: 25

Signatures: 8

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

6/15/2026 7:27:27 AM

eacosta@gmssf.com

Signer Events

Andrew Gill

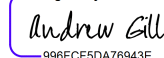
agill@gmssf.com

DISTRICT MANAGER

Security Level: Email, Account Authentication (None)

Signature

Signed by:


996FCF5DA76943E...

Signature Adoption: Pre-selected Style

Using IP Address:

2607:fb91:191c:7f9:bd36:1099:bc4e:8bab

Signed using mobile

Timestamp

Sent: 6/15/2026 8:47:09 AM

Viewed: 6/15/2026 9:06:48 AM

Signed: 6/15/2026 9:07:04 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Kurt Drstvensek

Kurt.Drstvensek@relatedgroup.com

Managing Director

Security Level: Email, Account Authentication (None)

Signed by:


0761DC293CF74C1...

Signature Adoption: Pre-selected Style

Using IP Address: 8.17.28.109

Sent: 6/15/2026 8:47:08 AM

Viewed: 6/15/2026 8:49:00 AM

Signed: 6/15/2026 8:49:42 AM

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

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

6/15/2026 8:47:09 AM

Certified Delivered

Security Checked

6/15/2026 8:49:00 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	6/15/2026 8:49:42 AM
Completed	Security Checked	6/15/2026 9:07:04 AM
Payment Events	Status	Timestamps