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MINUTES OF MEETING
PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Palm Glades Community Development District was held on Tuesday, August 11, 2026, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

Mauricio Pelaez	Chairman
Julie Varela-Medina	Vice Chairman
Lakisha Macias	Assistant Secretary
Shirley Mendez	Assistant Secretary
Zuzer Calero	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager

FIRST ORDER OF BUSINESS — Roll Call and Pledge of Allegiance

Ms. Duque called the meeting to order, called the roll, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS — Approval of Minutes of the July 14, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the July 14, 2026 meeting. This is the moment to present any additions, corrections or deletions, if there are none, a motion to approve them will take place.

> On MOTION by Ms. Mendez seconded by Ms. Varela-Medina with all in favor, the Minutes of the July 14, 2026 Meeting were approved.

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THIRD ORDER OF BUSINESS Discussion of Rules

Ms. Duque: Let's move forward to the discussion of the rules, and those rules are related to the clubhouse rules, so go ahead Jennifer.

Ms. Mendoza: Yes. So, in regards to the rules and regulations for the clubhouse, there were a few topics that I went ahead and highlighted here and mentioned in regards to getting more clarity on the way the rule is written or having something additional added to it, which this is something that I sent to the Board of Supervisors or it was included here in the agenda package. So, I'm not sure if we want to go one by one to be able to get clarification, yes?

Mr. Pelaez: Yes.

Ms. Mendoza: Ok, so the first one is the fitness center and that one is rule Section 7.4, attire, so the proposed revision is basically more on what's written on the rules and regulations and what we also have posted on a sign in the clubhouse gym and this is pertaining to gym attire. So, it's more again just clarifying what they can wear or in particular more on the footwear. So, the rules and regulations it talks about that shirt and tank tops must be worn at all times, those utilizing the fitness center equipment and facility should not wear sandals or open toed shoes, and then on the posted sign in the gym area, it does talk about that sneakers are required to be worn by everyone. So, I don't know if this is necessary for it to kind of match on what is written on the document compared to what's posted, and then perhaps at the same time be a little bit more specific. We've noticed an increase of Crocs and sandals in the gym, like open toed shoes, open heeled shoes, which those would be the Crocs, so again it's more of trying to get those specifics, and I think that's it's a reason of making sure that the proper attire is worn and at the same time having to establish and avoid any type of injuries or something, and again it makes it easier on us to be able to enforce it if it has more clarity. So, I proposed the language but of course I would leave it up to Scott to find the more appropriate language that kind of incorporates the type of language that I'm looking for.

Mr. Cochran: I think the proposed original language looks good to me, I don't have an issue with it.

Ms. Mendoza: Ok, perfect. So, then the next one is in regards to rule 3.5 with this one it's particularly to the parking lot of the clubhouse. So, again the rule that's there it kind of talks about that there's no overnight parking particularly from 12:00 to 4:00 a.m.

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

and that's really where you're allowed to tow if there's any type of parking, given that's kind of the time that you would expect no one to be in the clubhouse because that's when the clubhouse is closed and the gym is no longer open but, it doesn't really specify if someone was to come in and leave their vehicle, so they come, they leave it here, they go somewhere else.

Ms. Varela-Medina: It's happened before?

Ms. Mendoza: It's weekly, with this we ran it where we kind of put stickers on the vehicle and they kind of know, hey you can't do this anymore and it hasn't really been so much of a repeater, like they continue and continue but, we want to be able to be prepared if that happens. So, that's why I want to be able to be more specific if that's something that could be added where you cannot come and drop off your vehicle if you're not utilizing the facility. Now, together with that also comes with if specifically somebody can come and park and sit there for a long period of time without actually coming inside, so is it ok to just park in the clubhouse in the parking lot, maybe they're just waiting for someone or whatever, there could be many reason why they're parked there but, is that also allowed like being parked there and not coming inside or just parking there and still considering using the facility. So, that's where either added that about you can't leave the vehicle.

Ms. Varela-Medina: But would that matter if they are sitting outside in their car and they're just sitting there for half an hour and maybe they're waiting on someone.

Mr. Pelaez: But there's a difference if they're just sitting there waiting a half hour or like waiting on somebody or whatever, they're on a call, than sitting for hours and hours and not getting out of the car, so it's just to make sure.

Ms. Mendoza: And you know what I feel that this is where a vehicle or two just sitting there parked there, the person walking around, talking on the phone, and again, to kind of make assumptions of what's going but, for a long periods of time where it's like ok, what are they doing, and again, just to clarify that you can't come and leave the vehicle and go or do you have to actually utilize the facility to be there. I don't know if there are any comment or do you have any Scott?

Mr. Cochran: I mean depending on what the Board wants to do my only issue, and that's not really the right word but, the proposed revision where it says, authorized individuals, authorized business, I would probably figure out a different language than that, I mean it's open to the public if somebody wants to come and look at the facility, inquire

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

about membership, like that's fine if they're doing that, and obviously if they're performing services here pursuant to the District business, or HOA business or something like that, that's fine, they're not going to stop, but I don't know how you would define like authorized business but, I understand what you're trying to say basically like if you're going to be parking there it should be for purposes of using the clubhouse or doing business at the clubhouse not just kind of parking and leaving the car there and going to do something else and leaving the car there for hours or days or whatever. So, the concept is not an issue, and I can just figure out how to do that verbiage.

Ms. Mendoza: Perfect, ok. So, then the next one is was under general rules for 3.6, and this was in regards to fire arms, and weapons, so I do know that's something that we had discussed previously in regards to making sure that it does kind of match the language based on the Florida Rules, is that correct Scott?

Mr. Cochran: Well, the Board previously adopted a resolution declaring that rule void as it was, we discussed it, it was in light of the legislature's passage of, or actually an appellate court's interpretation of the second amendment as striking down certain Florida Statutes as unconstitutional and this kind of involves some of those Statutes and then you had the Florida Attorney General came out and made some additional pronouncements about how they were going to have law enforcement throughout the state interpret it. So, that rule is on, we would remove it from when we do this amendment to the rules, I guess the question is if the Board wants to replace it with anything else. My recommendation would be probably not to, you have Florida Statutes and other laws that govern possession and carrying of weapons, firearms and other types of weapons, obviously those are applicable but, I feel like trying to craft a rule around the state of things would just call more attention to it, whereas if you kind of just left it out then, if there's an issue it would be something referred to law enforcement anyways. What you could do is you could beef up the section of the rule that talks about when you can ask people to leave or something like that, and not so much just based on possession of things but, if they are threatening or intimidating or brandishing or something like that, if the Board wanted to you could have some kind of more specific rule about that, that would give the club manager authority if somebody is behaving irresponsibly, whether it involves a weapon or not to basically ask that person to leave, if they don't leave get law enforcement involved and get them out. I was talking to one of my colleagues about it because we have other Districts

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

that have clubhouses and what other Districts are doing and they're kind of taking the idea of not replacing if it's something else as an alternative, possibly doing a rule like that. So, it's kind of up to the Board what you want to do, I mean you could try to craft one of our own and stuff like that but, as it is now there's different standards for concealed carry, open carry and firearms and then like there's separate stuff that applies to other types of weapons that are not firearms. So, trying to phrase it that way, and then what you also have too is you have, and I haven't seen one or heard of one in our Districts but, I know there's a concept with these people, and they call themselves auditors but, you have first amendment auditors that make speeches at public meetings and stuff like that, where they are kind of potentially provocative and try to provoke a response to see what happens, and I feel like having a rule there might be more like provoking them. So again, it's up to the Board how you want to handle that.

Mr. Pelaez: But just to make sure we're clear, firearms are now an open carry, except for?

Mr. Cochran: Generally in the clubhouse, not when we're having District meetings.

Mr. Pelaez: Ok, so since we're having this would it not be allowed in the clubhouse altogether or not in this room?

Mr. Cochran: That's kind of a gray area, I would say that the most conservative way to interpret it would be to say in an area where a public meeting is happening, and that it wouldn't be necessarily outside but, I think you could make that argument, so I think it's more about the actual meeting itself but, yes, generally as far as firearms go and far as other types of weapons go, those are still subject to concealed weapons Statutes, so they are not treated differently as other types of weapons and firearms are because the state has preempted the area of firearms regulations at the state level, no local government can do anything inconsistent with what the state does as far as firearms are concerned, they haven't extended that to other types of weapons.

Mr. Pelaez: I guess we should just take it out then.

Mr. Cochran: That would be my recommendation.

Ms. Mendoza: Ok. So the next one goes to based on the club's schedule document, that one would be in regards to the fitness center's hours, the posted fitness center's hours given our recent approval of extending the hours for the weekend. Over night guard shift then at that moment we would approve to go ahead and extend the gym

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

hours as well, kind of matching 7 days a week from 4:00 a.m. to 12:00 a.m., so that would be just changing that one on the document itself and then as well as any of the posted signs that we have in the clubhouse. I know that Scott, I had sent that over to Scott as well just asking and he said that if we to that extent that doesn't necessarily need to be changed but, as we are allowed to make those different schedule considerations but, I found that appropriate since we are looking to have to change in the document itself, on the club schedule that maybe just changing it.

Mr. Cochran: Yes, I think the way the current club schedule of hours is documented is all the hours can have asterisks and allows the District manager authority to vary those hours from time to time. So, I would say if the idea is to make this basically a permanent change in the hours at least for the foreseeable future then it would probably be a good idea if we're making other changes anyways just go ahead and do it, if it was something that was going to be more of a trial or any length of that then I would say that you don't necessarily need to do it but, yes I think as long as we're changing this stuff anyway it might as well be accurately stating the hours.

Ms. Mendoza: Ok, so then the next one would be the club dues, fees and charges, so I do know that since there was a change in the membership costs for the new budget, the question goes on what is reflected here in the document, I know that at least the change of also for the annual members that are residents but, then for the non-resident annual members, there was a certain fee so I'm not sure if that's also going to change based on the increase of the budget.

Mr. Pelaez: So what's the residents new fee?

Ms. Duque: I'm going to give that to you right now, one second. For the clubhouse debt, it's $412.53, and for the clubhouse O&M, it's $491.49.

Mr. Pelaez: $490 what?

Ms. Duque: $491.49 is the O&M, plus the annual debt component of $412.53

Mr. Pelaez: So, the non-member is $1,380, and we have residents at $951.60.

Ms. Duque: Yes, but remember there is two components to it, the bonds related to the debt portion, and the O&M which is the maintenance.

Mr. Pelaez: Which are the two numbers you told me.

Ms. Duque: Correct.

Mr. Pelaez: But it's less than $951.60.

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

Ms. Duque: Yes, and that's the amount we used to have before.

Mr. Pelaez: Ok.

Ms. Duque: And this is the current change.

Mr. Pelaez: The current one.

Ms. Duque: Yes, the current budget.

Mr. Pelaez: Ok.

Ms. Duque: Remember, that amount is discretionary, as we need to add any administrative expenses for the work being done.

Mr. Pelaez: Right.

Ms. Duque: So that additional charge covers all of the administrative work that needs to be done.

Ms. Varela-Medina: So the residents means it's the area here?

Ms. Duque: Yes.

Ms. Varela-Medina: And the non-residents is for people on the outside.

Ms. Duque: Yes, the outsiders, correct.

Ms. Varela-Medina: Ok, do we have many non-residents?

Ms. Duque: No, wait, Mauricio, sorry, t's actually $600.41 for the O&M.

Mr. Pelaez: So, $641 even?

Ms. Duque: Yes, $600.41.

Mr. Pelaez: Ok, so $600.41.

Ms. Duque: Yes, so the $491.49 was for fiscal year 2026; for fiscal year 2027, it's $600.41, plus the debt, which remains the same for both 2026 and 2027 at $412.53

Mr. Pelaez: Ok, so $1,012.94.

Ms. Duque: Yes.

Mr. Pelaez: Ok, so it's an increase of $61.34 if my math is right, so I think on the non-resident it should be the same amount at least to $1,441.34.

Ms. Duque: Correct, it's the same amount for both.

Mr. Pelaez: Correct.

Ms. Varela-Medina: So on both of them it's the same increase.

Mr. Pelaez: Correct it's the same. Ok, so let's start again, one more time Juliana with the numbers.

Ms. Duque: So $1,012.94 is the total amount the residents are paying.

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

Mr. Pelaez: So it's $61.34 increase.

Ms. Varela-Medina: Jennifer do we have a lot of non-resident members?

Ms. Mendoza: We have 10.

Ms. Varela-Medina: 10, ok.

Mr. Pelaez: So I suggest the same increase on the non-resident of $61.34 so it's all even, and we're not just pulling a number.

Ms. Duque: Ok, so is the Board is agreement with that statement?

Ms. Varela-Medina: Yes.

Ms. Duque: Remember that the meeting is being recorded, so please let's speak one at a time. Thank you.

Mr. Pelaez: Did you write it down?

Ms. Duque: $61.34 and does the Board agree with that statement?

Ms. Macias: Yes.

Ms. Duque: Ok.

Ms. Mendoza: Ok, perfect.

Mr. Pelaez: And those dues start in October?

Ms. Duque: Yes, October 1st.

Mr. Pelaez: And then when does this get, how long is this process to know when it starts and how does that work?

Ms. Duque: Well, it's going to be after October because we need to advertise, there's a 29- and 28-day requirement for the rulemaking process, right, Scott?

Mr. Cochran: Yes.

Ms. Duque: Okay

Mr. Cochran: Yes, I would say realistically it's usually about 2 months.

Ms. Duque: Yes, two months, but at the October meeting, there's going to be a request to change the date earlier.

Mr. Pelaez: To the 6th, so if the member renews in October, and the 1st of October, they're going to renew under the current rate, and then they would have to do, this new rate would be technically for the following year.

Mr. Cochran: Or you could make it effective as soon as the rules get adopted because typically the way it works is, regardless of whether they join right at the beginning of the fiscal year, they still have to pay the entire annual fee even if they join in say in

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

December or something like that, so it would be basically if you have people that get in early they can get in for $60 less.

Mr. Pelaez: That's what I'm saying exactly, so if the renew right away then they would get the discount.

Ms. Mendoza: Ok, so then the next one is in regards to the rental policies for the spaces that we have available. It was just more to be able to kind of get clarification and again, based on the direction of the Board of Supervisors. So, right now on the agreement we have that the rule is depending on the time of cancelation you forfeit a certain percentage of the deposit but, it doesn't really talk about in regards to the rental fee, so just to kind of clarify on the only forfeit is in regards to the deposit but, the rental fee will be fully refunded. So, rental fees meaning how much the space costs, as well as the cleaning fee that's something that does get returned in full, given that it really doesn't specify there in the document. If you do look at the rental fee chart costs it does have a mention of the rental fees are non-refundable but, it's more of the interpretation that's more of when the event takes place, that the rental fee is non-refundable apart from the deposit that is refundable but, it's more now the question of it it's canceled prior to the event, is the rental fee also fully refundable, or does it kind of go with the percentage?

Ms. Varela-Medina: How much prior do they cancel them is it a day prior?

Ms. Mendoza: Well, there's a conflict there that gives you the percentage that will be forfeited based on the days that they cancel prior to the event, so they can reserve up to 180 days in advance and then technically to not lose the full 100% they have to cancel 15 calendar days prior to the event, and in this specific section really only talks about the deposit but, there's no mention here whatsoever about the rental fees or the cleaning fees. So, it's just more like getting that understanding that the rental and the cleaning fees are still fully refundable, aside from the deposit or would the rental fees also would go on to that.

Ms. Calero: So, the first thing you collect is the deposit, when do they actually have to pay you the amount?

Ms. Mendoza: Everything, so at the time of the reservation you have to pay all fees, rental fee, cleaning fee, any type of security if necessary, those fees plus the deposit, so the whole payment is due at the time of reservation when they're signing a contract.

Ms. Calero: Ok, then that makes sense.

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

Ms. Duque: So it says, and Scott, I don't know if I'm reading this right or wrong, on page 5 of the rules, under general rule, let me know when you're there, Scott, it says A, B, C.

Mr. Cochran: Yes, I'm there.

Ms. Duque: Ok, so read item C.

Mr. Pelaez: So, I guess I'm just a little confused, just to make sure I'm understanding the exact question that you're asking, so they pay the fee, if they're going to cancel this is the schedule and what is the exact question?

Ms. Mendoza: So the question here is just item C only talks about the deposit, that they're forfeiting the deposit.

Ms. Duque: So a portion or all of the deposit.

Ms. Mendoza: Correct, the deposit, so by having it this way that means that the rental fee is in fact fully refundable if they were to cancel because it doesn't mention anything about the rental fee.

Ms. Duque: But it doesn't say security deposit either, it says deposit.

Mr. Pelaez: But they're paying the whole entire thing anyway.

Ms. Duque: Correct, because the word "deposit" refers to everything that has already been paid.

Mr. Pelaez: Because they don't really pay a deposit.

Ms. Duque: Correct.

Ms. Mendoza: Right.

Mr. Pelaez: So, it's basically for all, changing the word deposit to something else, will result in forfeit of a portion based on the schedule of all of the payment, or all of the rental fees.

Ms. Mendoza: Right, associate rental fees including deposit and rental fees.

Ms. Varela-Medina: Then you need to change this here too because, here is says, deposit, non-refundable fee included.

Ms. Duque: Right.

Mr. Pelaez: So, there's no real deposit because you have to pay the whole thing.

Ms. Duque: Correct.

Mr. Pelaez: So, this needs to be changed and then the word deposit has to be changed.

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

Ms. Varela-Medina: Exactly.

Ms. Mendoza: So, the way that it's put here separately, is like that, they can also understand what is considered a deposit fee. At the end of the event we do return them the deposit. The deposit is intended to be refundable.

Ms. Duque: But the deposit is the security deposit.

Ms. Mendoza: So, I guess it would be a matter of, instead of just calling it a deposit, calling it a security deposit.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Mendoza: So, the security deposit is intended to be refundable at the end of the event in case of any damages or any additional costs that came from the party. Then what's not intended to be refundable after the event of course is the rental cost of the space, cleaning fee, and then if there's any security cost because we have to get security for that type of event, that's not going to be refundable if that's the pricing for if an event takes place but, the question is if somebody were to cancel before the event what exactly can we keep or what exactly would we charge.

Mr. Pelaez: So, if they rented a room it would $500 cashier's check deposit, $320 grand room fee and $75 for cleaning, right?

Ms. Mendoza: Correct.

Mr. Pelaez: So, if they fall in the schedule and they didn't cancel or whatever, and we're going to hold the 100% we would still them back the $500 but, we keep the $320 and the $75.

Ms. Mendoza: No because we're just saying the deposit here.

Mr. Pelaez: No, but that's essentially what this means, like let's say if you cancel, so let's say they're going to forfeit 100%.

Ms. Varela-Medina: Of the deposit, so $500 we're keeping and they get $320, and $75 back.

Mr. Pelaez: So, it's only of the $500 refundable deposit that we're referring to here.

Mr. Duque: Correct.

Ms. Calero: So, I personally think looking at this for the first time, I think it's confusing, and if I was someone to rent, right now I'm thinking it's $895 but in actuality, I

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

would just say, well $800 no that's too much but, if I see oh it's actually really $500 and something if I don't break anything or something doesn't happen then I'd be more enticed to say, oh I'd rather do it here than down the street. So, I think we should tackle that item first and I get where you get the $895 because that would be the max that you would get charged, obviously for the security of the space but, I also think that might deter people because at first glance I'm thinking $895.

Mr. Pelaez: I totally agree with that.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Pelaez: So, we might need to talk about decreasing it.

Ms. Mendoza: Ok, so then from the draft itself you are suggesting to just remove the full amount on every item so that it doesn't confuse them on exactly how much is the actual cost but, do leave the itemized of how much a security deposit would be and then how much the rental fee is and how much the cleaning fee is, of course I went ahead and I put there that phrase, because it does help out, I can tell you that putting that non-refundable, and this one doesn't have the word non-refundable.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Varela-Medina: Even if they cancel?

Ms. Mendoza: So, that is the question.

Mr. Cochran: I think between the chart and the actual rule, I think we just need to, there's three things, the security deposit, there's the rental fee, and then there's the cleaning fee, and if the event goes forward then the rental fee and the cleaning fee are non-refundable. The security deposit, it depends on the condition of the club, if they cancel in advance then the rental fee and the cleaning fee do get refunded but, the security deposit depends on that schedule. Then I guess the question is would it make more sense since the security deposit is more like if there's damage or stuff like that, would it make more sense to have the rental fee be part of that gets forfeited if they book and cancel as opposed to the security deposit because really what it's doing is it's preventing other people from renting because they blocked out that time, so you're losing your rental fee for that. So, I think if we're calling it a security deposit, I think it's a good

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

deal if everybody kind of understands the concept of that. I think having part of that refundable if they cancel seems a little confusing, I think it would make more sense if it was part of the rental fee that got forfeited when they reserve a rental and they cancel.

Ms. Mendez: I have a question, in regards to the cleaning fee, when an event is over and say the event finishes at midnight is there a personnel that comes in at midnight to clean specifically post that event, or is it not until the morning staff comes in the next day.

Ms. Mendoza: Until the next day the personnel, or the cleaning staff will come here and if there's additional work that needs to be cleaned, you know the area needs to be cleaned more outside of the regular scope of work from the regular mopping and cleaning because of the event than that's where the cleaning fee goes.

Ms. Mendez: So, we're not necessarily putting another personnel on call or outsourcing a third staff member to come and clean for that event.

Ms. Mendoza: Well that goes with the cleaning company, with the vendor that does our cleaning service, they're the ones that.

Ms. Varela-Medina: I think what Shirley means is they're coming anyways every day, right.

Ms. Mendez: Right.

Ms. Mendoza: But they do come and do an additional cleaning, and it's a different scope of cleaning for that service, so that's where it cleaned at the end of the day.

Ms. Mendez: Ok.

Mr. Cochran: And there's a provision, if that's in addition then you have to bring in the heavy guns it's like another janitorial fee.

Ms. Mendoza: Correct.

Ms. Mendez: And just to piggyback on Julie's question in regards to if the event is canceled then why is the cleaning fee non-refundable if the event didn't happen but, it makes sense because you're still prepping the area for the event. How the cleaning company chooses to do that, whether it's with wipes or a whole bucket of water and mop that's not our task to them how they want to clean it. So, why would be the cleaning fee be non-refundable if it's canceled, if the event didn't happen. We're not putting anybody on call, we're not taking an extra person.

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

Ms. Varela-Medina: Correct, because then the cleaning company is not coming to clean, it didn't happen, it was canceled.

Ms. Duque: And even the cleaning beforehand, they need to clean the area regardless of whether a party is happening or not.

Ms. Varela-Medina: So this $75 cleaning fee is for prior cleaning the room and setting it up and afterwards?

Ms. Duque: No, after.

Ms. Mendoza: After.

Ms. Varela-Medina: Ok, then if the event is canceled then they don't come to clean it.

Ms. Duque: Correct.

Mr. Pelaez: Part of the non-refundable fee back then was because sometimes things need to be prepped here at the clubhouse, furniture gets moved, personnel helps with doing stuff and I think that's where that took place back then, but we could make it refundable now and we could just make this easy and say $250 non-refundable fee if you cancel you lost it, if you have it, and let's make it easy and not deal with a schedule and all that stuff, you want this party and you're going to book the date and hold it, then you lose the money if you cancel.

Ms. Calero: I agree simplifying it.

Ms. Mendez: And I'm fine, I think so many things particularly at work and breaking down all these concepts and if you were to tell me that we fixed that on call because we're planning a suite sixteen party on Friday night, so Saturday morning I need three extra personnel here to clean then that would make sense, that would justify having it but, that's no the case because they're going to be here anyway, so how do you in good faith say to the client say, oh this is the reason why.

Mr. Pelaez: But I think that's why we're saying that it would be refundable, so I think we all agree that would be refundable, the $500 is refundable, the $320 and the $75 would go to the schedule, would be the only difference or whatever. So, let's make it refundable and then just come up with a number, this is non-refundable, once you book this room, you're set and that's it make it easy, and trying to count the days and see how many things or whatever, and just like $250 or something and that's it.

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

Ms. Duque: But I think if you do that, Mauricio, something important to consider is that people bring a money order for this, for the security deposit, so you would only be collecting a certain amount, let's say $250. If the party is cancelled and doesn't happen, but the amount is too large, they will have to bring another money order for those two fees, because in order for us to take the $250 to the office, we need to cash the money order and return the difference.

Mr. Pelaez: So, what do we do when we have to forfeit 75%, what do we do with the other amount?

Ms. Duque: Is it sent to our office.

Ms. Mendoza: yes, it has happened, so the way it happens is we kind of send it over to get deposited and then GMS has to cut a check for that specific amount.

Ms. Duque: But it's different when it happens the way we're doing it right now versus just setting a flat amount, because it's easier, meaning, getting 75% of your deposit back is not the same as being charged $100; you know what I'm saying, because it's more money. When people have to risk a different amount, they tend not to take that risk. Let's put it that way.

Mr. Pelaez: So how about if we just put $500 deposit, refundable, $320 nonrefundable, and we can refund the $75, and I don't know if the bring separate checks, just make the rental non-refundable if you book the date, that's another option if we don't want to deal with the checks, and I don't know if that happens that often.

Ms. Calero: I think that's the easiest.

Mr. Pelaez: And then we don't even have to deal with any of this.

Ms. Calero: Exactly and you don't have to worry about explaining oh the $75 is from here or whatever.

Ms. Mendez: Yes, and you can combine the cleaning fee with the rental why do have to explain, oh $75 is going to cleaning, it should just be a consensus. (inaudible comment)

Ms. Calero: It would only make sense if the area needs a deeper cleaning.

Ms. Mendez: Correct.

Ms. Calero: They'll say well how much of it went to cleaning because you may have someone that says that, well break it down for me and then everybody has to kind of

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scramble and try to figure it out, and they may be the only reason you'd want to have it itemized.

Mr. Pelaez: Now we do have something that said if this goes outside of a certain scope of cleaning there would be an extra charge.

Ms. Mendoza: Right.

Mr. Pelaez: I mean I can see where we can maybe just put it in here, standard cleaning, the room is $395 to rent the room, and we don't have to have the two cleaning and all of this, so deposit and $395 to rent the grand room, and it's non-refundable.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Pelaez: The $500 is not a deposit it's a hold only, so you're going to get your $500 back but, you're going to lose your deposit here for the rental fee.

Ms. Mendoza: Right, remember it all depends on the dates.

Mr. Pelaez: Now is $395 too inexpensive to rent this place out with the amount of parties we have? So, I think we should go up $100 at least, non-refundable once you book it.

Ms. Varela-Medina: Why not give people a break, everything is going up, why not just give them a break, or do $50 more, not $100 right away.

Ms. Macias: And I'm looking at it when it says, pricing includes that amount, yes it's $895 but it includes this, this and that, I don't see that as confusing. So, if they're reading it correctly and taking the time to read it, they would see that the $895 includes three different items.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Mendoza: And I can tell you if there wasn't any blocking off of the dates because of the events we have here, it would be booked every weekend, either Fridays or Saturdays or Sundays, it's a very popular room to rent, I'm assuming because of the pricing and the accessibility that they have being here at the clubhouse, so it's a very popular rental.

Ms. Calero: I personally think we should remove the total, leave it itemized, and decide if we're just going to do the $75 included in the fee rental as one, and that way you

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only have to deal with the $500, either we keep it or you we take it, or whatever we want to decide. I personally thought the $500 you could either way, you could lose your deposit because you cancel, or get the deposit and lose the rental, I think either way we can't go wrong it's just going to be more money one way or the other.

Ms. Mendez: I have to agree, so I agree that they should lose the higher total, whichever one in the end comes I think that should be the most risky one and hopefully that will deter anybody from canceling

Ms. Mendoza: And this would be for the full deposit.

Mr. Pelaez: Yes, full deposit.

Ms. Calero: Right, you get rid of the schedule, you lose the full deposit but then they get back the $75.

Mr. Pelaez: Well, it's $50, $75 or $100 once we decide how much that's going to be.

Ms. Calero: Right whatever that amount is.

Mr. Pelaez: That's after we iron this out.

Ms. Varela-Medina: So, only members rent this or outside people too?

Ms. Duque: Members.

Ms. Mendoza: Ok, so then just to kind of clarify a few things, we're going to discuss how much we're going to increase the rental cost, then we're just going to fix it for one amount which is the rental cost and the cleaning fee is going to be one itemized amount.

Mr. Pelaez: And it's going to be called rental fee.

Ms. Mendoza: Right, it's going to be called rental fee, and then hold deposit and any cancelation you lose the deposit, ok perfect.

Mr. Pelaez: And we're removing the big numbers on top.

Ms. Mendoza: Yes, removing the big numbers on top, ok. So, we keep only the security deposit full but, you are going to get your rental fee back.

Ms. Duque: Right.

Ms. Mendez: Regardless of what time they cancel their rental.

Ms. Mendoza: Regardless, it's just security deposit, that's what we're calling it security deposit, because it's the security deposit for here. Scott, I don't know if this graph works for you, or if I can work on it and I'll send you the graph making the changes.

Mr. Cochran: Well, if you want to try to do it and then I can review it, that's fine.

Ms. Mendoza: Ok, the adjustment with the amounts and everything?

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Mr. Cochran: Yes.

Ms. Mendoza: Ok. Then do we have a final on the number?

Mr. Pelaez: Does anybody want to increase the grand room? So we have $100, we have $50, we have $75, does anybody else have an opinion?

Ms. Calero: So technically right now the grand room is how much?

Mr. Pelaez: $395.

Ms. Mendoza: But remember, if there's going to be an increase, are you guys also, it would be increasing everything else, so I think it would be good to pick a specific amount so that it would increase the other areas too. So the terrace, if somebody was to rent the terrace, remember the terrace alone has separate pricing and then if somebody wanted to rent out the gazebo area, it also has a separate pricing, so a specific amount whether it's $50, $75 or $100 will be added to each individual space.

Ms. Macias: And we haven't raised any prices in how many years, never?

Ms. Mendoza: I want to say never because I thought I've seen these prices since the clubhouse was built in 2013.

Ms. Macias: I would say $50, I wouldn't push it to $100 just yet.

Mr. Pelaez: I'm ok with it at $50 across the board.

Ms. Mendoza: So $50 for the individual spaces, an additional $50 for the individual spaces.

Mr. Pelaez: Yes.

Ms. Mendoza: Ok, perfect. Ok, so Scott I will work on the graph and then I will send it to you, this particular page. Then that's all I had, oh no, something else that you will see and I guess it would be to the agreement is the barbeque area, we do not have a barbeque area so that would be something we would be taking out, and then I think it's also on the agreement itself, like it talks about the barbeque area so that will be taken out as well.

Mr. Cochran: Yes, and I'm sure the changes in the other deposits and fees, that will probably require some other changes.

Ms. Mendoza: Yes.

Ms. Duque: Yes.

Ms. Mendoza: Perfect, then I think that's it, yes, I'm done.

Docusign Envelope ID: 7E62CB9A-1A87-81FA-82D5-337CC296FA22

Mr. Cochran: So, a couple of years ago they changed the way you have do the notice for rule amendment, and so the way you have to do it now is similar the way, when there's new legislation enacted, if you have to have the text and show how you're changing it, so in order to advertise, like we have to have the exact language that Board wants to do. So, if we wait until the next meeting to finalize that it just pushes everything back another month, which is fine, in light of I think either Jennifer or I or both of us are going to have to kind of go through the rental stuff, especially to just clarify all this stuff with the rental fee and the deposit.

Ms. Duque: I think even before we proceed with advertising the public hearing, we should bring back the entire revised set of rules and regulations. Then, at that meeting, it would make sense to set the public hearing.

Mr. Cochran: I think that makes more sense just because I feel like there's still some moving parts and then that way it gives you guys an extra month if you think of anything else you forgot or anything else comes up you can get that in there.

Ms. Duque: Yes, I agree.

Ms. Mendoza: Can I ask a question, can it perhaps be maybe a number that maybe you guys have in mind to not exceed, like let's say, ok $75 is the most that we kind of see as feasible, to not exceed to increase it to let's say $75 but, then someone can maybe make that final determination, like one Board member or if not, we can leave it to the next meeting.

Mr. Pelaez: I think $60 would be reasonable to go for the guard, like to still keep it reasonable for them as well, and that's still within, and I know Delta went up and all of that but, we're not overdoing it so we're not trying to really make money on this we're just trying to keep it within costs.

Ms. Calero: I agree.

Mr. Pelaez: So $60.

Ms. Mendoza: Ok, so $60.

Mr. Pelaez: So, $50 up here, and $10 on the labor.

Ms. Mendoza: Ok.

Ms. Macias: I do have one question, I'm sorry, if they cancel they lose their deposit but, can they change their date if needed, like I wanted to schedule this date but, something happened I need to push it back another week or two, is that ok?

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Ms. Mendoza: I mean it's all based on how we would see it as, it that considered a cancelation because they're canceling a contract, and we have a contract for that specific date and time, are we seeing that as a cancelation or as a rescheduling. Again, I know that your comment was like it wouldn't be fair, or Shirley's comment was like somebody reserved the date and now someone else couldn't use it, these are the specific dates and now you're changing it to another day, then what happens to that person that wanted those days, so I think my goal would be if you change the day you canceled.

Ms. Macias: Ok, unless it's weather or a hurricane then that would be different because of course we would have to close the clubhouse.

Ms. Mendoza: Right.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Mendoza: Ok, I'm done.

Ms. Duque: Are there any more questions for Jennifer?

FOURTH ORDER OF BUSINESS — Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

Ms. Duque: Okay, let's move forward. The next item is consideration of the engagement letter with Grau & Associates. Grau & Associates will conduct the District's audit for fiscal year ending September 30, 2026. The engagement letter is included beginning on page 57 of your agenda. The scope of work includes the audit of the District's financial statements and major funds, required financial statement and compliance reporting, and a management letter under the Florida Auditor General's rule. The Board is also aware of the financial condition assessment procedures and the separate examination of the District's compliance. Unless there are any questions about the engagement letter, a motion to approve will take place.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved.

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FIFTH ORDER OF BUSINESS Staff Reports

Ms. Duque: Let's move forward to the staff reports, attorney, Scott.

A. Attorney

Mr. Cochran: Nothing specific to report, I had a bunch of agreements following the last meeting and I still have a few to knock out before the next fiscal year starts but, nothing specific to report while we work on the rules.

Ms. Duque: Thank you Scott, I appreciate it.

Mr. Cochran: Oh, actually, I will mention one thing because Maurico asked at the last meeting, the legislative update, the electronic payment that becomes effective, that requirement on January 1st, so we'll have to have that electronic payment method by January.

Mr. Pelaez: So, are we writing that in the rules somewhere now for the payment of the deposit of that happening, or everything is money order because then on the electronic what if they put a stop payment or is that ACH?

Mr. Cochran: I'd have to look into see how it interacts with money order requirements, so I'll have to look at that issue, so because I was thinking about the other type of fees like the non-resident annual member fees and stuff like that but, yes, I'll look at how that would work with money orders.

Mr. Pelaez: Because if it's electronic I guess, I'm assuming it ACH only, I don't know if you could reverse an ACH like a credit card you could just dispute it but, ACH they have to give their bank information, and I'm assuming that's what they're referring to when they're talking about electronic payment.

Mr. Cochran: No, they're talking about credit cards.

Mr. Pelaez: Ok, so then what if they put a stop payment?

Mr. Cochran: So, I'll look into that further.

Ms. Duque: Thank you, Scott. Something else I would like to add is that our bond validation hearing for the expansion area is on August 24th, so I will be attending that hearing. Most likely, for the September meeting, we will be bringing a number of other documents related to the expansion area.

B. Engineer – Engineering Agreement with Alvarez Engineering, Inc.

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Ms. Duque: Let's move forward to the District Engineer Agreement with Alvarez Engineering, Inc. Beginning on page 62 of your agenda package, this agreement establishes the general terms under which Alvarez Engineering will serve as District Engineer. The agreement covers all general engineering, platting, surveying, landscaping, environmental, and permitting services, as well as financial and economic studies, construction-related services, and other services authorized by the Board of Supervisors. This agreement itself does not approve any undefined project or expenditures; individual services or projects would need to be separately authorized in writing by the Board of Supervisors. Unless there are any questions, the recommendation is to move forward with approval of the engineering agreement with Alvarez Engineering

> On MOTION by Mr. Calero seconded by Ms. Mendez with all in favor, accepting the Engineering Agreement with Alvarez Engineeing, Inc. was approved.

C. Club - Monthly Report

Ms. Duque: Let's move forward to clubhouse manager report, Jennifer.

Ms. Mendoza: Ok for this month's club report, I went ahead and I reported a few miscellaneous items plus a few repairs that we had to get done throughout the clubhouse which involved some paver repairs, lighting at some of the pool equipment area. The majority of this was done by Chandler Contractors, as well as we went ahead and we did an update of the landscape area in the back of the clubhouse where the landscape material needed a little bit of care and love, so we went ahead and did that. Aside from our regular preventative maintenance that we do throughout the month, for the pool service as well as for the gym preventative maintenance, the A/C was also serviced this quarter and then our landscaping maintenance was also completed. Aside from that, I hope you guys join, I think I saw a few familiar faces there at our food truck events, and then if you didn't come you missed out on some good food and entertainment, as well as for July we did have some little events here in the clubhouse, some little national days and then we do have an event coming up in September which we will send out by notification. Other than that, that's all I have. Are there any comments? No, ok.

Ms. Duque: Thank you Jennifer.

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D. Field Manager - Monthly Report

Ms. Duque: Let's move forward to field manager's report, Jesus.

Mr. Lorenzo: So, you'll see my report starting on page 86, we are working on the tree trimming project and scheduling, the silvester palms at the entrance were trimmed and before I go to each line item does the Board have any questions? No, ok, as far as landscaping you have some of those updates. Some low lying branches are being addressed, removing seed pods and dead palm fronds throughout the District, removing the affected grass barrier at 233rd Terrace, you'll see pictures continuing on the next few pages, 89, 90 and 91. Then you'll see starting on page 90, SW 12th Avenue the new plant material that was planted to protect the chain link fence which has been planted, you'll see the before and after there, as well as some grease was applied and the same thing goes for 232nd Street. Chandler Contractors has finalized most of the root repairs, the only thing that's left now is the asphalt roots from the oak trees there in the middle of the four parking areas. The asphalt repairs hopefully will be finalized sometime this month, they've already commenced with the cutting of the asphalt which you'll see on the next page which is page 94, you'll see some of the pictures of the work being done, and then as mentioned this is 113th Avenue which you'll see pictures on page 95. You'll see the wet check repairs on page 96 and continuing through 98. The lakes are doing well, the cattails are being treated, the shoreline weeds and debris is being removed, you'll see pictures there on page 99 and 100. Also, just to kind of give you an update there were some dead ducks behind 23634 SW 117th Place, and they've already been removed. They submitted testing of the water, we've already tested the water before, the water is fine but just as a precautionary step and procedures we're testing the water, and those results will be available at the next meeting. They suspected they were poisoned unfortunately but, we don't know for sure, but I'll give you guys an update at the next meeting. There was a pet waste station that was repaired, Raptor Vac has already commenced the storm drain cleaning project and should have been completed this week, if not today, it should be done. The playgrounds, we're working to finalize the agreement for the sand removal and installation of the playground mulch of the two playgrounds on 240th Street and 240th Lane and 113th Place. The recliner that was removed from 117th Avenue which you'll see on page 113, working on cleaning some of the lamp fixtures at 112th Place mailbox kiosk. There was an accident on 236th Street median, the sign was repaired and the plants were

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replaced. We don't know who caused the incident, FCC is ordering the new signs that we discussed at the last meeting, and should be scheduling it within the next few weeks if not sooner, contingent on the supplies, and then you guys will see on page 116 some of the electrical repairs. The good news is we are finalizing and hopefully soon we'll have a meter at the last mailbox kiosk hopefully soon, I'll have an update for you guys at the next meeting. Then as you guys know we've already approved the roundabout project for the lamp post and receptacles, we've already had a meeting we've located the pictures, as well as the receptacles which is the outlets, and we're working to start soon. I know that Jordan is working to mark the areas with the utilities so that we can go ahead and start making sure we that we follow those routes and whatnot, and then work with Chandler Contractors to make sure that we have the area protected and follow that. Then I'm working with CV Pro Lighting to get you guys an estimate for holiday lights in that area, and I told them to try to keep it simple, to not maybe make it to extreme so that it's something that you guys will have a budgeted amount for and something and just have lighting there period is a win for the community I'm sure, let alone holiday lights when the time comes.

Mr. Pelaez: And that's Nick that's working on it?

Mr. Lorenzo: Yes, Nick. That's pretty much it from me unless the Board has any questions or concerns.

Ms. Duque: Okay, thank you, Jesus. Not hearing any questions from the Board, one thing I would like to state is that no one from the public has joined us, either in person or over the phone.

E. CDD Manager

Ms. Duque: Let's move on to the CDD Manager's report. I do not have anything to report at this time. Just a reminder for the Board to complete your ethics training if you have not done so, it is due by December 31, 2026, but I will continue to remind the Board.

Mr. Pelaez: So, I think we said October 6th.

Ms. Duque: Yes, I think the 6th is what Mauricio stated.

Mr. Pelaez: Yes.

Ms. Duque: Yes, so October 6th, and I want to make sure, are you ok for that date, Scott?

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Mr. Cochran: Yes.

Ms. Duque: Ok, so it will be October 6th at the same time and location. I just need a motion from the Board.

> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, authorizing to advertise the October 6, 2026 meeting at the same time and location was approved.

Ms. Duque: The other item I have is that I've provided the Board of Supervisors with copies of the email exchange I had with the resident who joined us at the last meeting. The resident sent me an email with additional questions and concerns, and as you can see from the email thread, all of those questions were addressed. She also provided some suggestions, which I told her I would bring to the Board of Supervisors. You can see those on the second page of the package I just gave you. Some of them relate to the links to other webpages, specifically, just using the file designation "PDF" instead of listing everything, since she was unable to open the file. She also suggested that each speaker provide their name before making statements. I think that's pretty much it. I don't know if the Board has any comments or would like to provide me with a direction.

Mr. Pelaez: Since you sent those too, I think people are used to PDF files, but I know the RFT is just like a very raw format that if somebody doesn't have the PDF, so it's just that they're used to seeing the PDF and I don't agree with having to say the name every time, we've been doing this since the start.

Ms. Duque: Okay, so no additional direction from the Board at this time, thank you so much. I think that's it; I don't have anything else to report

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Ms. Duque: Item No. 6 is the financial reports; tab A is the approval of the check register, and tab B is the approval of the unaudited financials. Unless there are any questions about those, a motion to approve them will take place.

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> On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, the Check Register, and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests?

Mr. Pelaez: No.

Ms. Duque: Are there any audience comments? Again, there is no one from the public with any comments.

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Duque: A motion to adjourn will take place.

> On MOTION by Ms. Varela-Medina seconded Ms. Mendez with all in favor, the meeting was adjourned.

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Agent Delivery Events	Status	Timestamp

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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	9/9/2026 6:21:59 AM
Certified Delivered	Security Checked	9/9/2026 6:22:47 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	9/9/2026 6:23:18 AM
Completed	Security Checked	9/9/2026 6:31:56 AM

Payment Events	Status	Timestamps