

MINUTES OF MEETING ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Academical Village Community Development District was held on Wednesday, July 1, 2026, at 11:00 a.m. at 7501 SW 36th Street, Davie, Florida.

Present and constituting a quorum were:

Roy Pressman
Marc Crocquet
Thomas Carlson
Blake Hunter
Stephanie Brown

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary (by phone)
Assistant Secretary

Also present were:

Scott Cochran
Andrew Gill
Jason Gitel
Jeremy Morales
Irene Brandon
Michael Miller
Donaley Guerin

District Counsel
District Manager
Governmental Management Services
University Associates
University Associates (by phone)
Guest (by phone)
Guest (by phone)

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Minutes of the March 5, 2025 and April 1, 2026 Meetings

Mr. Gill: The next item on your agenda is item No. 2 this is approval of two separate minutes, the minutes of the March 5, 2025 meeting and the minutes of the April 1, 2026 meeting. Those minutes were included in your packet for your review. I had received a couple of minor edits from the that I will be inputting, they were just a

July 1, 2026

Academical Village CDD

few clarifying edits. Are there any additional additions, deletions or corrections from the Board?

Mr. Pressman: No.

Mr. Gill: Ok, hearing none, I'll start with the March 5, 2025 minutes, I'm just looking for a motion to approve those.

On MOTION by Mr. Carlson seconded by Mr. Pressman with all in favor, the Minutes of the March 5, 2025 meeting were approved.

Mr. Gill: Next up is the minutes of the April 1, 2026 meeting, are there any additions, deletions or corrections? If none, I'm just looking for a motion to approve.

On MOTION by Mr. Carlson seconded by Mr. Crocquet with all in favor, the Minutes of the April 1, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Mr. Gill: Next up is the public hearing, and this is item No. 3, this is the public hearing to adopt your fiscal year 2027 budget. First I'll just need a motion to open that public hearing.

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

B. Public Comment and Discussion

C. Consideration of Resolution #2026-02 Annual Appropriation Resolution

Mr. Gill: Ok, the public hearing is now open. So, we'll first start with public comment and discussion, as I said before this public hearing is to adopt the proposed budget that was approved at your April 1st meeting. No changes were made to the budget since that meeting, so this would be the budget that was approved being adopted. We do have a few members of the public present in person, and also on the

July 1, 2026

Academical Village CDD

phone. Are there any members of the public that would like to speak or if you have questions regarding the budget which the Board will be adopting today?

Mr. Miller: No.

Mr. Gill: Ok, hearing none I'll move down to resolution #2026-02 that starts on page 42 of your packet. What this resolution does is, it's the annual appropriations resolution for Academical Village Community Development District relating to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027; authorizing budget amendments; and providing an effective date. Again, as I said, this takes your approved proposed budget that was approved on April 1st and turns it into your adopted budget. If there are no questions, I'm just looking for a motion to adopt resolution #2026-02.

On MOTION by Mr. Carlson seconded by Mr. Crocquet with all in favor, Resolution #2026-02 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution # 2026-03 Levy of Non Ad Valorem Assessments

Mr. Gill: The next resolution starts on page 45, this is resolution #2026-03, this is a resolution of the Board of Supervisors of the Academical Village Community Development District making a determination of benefit and imposing Non Ad Valorem Special Assessments for fiscal year 2027; providing for the collection and enforcement of special assessments; certifying an assessment roll; providing for amendments to the assessment roll; providing a severability clause; and providing an effective date. Again, this resolution allows the District to levy the assessments as set forth in the budget. Anything to add on this one Scott?

Mr. Cochran: No, I mean this just levies the assessments to fund the O&M budget.

Mr. Gill: Ok, so if there are no questions from the Board, I'm just looking for a motion to adopt resolution #2026-03.

On MOTION by Mr. Crocquet seconded by Ms. Brown with all in favor, Resolution #2026-03 Levy of Non Ad Valorem Assessments was approved.

July 1, 2026

Academical Village CDD

E. Motion to Close the Public Hearing

Mr. Gill: Next is conclusion of the public hearing, so I'm just looking for a motion to close.

On MOTION by Mr. Crocquet seconded by Ms. Brown with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS

Ratification of Interlocal Agreement for Uniform Collection of Non Ad Valorem Assessments

Mr. Gill: Now that we are out of the public hearing, I'll go back to the agenda, this is item No. 4, we have ratification of the interlocal agreement for the uniform collection of Non Ad Valorem Assessments. Again, this is required by all of my Districts and is an agreement between the District and the Tax Collector for the levying of assessments and being put on the tax roll. Again, this needed to be signed earlier so this was signed as of October 30, 2025, so I'm just looking for a motion to ratify this from the Board.

On MOTION by Mr. Pressman seconded by Mr. Carlson with all in favor, ratifying the Interlocal Agreement for Uniform Collection of Non Ad Valorem Assessments was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Gill: Moving down to staff reports, Scott, I believe you have a couple of things for us today.

A. Attorney

1) Memorandum – Legislative Update

2) Discussion of Opinion of Title for NSU Conveyances

Mr. Cochran: Yes, first I just want to introduce Ken from our office, he's a student in law school and he's interning with us, so I just wanted him to see how these meetings are done. So, the first item that we have is our annual legislative update in your agenda books which is on page 60. It was a busy year as far as legislation that impacts Special Districts and CDDs. Some of these apply more to residential Districts, I'll just focus on the ones that would be applicable to you all here. The first one is a change to the

July 1, 2026**Academical Village CDD**

sovereign immunity caps, now this the only one in the book that I haven't checked this morning but, at least as of yesterday, the Governor had yet to sign this one. It was presented to him for signature on June 15th but, he hasn't yet signed it but, it did pass both houses, so we're just waiting for him to take action on that but, what that does for a long time now, the sovereign immunity caps have been \$200,000 per person, or \$300,000 aggregate per incident, they are now increasing effective October 1st, so the beginning of government fiscal years to go from \$200,000 to \$350,000 per person, and \$300,000 to \$500,000 per incident. The other thing that the bill does is it authorizes local government agencies to settle claims in excess of those caps as long as they are within the limits of any applicable insurance coverage. The other thing it does is it kind of streamlines the pre-suit process for claims against Districts, and other local governments. There used to be a requirement that the claimant provide notice within 3 years of the accrual of the cause of action and that's been cut in half now, it's just going to be 18 months, so they won't have as long to give that pre-suit notice to the government agency. The other thing it does is it reduces the Statute of Limitations for most claims, negligence claims and things like that to 2 years, making it consistent with the Statute of Limitations against non-government entities. The other thing it does is the agencies used to have 6 months to evaluate claims and investigate them before denying them or accepting them, or whatever, that process has been shortened to 4 months. So, it streamlines the process, increases the caps, it might result in an increase in insurance premiums for liability policies for government agencies and obviously will make addressing hazards a little more important. Another one is, and I'm skipping over a few but, on #4 on page 3, deals with cybersecurity, they are setting up a state service that is going to provide grant opportunities to kind of shore up cybersecurity for local governments, they're also going to negotiate some of their own contracts on a state level and allow the local governments to kind of piggyback on those agreements, governments will still have to pay for the services but, it will allow them to take advantage of those types of contracts. For this District, for most Districts, our records are public records, there's not a lot of sensitive information or cybersecurity concerns but, to the extent that there are security related things or other things that's something that the management can look into as far as cybersecurity. One that doesn't

July 1, 2026**Academical Village CDD**

apply I believe since this Board is all still landowner seats I believe but, for CDDs that are resident Board members, for the first time legislature has introduced a process to allow for the recall of members of the Board of Supervisors. So, up to this point the only way a Board member could lose their seat is by voluntarily resigning or by the Governor removing them, now they've created like a multi-step process for a qualified elector within the District to initiate a recall process for one of the Board members. I'm not going to go into details since I don't think it's applicable here, but it involves two different petitions, signature verifications, a referendum requiring a majority vote, all kinds of stuff, so it won't be easy but, it does provide that option. Number 5 at the bottom of page 4 of the memo deals with contracting, and one of the things it does is it requires contractors to pay their subcontractors and suppliers within 45 days of receiving payment or in accordance with their contractual terms, it authorizes disciplinary actions against those vendors for noncompliance. The other thing it does is it provides that vendors or contractors that default on contracts or fail to pay their subcontractors or demonstrate repeated poor performance can be suspended or barred from public contracting for up to 5 years, so it's giving some teeth to unscrupulous contractors. Number 6 on page 5 doesn't directly govern CDD powers per se but, it is affecting the permitting process and zoning and development process, so it's kind of the environment that these CDDs get created in, it's going to require the applications fees for development permits and orders imposed by counties and municipalities have to be tied directly to the actual costs of the application processing and review, and it has to be publicly listed it can't be based on construction value or project costs so it is preventing scaling fee structures and just tying it to those administrative expenses, so that was that one. Then the last one, number 7, doesn't really I don't think apply to this District but, it applies to local governments broadly and basically says that if they're accepting payment of any kind of fees or other types of charges they do have to provide an electronic payment option and if they're going to provide that electronic payment option they also have to make a platform on their website available for the payment. So, I don't think we collect anything beyond assessments, I don't think there's any other fees or things that this District collects but, it applies to all local governments not just Districts, so it will make everyone basically provide an online payment thing through the

July 1, 2026**Academical Village CDD**

website, so that's it for the legislation update. We have summaries of all them there if you're curious about them and actual bills we can provide those to management and they can give them to you. Other than that, the next item I have is just a discussion of opinion of title for the NSU conveyances. So, we talked a little bit about those NSU conveyances at the last meeting, and it's something where before the District would accept conveyance of property we recommend strongly that we do an opinion of title and NSU is not offering to cover that so it's something the District might have to cover so at the last meeting we discussed bringing back a proposal for what it would cost to get an opinion of title for the deed and the easement that were going to be conveyed for NSU and so one of the attorneys in our office reached out to another firm that we've used to do this kind of stuff for other Districts in the past, and it was very reasonable with that and so she quoted us a fee of \$2,500 for the opinion of title that would cover both that deed and easement, so if that's something that the District would like to proceed with I would just ask for a motion to approve not to exceed \$2,500 for the opinion of title on the NSU conveyances but if you have any questions I'd be happy to answer them.

Mr. Carlson: Did we have a prior bid or is this the only one?

Mr. Cochran: This is the only one that we obtained, there hasn't been a prior on that we're aware of, so it's just something that when we are going to accept a conveyance we ought to know what we're getting and not have anything lurking out there that we're not aware of but, if you would like me to see if I can get a few other quotes I can do that, or if you want you could still authorize a not to exceed if you want and if we get other ones that come in higher we would use this one, and if we get other ones that come in lower, we can work with management to decide which one makes the most sense, but it's up to you guys.

On MOTION by Mr. Crocquet seconded by Mr. Pressman with all in favor, authorizing District staff to proceed with the Opinion of Title on the NSU conveyances not to exceed \$2,500 was approved.

July 1, 2026

Academical Village CDD

Mr. Cochran: Then the only other thing I would mention, today is July 1st, so your Form 1s, if you haven't already done them, they're due today just make sure you get those out, there's a grace period but get them done, it doesn't take long. The other reminder is that the 4 hours ethics training is due by December 31st so you still have several months to knock that out, but it is an annual requirement so it renews every year, and that's all I have.

Mr. Gill: Thank you Scott. Any questions for the attorney?

Mr. Pressman: Yes, because I did one of the courses for the 4 hours ethics training, but there was nothing other than getting a certificate, there was no documentation, so that's all legit and it doesn't have to be reported to the state in any way?

Mr. Cochran: So, it gets reported when you do your Form 1, there's a box on the application that you check to verify it and it certifies that you did it.

Mr. Pressman: Right, so it's like on the honor system.

Mr. Cochran: Yes, it's on the honor system that you've complied with the ethics training but, there's no quizzes, there's no further verification at this time.

Mr. Pressman: Ok.

Mr. Gill: You can also email me, some of the Supervisors will email me as soon as they complete it saying, I've just done my ethics training.

Mr. Cochran: Right, so you don't have to provide them with proof or anything like that.

Mr. Gill: Ok, thank you Scott.

B. Engineer

Mr. Gill: If there are any questions for the District engineer I can relay those, he's always available.

C. Field Manager

Mr. Gill: I'll jump down to field manager Jason, do you have anything for us?

Mr. Gitel: Yes, real quick, and my report is on page 67, there isn't too much right now, just continue to maintain the canals. We did get since the last meeting had the walls pressure washed, I can definitely see a difference, I don't know if you've had a

July 1, 2026**Academical Village CDD**

chance to just drive by and take a look you can see how much a difference it did make on the wall, I did not get a picture of the side wall so I apologize on the outer side near the sidewalk but, by driving by it looks good in my opinion, so that was completed, and then we've been having issues with this for a while, I think we finally figured out what we needed to do to get this down, it's the little area as you come in off of SW 34th Manor, off University, there crotons are just not surviving, so it's just a little eyesore there but, we're getting that taken care of in the next couple of weeks and we'll have it back to normal so everything looks uniform, and that's pretty much it right now, nothing else too exciting.

Mr. Gill: Thank you Jason.

D. Manager**1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule**

Mr. Gill: Moving to District manager, I'll jump down to our proposed fiscal year 2027 meeting schedule. We currently meet the first Wednesday, or we've scheduled the first Wednesday of every month at 11:00 a.m. in this location, that's what we've currently proposed. Again, we advertise every Wednesday of the month just in case we have to meet but this District only meets a few times per year unless something comes up. Do those dates and times work for the Board, keeping the meetings as scheduled?

Mr. Pressman: Yes, so nothing for August or September right?

Mr. Gill: We would advertise August and September just in case but, we generally don't meet.

Mr. Pressman: Ok.

Mr. Cochran: And this just covers next fiscal year's schedule, so there's probably been advertised meetings for this August and September.

Mr. Gill: Right but we generally don't meet after this. So, if this looks good I'm just looking for a motion from the Board approving the proposed fiscal year 2027 meeting schedule which is at 11:00 a.m. at Nova Southeastern University, Campus Supporting Building, Room 154, 7501 SW 36th Street, Davie, Florida 33314, set on the first Wednesday of each month at listed in the notice and authorizing my office to advertise, just looking for a motion.

July 1, 2026

Academical Village CDD

On MOTION by Mr. Crocquet seconded by Mr. Carlson with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule and authorizing staff to advertise was approved.

- 2) Form 1 Financial Disclosure Due July 1, 2026**
- 3) Reminder to Complete Annual Ethics Training by December 31, 2026**
- 4) Number of Registered Voters in the District – 87**

Mr. Gill: Next, I'm required by law to state the number of registered voters located within the District, that number is 87 and that is as of April 16, 2026 you all have 87 registered voters within the District. Any questions for me before I move on to the financials?

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Gill: Not hearing any, we have the financial reports which start on page 73, we have your check register, if there are no questions on the check register I'm just looking for a motion to approve.

On MOTION by Mr. Crocquet seconded by Mr. Carlson with all in favor, the Check Register was approved.

Mr. Gill: Next are your unaudited financials, I'm just looking for a motion to approve those.

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

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Gill: Next up is audience comments and Supervisor's requests. We do have a few members of the public present on TEAMS, I see we have Donaley present, we also have a Michael Miller, and Irene Brandon, anything for the Board?

Mr. Guerin: This is Donaley, I don't have anything.

July 1, 2026

Academical Village CDD

Ms. Brandon: This is Irene, I don't have anything. I just wanted to update everyone if they are not aware that HCA is expanding and we've created an agreement to use our available parcels, a portion of A and B for the staging area for construction and just making the CDD aware of that.

Mr. Gill: Ok, thank you Irene.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Gill: If there are no further questions or comments, I'm just looking for a motion to adjourn from the Board.

On MOTION by Mr. Carlson seconded by Mr. Crocquet with all in favor, the Meeting was adjourned.

Signed by:

Andrew Gill

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Secretary / Assistant Secretary

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Roy Pressman

DocuSigned By: Roy Pressman
Chairman / Vice Chairman

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Andrew Gill

agill@gmssf.com

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Security Level: Email, Account Authentication (None)

Signature

Signed by:

Andrew Gill
996FCF5DA76943E...

Signature Adoption: Pre-selected Style

Using IP Address:

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Timestamp

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Viewed: 10/13/2026 10:51:57 AM

Signed: 10/13/2026 10:52:17 AM

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Chairman

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Signature Adoption: Pre-selected Style

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Electronic Record and Signature Disclosure:

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

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Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

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Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

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10/7/2026 12:51:19 PM

Envelope Updated

Security Checked

10/7/2026 1:09:13 PM

Envelope Summary Events	Status	Timestamps
Envelope Updated	Security Checked	10/7/2026 1:09:13 PM
Envelope Updated	Security Checked	10/7/2026 1:09:13 PM
Certified Delivered	Security Checked	10/8/2026 6:05:08 AM
Signing Complete	Security Checked	10/8/2026 6:05:31 AM
Completed	Security Checked	10/13/2026 10:52:17 AM

Payment Events	Status	Timestamps
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