MINUTES OF MEETING
SHOTGUN ROAD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Shotgun Road Community Development District was held on Monday, April 13, 2026, at 10:42 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Mike Levak	Chairperson
Ryan Palonka	Vice Chairperson
Mario Romine	Assistant Secretary

Also present were:

Juliana Duque	District Manager, GMS
Ginger Wald	District Counsel
Juan Alvarez *by phone*	District Engineer

FIRST ORDER OF BUSINESS — Oath of Office for Mr. Taylor Smiaroski and Mr. Aly-khan S. Merali

Ms. Duque: The first item is the oath of office of Mr. Taylor and Mr. Aly-khan. These two items are going to be tabled.

SECOND ORDER OF BUSINESS — Roll Call

Ms. Duque: We have three Supervisors present in person today constituting a quorum.

THIRD ORDER OF BUSINESS — Approval of the Minutes of the March 9, 2026 Meeting

Ms. Duque: Let's move forward with the approval of the minutes of the March 9, 2026 meeting minutes in your agenda package. This is the moment to provide any corrections, or changes to the minutes. If there are none, I will ask for a motion to approve the March 9, 2026 meeting as presented.

> On MOTION by Mr. Levak, seconded by Mr. Romine, with all in favor, the Minutes of the March 9, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS — Public Hearing to Consider the Imposition of Special Assessments

A. Motion to Open the Public Hearing

Ms. Duque: The next item is a public hearing to consider the imposition of special assessments. I will as ask for a motion to open the public hearing.

> On MOTION by Mr. Levak, seconded by Mr. Romine, with all in favor, Opening the Public Hearing, was approved.

B. Public Comment and Discussion

Ms. Duque: The purpose of this public hearing is to receive any comments on the proposed improvements and the related special assessments. For the record, there is no one joining us today in person and there is no one joining us over the teleconference.

C. Approving the Project and Declaring Special Assessments will Fund the Project

Ms. Duque: Let's move forward to approving the project and declaring a special assessment that will fund the project. As described in the District engineer's report and the Master Assessment Methodology Report, the 2026 project includes the District's public infrastructure like the public roadways, stormwater, water, sewer, and describes the amenities which provide that special and particular benefit to all the accessible properties within the District. The special assessments are proposed to fund those improvements. The benefit to those properties is equal to or greater than the burden of those assessments. I will ask the Board to approve the project and declare that special assessments will fund the project.

On MOTION by Mr. Levak, seconded by Mr. Romine, with all in favor, Approving the Project and Declaring Special Assessment will Fund the Project, was approved.

D. Acceptance of Master Assessment Methodology Report

Ms. Duque: This report was already presented to the Board. This report allocates the costs of the improvement plan and the proposed bond financing to the benefitted lands on a fair and reasonable basis and it allocates the benefits on a per acre basis. At the master level it converts that to a per lot assessment for the 151 single family units. The report also includes that the assessments do not exceed that special benefit and are reasonable and proportionate. I will ask for a motion from the Board to accept the Master Assessment Methodology Report.

On MOTION by Mr. Levak, seconded by Mr. Romine, with all in favor, Accepting the Master Assessment Methodology Report, was approved.

E. Equalization of Assessments

Ms. Duque: Currently the Board is sitting as an equal assigned Board. You review the methodology report and the proposed assessment levels. There are no changes. The Board will deem the assessments as presented to be fair, reasonable, and properly equalized among the benefited properties.

On MOTION by Mr. Levak, seconded by Mr. Romine, with all in favor, the Equalization of Assessments, was approved.

F. Adoption of Resolution #2026-07 Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds

Ms. Duque: Resolution 2026-07 authorizes projects, levies the special assessments, and confirms the intent to issue bonds. This resolution authorizes the District project, equalizes, approves and confirms and also levies the special assessments on the benefited properties, provides the payment and the collection of those assessments using Chapter 197 method of collection. It also confirms the Districts' intention to issue those special assessments bonds secured by those assessments. It also incorporates the engineer's report and the Master Methodology Report and confirms that a special benefit is fairly appointed to the lands within the District. I'll ask for a motion from the Board to adopt Resolution 2026-07.

> On MOTION by Mr. Levak, seconded by Mr. Romine, with all in favor, Resolution 2026-07 Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds, was approved.

G. Motion to Close the Public Hearing

Ms. Duque: I'll ask for a motion to close the public hearing.

> On MOTION by Mr. Levak, seconded by Mr. Romine, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS — Consideration of Preliminary First Supplemental Assessment Methodology

Ms. Duque: The next item is consideration of the Preliminary First Supplemental Assessment Methodology Report. This report implements that Master Assessment Methodology Report for the 2026 bonds, the issuance for the par amount that is approximately $35,385,000 and allocates that par debt and the annual debt assessment of the 151 platted single-family units and confirms that allocation which is consistent with the previously approved master assessment. What this report does since the property was already platted is allocates that debt on each one of those. That's the only change. We wanted to make sure we present that first supplemental report so it's a part of the record of today's meeting.

> On MOTION by Mr. Levak, seconded by Mr. Romine, with all in favor, the Preliminary First Supplemental Assessment Methodology, was approved.

SIXTH ORDER OF BUSINESS Ratification of Interlocal Agreement for Uniform Collection Non-Ad Valorem Special Assessments

Ms. Duque: Let's move forward to the ratification of the interlocal agreement for uniform collection non ad valorem assessment. This item is for the interlocal agreement with the Broward County Tax Collector for the uniform collection of the District's non ad valorem assessments on the county tax bill. The agreement implements the District's prior resolution which is 2026-01 and says the cost collection is consistent with the assessments.

> On MOTION by Mr. Levak, seconded by Mr. Romine, with all in favor, the Interlocal Agreement for Uniform Collection Non-Ad Valorem Special Assessments, was ratified.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Wald: As we stated earlier, we have the public hearing on the validation of the bonds on May 27th.

Ms. Duque: Thank you so much, Ginger.

B. Engineer

Mr. Alvarez: I would like to suggest to the Board to start considering the properties that are identified on table 1. That would allow us to transfer completed infrastructure to the CDD whenever it's ready. If you want to start considering those tracts, the properties are already platted. So, we have all the legal descriptions, each has its own destination in the plat. The idea is that the developer transfers these tracts at no cost to the CDD so I don't think an appraisal is necessary. Correct me if I'm wrong, but it's something that you might want to decide to start the process.

Mr. Levak: We'll start looking at which ones could be transferred. Do we need to have an agreement in place for that?

Ms. Wald: We need to do that. We haven't proceeded forward with all the ancillary docs yet and that would be one of them. We'll go ahead. We were going to do that anyway because now we've gone through the process and prepare those ancillary agreements and documents which will include the assignment and acquisition agreement. We'll get that done.

Mr. Alvarez: Okay

C. Manager

Ms. Duque:. I have no additional items beyond what has already been presented in today's agenda.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Funding Request #4 & #5

Ms. Duque: Tab A is Funding Request #4 and #5. Those requests relate to the reimbursement to District expenses funded by the developer under the Funding Agreement. They include general counsel invoices, management services, and additional expenses. The backup is in the new agenda. Unless there are any questions, I'll ask for a motion.

> On MOTION by Mr. Levak, seconded by Mr. Romine, with all in favor, Accepting Funding Request # 4 and #5, was approved.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests? Once again there is no audience present over the teleconference and no audience person at today's meeting.

TENTH ORDER OF BUSINESS Adjournment

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

DocuSigned by:

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Secretary /Assistant Secretary

Signed by:

Mike Levak

30F3A3668E1C427...

Chairman / Vice Chairman

docusign

Certificate Of Completion

Envelope Id: D770ABA0-0ADD-8F74-8093-E8A0AF184834		Status: Completed
Subject: Shotgun Road: Complete with Docusign: 4-13-26 Minutes.pdf, Resolution 2026-08.doc		
Source Envelope:		
Document Pages: 8	Signatures: 4	Envelope Originator:
Certificate Pages: 2	Initials: 0	Ellen Acosta
AutoNav: Enabled		1001 Bradford Way
EnvelopeId 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 5/12/2026 8:42:29 AM	Holder: Ellen Acosta eacosta@gmssf.com	Location: DocuSign

Signer Events	Signature	Timestamp
Juliana Duque jduque@gmssf.com District Manager - Assistant Secretary Security Level: Email, Account Authentication (None)	DocuSigned by: 63215D558947430... Signature Adoption: Drawn on Device Using IP Address: 23.24.191.101	Sent: 5/12/2026 8:46:25 AM Viewed: 5/12/2026 10:46:57 AM Signed: 5/12/2026 10:47:10 AM

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Mike Levak mlevak@cchomes.com VP Security Level: Email, Account Authentication (None)	Signed by: Mike Levak 30F3A3668E1C427... Signature Adoption: Pre-selected Style Using IP Address: 2600:1700:6070:2f70:60b5:908f:98fb:e2c4	Sent: 5/12/2026 8:46:24 AM Viewed: 5/12/2026 10:14:13 AM Signed: 5/12/2026 10:14:24 AM

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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
Envelope Sent	Hashed/Encrypted	5/12/2026 8:46:25 AM
Certified Delivered	Security Checked	5/12/2026 10:14:13 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	5/12/2026 10:14:24 AM
Completed	Security Checked	5/12/2026 10:47:10 AM

Payment Events	Status	Timestamps