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, February 11, 2025, 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
Zuzer Calero	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services (by phone)
Scott Cochran	District Counsel
Anelis Esquijarosa	KWPM

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 January 14, 2025 Meeting

Ms. Duque: The next item is the approval of the January 14, 2025 meeting minutes. This is the moment to present any additions, corrections, or deletions to those. If there is none, a motion to approve them will take place.

> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, the Minutes of the January 10, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS Consideration of Resolution #2025-06 Appointing Paul Winkeljohn as Secretary and Juliana Duque as Assistant Secretary

Ms. Duque: The next item is the consideration of resolution #2025-06, appointing Paul Winkeljohn as secretary and Julian Duque as the assistant secretary. As you might recall, we had Rich Hans from my office, and Rich is going on a path of retirement, so that's why we are adding now Paul Winkeljohn as the secretary of the District so a motion to approve will take place.

> On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, Resolution #2025-05 appointing Paul Winkeljohn as Secretary and Juliana Duque as Assistant Secretary was approved.

Ms. Duque: And just for the record I want to mention that there is no need to go over the slate of officers unless the Board considers it necessary, the slate of officers will stay the same.

FOURTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Mr. Cochran: Yes, I don't have anything to report but, if you all have any questions I'd be happy to take them.

Ms. Duque: Thank you, Scott.

B. Engineer

Ms. Duque: Let's proceed to the engineer's report. At this time, I have no additional information to present under this section. However, I'd like to inform the Board of Supervisors that we've requested our engineer to attend a future meeting. There are a few pending items I need to address with him before extending the invitation. Regarding the FPL documents in your agenda package, we've received correspondence from FPL about the new streetlights planned for SW 239th Street. They've requested us to execute an

easement agreement. While the Board approved the installation of lights at the last meeting, we weren't aware of this easement requirement, so we're bringing it back for your discussion and approval. The easement agreement may require an attached exhibit describing the affected area. I've discussed this with Scott, and we believe it's in the District's best interest to have our District engineer survey the area and provide this exhibit. I've already contacted the engineer and will follow up once I receive the information. To proceed, the Board of Supervisors needs to decide whether to move forward with executing the easement agreement required by FPL.

Mr. Pelaez: I agree, I think we need the engineer to survey the area, mark up a plan, and then execute it.

Ms. Duque: Ok, so I have a motion made by Mauricio, is there a second?

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, authorizing the District Engineer to survey the area on SW 239th Street for streetlighting and to execute an easement agreement with FPL was approved.

Ms. Duque: I will reach out to Mauricio, or if you want to appoint someone else, and if there is any necessary approval for a specific amount from the District engineer but, I do have a discretionary amount and if it exceeds that amount then I might need to bring that back to the Board. So, I don't have anything else to report under the engineer, and we also received an invoice which was discussed by the Board from FPL so we will process this as soon as we have all the necessary information from the District engineer.

C. Club - Monthly Report

Ms. Duque: Let's move forward with the club manager's report, Anelis, go ahead.

Ms. Esquijarosa: Alright, so we continue to do our regular maintenance around the clubhouse, we have our maintenance staff going around and touching up any areas that need to be touched up. One of the main things that we accomplished was the re-striping of the parking lot, which you could see coming in. It's made a difference, we got a lot of compliments from the residents, and it did stand out as a nice job, and it makes the clubhouse look nice. The other big thing that we were able to accomplish as well was we

installed the new ping pong table, and that does match the foosball table that we also had as our old ping pong table was already damaged and we needed a new one to be installed. When it comes to preventative maintenance, we continue to do preventative maintenance when it comes to the pool by the company. The gym and the HVAC for this quarter have not been completed yet but, we have gotten confirmation that it will be at the end of this month, so hopefully by next month we'll have for you guys the date, and any recommendations that they might have regarding the gym or the HVAC. Then overall we have other items coming up, one of the ones we're excited for is the waterproofing of the north side, as we had previously had it on the south side, so we're exiting for that, and other little things that are going to be done around in the clubhouse. For January, we didn't have any events but, now for February we will be having our Valentines BYOB, on the 14th, and then our bingo night on the 20th, so we'll be able to have some pictures for the next meeting. The next thing we added under the manager's report is KW's year-end review, which basically kind of goes over everything that was done back in 2024 to kind of give a little overview. So, it kind of goes over all of our projects that we have done here in the clubhouse, so basically the main one being that we installed the new gym treadmill, we went ahead and also did the annual pressure cleaning, and throughout the Power Point report it shows you like the before of the project, in the process, and then as well as the after of how it looks. We also went ahead and did the painting of the trash cans, the benches, we did painting on the fence, we also did painting on the gates, we installed the new gazebo fan on the terrace as well. We went ahead and also did the annual mulching around the backside and in the front of the clubhouse. We did install and repair the chain link fence that is right behind our clubhouse. We also installed the hedges and we're in the process of doing and fixing the fence, the hedges needed some repairment, so we went ahead and replaced the hedges. We did have the new gate also at the rear of the clubhouse which has assisted with a lot of our vendors when it comes to events to be able to bring out all the materials into the clubhouse, so that was a nice addition. Then we also did repairs that we always do the sauna, and again, as I mentioned the south wall waterproofing, as well as our electrical expansion to the parking lot, so that we were able to have our beautiful tree in front of the clubhouse for our holiday party. Then on the Power Point it goes into our community, so these are our events, we successfully had a total of 16 events last year, with the community food trucks, the BYOBs, and 4th of July

celebration, our Halloween event, and holidays, and we've also done like national day highlights where we had national dog day, we had some little treats for the dogs and national lemon day, we had little lemon treats for the residents, and that's it on the KW side. So, we just wanted to give you an overview of what was done in 2024, all the accomplishments, and how many changes have been made for the better of the clubhouse. So, that's it on my end, and the last item that I do have on the clubhouse, we did receive a call from the assistant principal for Somerset Academy, they were requesting if the clubhouse would allow their summary camp students to come and join the clubhouse and come and use the facilities. So, I went ahead and sent an email to Juliana regarding this request from the school, and I think Juliana met with the personnel.

Ms. Duque: So, that's correct, Anelis provided me with her contact information, she did reach out to me, and we met yesterday. We discussed pretty much what they're planning to accomplish, and that's that they will have summer camp during the summer with about 40 to 50 students, and they would like to use the splash pad every Friday for 7 weeks, and that would be from June 13th to August 1st, that will exclude July 4th. They mentioned splitting the group into two so that each group could be an hour in the splash pad for a total of two hours. I explained the process to her, and Anelis also provided a thorough and professional explanation. We clarified our rules and regulations, particularly regarding who can use the clubhouse facilities. The eligible users are members of the clubhouse, which includes residents of Silver Palms by Lennar community and those who pay the annual membership. I informed her that I would present this matter to the Board of Supervisors for discussion and decision. It's important to note that opening the clubhouse to non-residents could have both positive and negative implications.

Ms. Varela-Medina: And what are the times they were thinking of bringing them?

Ms. Duque: It's my understanding during the morning times because it's a summer camp, I don't know until what time in the afternoon.

Ms. Varela-Medina: Summer camp goes until 4:00 or 6:00.

Ms. Duque: Ok, but it's my understanding that it's in the morning time but, I don't know the specific times when they're planning to do that.

Mr. Pelaez: I think it's a big liability, I think we have rules and regulations, and it's going to open up problems because every day here is not a one-time party thing, this is every day sliding and jumping around and so to me I don't think we can do it.

Ms. Calero: And even the residents, I know that's a question that's been going on. (inaudible comment) So, opening this up I think to outside the community would really not be fair since we don't even let our owners do that, and the liability of it that you mentioned.

Ms. Duque: Ok, do I have any other comments from the Board? So, I think I already have direction from the Board, and I will reply to her and let her know. Ok, anything else Anelis?

Ms. Esquijarosa: Yes, we also have the pictures of our inspections from the park that we do twice a month. So, we go out, we check the park and if there's anything that needs to get corrected that we just go ahead and have our maintenance guys fix, so we do that or anything else. So, far everything has been good and we've done the checklist and submitted it to Juliana. That's it.

Ms. Duque: Thank you so much Anelis. Are there any questions for Anelis?

D. Field Manager - Monthly Report

Ms. Duque: Not hearing any, let's move forward to field manager report, Jesus.

Mr. Lorenzo: Yes, so you'll see some of the updates in my report. I'll start off on page 55 and 56. You'll see the landscaping updates, as far as the wet check goes you'll see on page 56 there's an issue with timer #1, so a new timer was ordered, and should be installed by the end of this week if not, early next week. I'm already on page 57, BrightView is working on the removal of the mahogany tree, so they're working on the removal of that tree from 23720 SW 114th Place, the one with the invasive roots into the walkway. There's also another homeowner that reported a couple of trees doing the same thing at their driveway and nearby areas, so that we're working on as well, that's right under it. Continuing on page 58 you'll see some new turf that was installed at the 242nd Street entrance, some more grease was added to the fence on 232nd Terrace. I'm going to continue to page 60 which is kind of what I have for you from BrightView. So, as you know you have the mosaic virus in some of the parks, and this is something that we know we can't get away from and BrightView had supplied with an estimate to go ahead and do one of the smaller medians with bahia grass instead of the citrus blue.

Mr. Pelaez: Which is the picture that goes with this one?

Mr. Lorenzo: I don't have a picture on that median itself, I mean I have it here on my phone but, it's not in the actual report, so that is this one.

Ms. Varela-Medina: On page 60?

Mr. Lorenzo: So, it's the median, you'll see it on the picture, you'll see the ariel view of the park, so it's one of the smaller ones.

Mr. Pelaez: So, it's this for this whole area?

Mr. Lorenzo: Correct.

Mr. Pelaez: The entire grass is going to be removed?

Mr. Lorenzo: Yes, so that we can see what it would look like to put bahia. The bahia grass is cheaper, it's thinner, this is what they use on the side of the highways, it needs to be cut a little bit more often but, I think with the two cuts you guys will be fine. You can see where it is instead of the St. Augustine which is what you have in the parks right now, and as you know St. Augustine is susceptible to the virus, the other option was the citrus blue which we have but, it's a lot more expensive. So, we can go with this, and we thought hey, let's come up with a plan to maybe give you guys a sample area, we can do even a smaller area if that's something you guys want but, we thought this is one of the small roundabout parks that we could test it on so you guys can see it.

Mr. Pelaez: Now, I know we talked about this probably a year or two ago, and we had all the different grass options and which one, whatever the virus, it comes and goes in the winter and the rain and all that stuff but, I thought we had done a small section maybe in the back or something with some type of grass.

Mr. Lorenzo: The citrus blue at the park.

Ms. Duque: We had done it in several places.

Mr. Pelaez: Right, so we did the citrus blue, and here you're suggesting bahia?

Mr. Lorenzo: Correct.

Mr. Pelaez: Because it's bigger.

Mr. Lorenzo: Correct, we can do a smaller area just to give you examples and you can see what it looks like but, this is a cheaper option if we were to go ahead and replace grass in big sections, this would be the cheapest option, and also resistant to the virus.

Ms. Macias: Is there a possibility that it may not be resistant?

Ms. Duque: It might be.

Mr. Lorenzo: It might be, or it might not be, I think it will be fine but, this is just a couple of years of studying it, so they came up with the citrus blue, which you guys have it, it's in the park where you guys have the mosaic and it's fine, there's nothing happening to

the grass. The grass, in my opinion, is very flat, they call it citrus blue because it's kind of a greenish blue.

Ms. Varela-Medina: In which park do we have that?

Mr. Lorenzo: In the playground, the green and brown playground on 240th Lane, that park has it.

Ms. Varela-Medina: Ok.

Ms. Calero: We replaced it, is that the one we replaced?

Mr. Lorenzo: Correct.

Ms. Duque: And you can just BrightView for a proposal with the citrus blue and compare the price.

Mr. Lorenzo: We can do that too and discuss it at the next meeting. There's no rush to do it, I mean the way it is right now, it probably wouldn't be the best time to plant the grass because of the drought, so I can ask them for a proposal.

Mr. Pelaez: And it flares up in the cold or in the rain?

Mr. Lorenzo: In the cold, that's why we see it now and you can see in the pictures on page 60.

Mr. Pelaez: But then it's starts looking normal for a long time.

Mr. Lorenzo: Right.

Mr. Pelaez: Because we had it bad and then parks kind of like flourished again, so it goes up and down.

Mr. Lorenzo: Correct because the weeds overtake it, so that's why during the summer months, the weeds are growing a lot.

Ms. Duque: The challenge isn't removing the weeds, Mauricio; it's that even after the removal process, weeds tend to take over this area again

Mr. Lorenzo: Correct.

Mr. Pelaez: I mean, I just think that we have this major problem really overall like in big areas and stuff like that, so I think, how are we tackling it, I guess we're just doing it slowly but, we have a major problem here and a major expense that needs to be analyzed, so I'm just wondering do we analyze this as a whole, do we just kind of keep going slowly, like where are we going with this?

Mr. Lorenzo: So, what we're doing now is just trying to make sure they cut no lower than 4" during the winter months which is more when the virus shows itself, make sure that

they're cleaning, well they clean everything time they do the park, and they have dedicated mowers just for the park, and they do it at the end of the cut. So, cutting it at 4", monitoring the water, especially when it's cold, and eliminating the water altogether, and these are procedures that were also included in other Districts that have the citrus.

Mr. Pelaez: They said the citrus blue doesn't get the virus?

Mr. Lorenzo: No, and you have it still in this park, and on 240th Lane and it's fine, there are some weeds which I pointed out to them that they need to kill but, the grass is not affected at all, and it's in the same park.

Ms. Duque: And this does not mean that at some point it will get it, they don't know but, so far it hasn't.

Mr. Pelaez: I mean, I think we should get the price but, at least for me because it's been so long, I'd like to go see that grass one more time, and see what that citrus blue really looks like again. I know we did a sample area just to really be able to like see if it's horrible or not because then we make this big investment and then if this gets it too then we're back at this. So, I think we need to analyze is as a whole because we're going to, like every time we have an area, we say, ok which grass are we going to go with, so I think we need to make a decision on kind of staying uniform, not Bahia in one, citrus blue in the other and then we have St. Augustine there, and then we have three different grasses in the community.

Ms. Duque: You can observe it at the main entrance to our community, Mauricio. When you enter the community at the intersection of 238th and 112th, you'll notice that we've also planted CitraBlue St. Augustine grass in that area.

Mr. Pelaez: Ok.

Ms. Duque: And you can tell the difference in the color, you'll be able to see the blueish, greenish color compared to the other one.

Mr. Pelaez: Ok.

Mr. Lorenzo: Right, and it's a little bit flatter also.

Ms. Duque: Yes.

Mr. Lorenzo: So, I'll request another estimate for now so we can discuss it and compare it at the next meeting. Moving along, we received both reimbursements, today was the second reimbursement we received for the two accidents that happened on the median, so that case is closed. The new turf on 233rd Terrace and 242nd Street was

installed by BrightView, it's doing well and you'll see the before and after pictures there, I just went by it now, we had to section it off because people were still parking on the new grass. The lakes are doing fine we're still monitoring the cattails at lake #8, and then moving on to page 66 you'll see the playground equipment, the only thing pending is the picnic tables, they've been supplied and arrived last week and he's working to schedule them this week. Moving on to the kiosk on page 68, everything is fine there, no, I didn't see any cat food, so that's great. All the holiday decorations and lights were removed by Light Er Up. Chic commenced and completed the monument and column repairs, you'll see some pictures during and you'll see some after pictures in my next report for next month. Then I'm working with Flo-Bugs Pest Control to go ahead and schedule the reinspection of the termites, and we are scheduled for March and the FPL we already discussed the project with FPL on 239th Lane. Chic, Jordan, and I from All Star Electric are working regarding the roundabouts so we should have that sometime next week, we'll get more information and work with the engineer, and that's pretty much it for me unless you have any questions or concerns.

Ms. Varela-Medina: No, thank you.

Ms. Duque: Thank you so much, Jesus. Not hearing any questions for Jesus, let's move forward to CDD manager, thank you, Jesus.

E) CDD Manager

1) Ratification of ADA Compliance

2) Discussion of Somerset Academy School Request

Ms. Duque: The next item on our agenda is the ratification of the ADA compliance agreement. Let me provide some context for the Board. In another district I manage, Lakes by the Bay South, Isles of Bayshore, a resident requested the installation of a lift chair at the pool. This prompted a broader discussion about ADA compliance for our facilities. We began to question whether we were fully compliant and if we might be overlooking any requirements. To address these concerns, we sought a professional specializing in ADA compliance inspections. Surprisingly, we discovered that such expertise is quite rare, even among district engineers. With Scott's assistance, we located a qualified inspector based in Nashville, Tennessee, who is currently transitioning to Florida, specifically to Stuart. This situation highlighted the importance of ensuring our facilities meet ADA standards, which is crucial for providing equal access and avoiding potential legal issues. ADA compliance is

an ongoing process that requires regular assessment and updates, especially as regulations can change over time. Coincidentally, the ADA compliance inspector was in Florida during December and January, offering his services at a lower cost than if he had to fly from Tennessee. After inspecting Lakes by the Bay South, we discovered significant work was needed to bring their clubhouse into compliance. This revelation prompted me to consider ADA compliance for all districts with clubhouses under my management. After our January meeting, I contacted Mauricio to explain the situation. The urgency was due to Richard, the engineer, being in Florida only until January 30th. I reached out to Richard, requesting a quote for inspecting another clubhouse. After discussing it with the District chairman and Scott, we decided to move forward quickly. We received a quote of $1,750 for the ADA inspection, which is the agreement I'm now asking the Board to ratify. This proactive approach demonstrates our commitment to ADA compliance and could potentially save the District from costly fines or legal issues in the future. The average cost for ADA inspections typically ranges from $500 to $2,500, so our quote of $1,750 falls within the expected range for a thorough inspection. I received the ADA compliance report yesterday, which is why it's not included in your agenda. The report is extensive, containing 27 recommendations from Richard. I'll distribute it to all of you for review at home, and we'll discuss it in detail at our next meeting. Any items requiring immediate attention will be communicated to Mauricio and the clubhouse staff so we can begin addressing them promptly. Most recommendations appear to be related to repair and maintenance, which I don't anticipate will significantly impact our District's budget. However, there are some items concerning bathrooms and other areas that may require more substantial modifications. Mauricio and I are conducting due diligence to present this information to the Board and ensure compliance where necessary. We're puzzled by some non-compliant items, given that ADA regulations aren't new. However, understanding what was or wasn't done when the clubhouse was built is challenging. Richard cites ADA laws from 2010, but we need to review the entire report thoroughly to fully grasp the situation. Our goal is to ensure accessibility while managing costs effectively. Scott and I received the ADA compliance report yesterday, so we haven't had a chance to review it thoroughly. We'll carefully examine the report to identify necessary actions. I'll distribute the report to all of you tomorrow, and we'll discuss it in detail at our next meeting on March 26, 2025. To proceed, I'm requesting a motion to ratify the ADA Compliance Agreement for the amount

of $1,750. This agreement covers the cost of the professional ADA compliance inspection conducted at our facility.

> On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, ratifying the ADA Compliance Agreement for a total amount of $1,750 was approved.

Ms. Duque: We already discussed the Somerset Academy School request. I do not have anything else to add, just to remind the Board that, I was planning to propose the budget in March but, talking to the accountant we wanted to wait until April because we're only going to be 5 months into the new fiscal year, remember that we work on projected numbers and I wanted to make sure that we have more realistic amounts to work with. So, we're not going to be doing it in March, we're going to be doing it in April. I have talked to Mauricio a little bit about it, and we might need to increase our budget. Our District is an old District, this is not new, and we have done a lot of irrigation repairs, and more irrigation repairs are coming our way. We must do also some work related to the trees and root system items that are not part of our current landscape contract. So, all of that we need to look into and figure out what's going to be our amount, I just wanted to bring that to the Board's attention. Nothing else, unless anyone has any questions for me. No, nothing.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: So, the next item is the financial reports, approval of the check register, and the acceptance of the unaudited financials. Unless there are any questions about those, a motion to approve them will take place. Just for the record, the Board is still reviewing the financials.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, the Check Register, and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Let's move forward to the Supervisor's requests, are there any Supervisor's requests at this time?

Ms. Varela-Medina: Nothing.

Ms. Duque: Do I have any audience comments?

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Duque: Not hearing any comments, a motion to adjourn will take place.

On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, the meeting was adjourned.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

MINUTES OF MEETING
PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT

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Also present were:

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Jesus Lorenzo	Governmental Management Services (by phone)
Scott Cochran	District Counsel
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FOURTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Mr. Cochran: Yes, I don't have anything to report but, if you all have any questions I'd be happy to take them.

Ms. Duque: Thank you, Scott.

B. Engineer

Ms. Duque: Let's proceed to the engineer's report. At this time, I have no additional information to present under this section. However, I'd like to inform the Board of Supervisors that we've requested our engineer to attend a future meeting. There are a few pending items I need to address with him before extending the invitation. Regarding the FPL documents in your agenda package, we've received correspondence from FPL about the new streetlights planned for SW 239th Street. They've requested us to execute an

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C. Club - Monthly Report

Ms. Duque: Let's move forward with the club manager's report, Anelis, go ahead.

Ms. Esquijarosa: Alright, so we continue to do our regular maintenance around the clubhouse, we have our maintenance staff going around and touching up any areas that need to be touched up. One of the main things that we accomplished was the re-striping of the parking lot, which you could see coming in. It's made a difference, we got a lot of compliments from the residents, and it did stand out as a nice job, and it makes the clubhouse look nice. The other big thing that we were able to accomplish as well was we

installed the new ping pong table, and that does match the foosball table that we also had as our old ping pong table was already damaged and we needed a new one to be installed. When it comes to preventative maintenance, we continue to do preventative maintenance when it comes to the pool by the company. The gym and the HVAC for this quarter have not been completed yet but, we have gotten confirmation that it will be at the end of this month, so hopefully by next month we'll have for you guys the date, and any recommendations that they might have regarding the gym or the HVAC. Then overall we have other items coming up, one of the ones we're excited for is the waterproofing of the north side, as we had previously had it on the south side, so we're exiting for that, and other little things that are going to be done around in the clubhouse. For January, we didn't have any events but, now for February we will be having our Valentines BYOB, on the 14th, and then our bingo night on the 20th, so we'll be able to have some pictures for the next meeting. The next thing we added under the manager's report is KW's year-end review, which basically kind of goes over everything that was done back in 2024 to kind of give a little overview. So, it kind of goes over all of our projects that we have done here in the clubhouse, so basically the main one being that we installed the new gym treadmill, we went ahead and also did the annual pressure cleaning, and throughout the Power Point report it shows you like the before of the project, in the process, and then as well as the after of how it looks. We also went ahead and did the painting of the trash cans, the benches, we did painting on the fence, we also did painting on the gates, we installed the new gazebo fan on the terrace as well. We went ahead and also did the annual mulching around the backside and in the front of the clubhouse. We did install and repair the chain link fence that is right behind our clubhouse. We also installed the hedges and we're in the process of doing and fixing the fence, the hedges needed some repairment, so we went ahead and replaced the hedges. We did have the new gate also at the rear of the clubhouse which has assisted with a lot of our vendors when it comes to events to be able to bring out all the materials into the clubhouse, so that was a nice addition. Then we also did repairs that we always do the sauna, and again, as I mentioned the south wall waterproofing, as well as our electrical expansion to the parking lot, so that we were able to have our beautiful tree in front of the clubhouse for our holiday party. Then on the Power Point it goes into our community, so these are our events, we successfully had a total of 16 events last year, with the community food trucks, the BYOBs, and 4th of July

celebration, our Halloween event, and holidays, and we've also done like national day highlights where we had national dog day, we had some little treats for the dogs and national lemon day, we had little lemon treats for the residents, and that's it on the KW side. So, we just wanted to give you an overview of what was done in 2024, all the accomplishments, and how many changes have been made for the better of the clubhouse. So, that's it on my end, and the last item that I do have on the clubhouse, we did receive a call from the assistant principal for Somerset Academy, they were requesting if the clubhouse would allow their summary camp students to come and join the clubhouse and come and use the facilities. So, I went ahead and sent an email to Juliana regarding this request from the school, and I think Juliana met with the personnel.

Ms. Duque: So, that's correct, Anelis provided me with her contact information, she did reach out to me, and we met yesterday. We discussed pretty much what they're planning to accomplish, and that's that they will have summer camp during the summer with about 40 to 50 students, and they would like to use the splash pad every Friday for 7 weeks, and that would be from June 13th to August 1st, that will exclude July 4th. They mentioned splitting the group into two so that each group could be an hour in the splash pad for a total of two hours. I explained the process to her, and Anelis also provided a thorough and professional explanation. We clarified our rules and regulations, particularly regarding who can use the clubhouse facilities. The eligible users are members of the clubhouse, which includes residents of Silver Palms by Lennar community and those who pay the annual membership. I informed her that I would present this matter to the Board of Supervisors for discussion and decision. It's important to note that opening the clubhouse to non-residents could have both positive and negative implications.

Ms. Varela-Medina: And what are the times they were thinking of bringing them?

Ms. Duque: It's my understanding during the morning times because it's a summer camp, I don't know until what time in the afternoon.

Ms. Varela-Medina: Summer camp goes until 4:00 or 6:00.

Ms. Duque: Ok, but it's my understanding that it's in the morning time but, I don't know the specific times when they're planning to do that.

Mr. Pelaez: I think it's a big liability, I think we have rules and regulations, and it's going to open up problems because every day here is not a one-time party thing, this is every day sliding and jumping around and so to me I don't think we can do it.

Ms. Calero: And even the residents, I know that's a question that's been going on. (inaudible comment) So, opening this up I think to outside the community would really not be fair since we don't even let our owners do that, and the liability of it that you mentioned.

Ms. Duque: Ok, do I have any other comments from the Board? So, I think I already have direction from the Board, and I will reply to her and let her know. Ok, anything else Anelis?

Ms. Esquijarosa: Yes, we also have the pictures of our inspections from the park that we do twice a month. So, we go out, we check the park and if there's anything that needs to get corrected that we just go ahead and have our maintenance guys fix, so we do that or anything else. So, far everything has been good and we've done the checklist and submitted it to Juliana. That's it.

Ms. Duque: Thank you so much Anelis. Are there any questions for Anelis?

D. Field Manager - Monthly Report

Ms. Duque: Not hearing any, let's move forward to field manager report, Jesus.

Mr. Lorenzo: Yes, so you'll see some of the updates in my report. I'll start off on page 55 and 56. You'll see the landscaping updates, as far as the wet check goes you'll see on page 56 there's an issue with timer #1, so a new timer was ordered, and should be installed by the end of this week if not, early next week. I'm already on page 57, BrightView is working on the removal of the mahogany tree, so they're working on the removal of that tree from 23720 SW 114th Place, the one with the invasive roots into the walkway. There's also another homeowner that reported a couple of trees doing the same thing at their driveway and nearby areas, so that we're working on as well, that's right under it. Continuing on page 58 you'll see some new turf that was installed at the 242nd Street entrance, some more grease was added to the fence on 232nd Terrace. I'm going to continue to page 60 which is kind of what I have for you from BrightView. So, as you know you have the mosaic virus in some of the parks, and this is something that we know we can't get away from and BrightView had supplied with an estimate to go ahead and do one of the smaller medians with bahia grass instead of the citrus blue.

Mr. Pelaez: Which is the picture that goes with this one?

Mr. Lorenzo: I don't have a picture on that median itself, I mean I have it here on my phone but, it's not in the actual report, so that is this one.

Ms. Varela-Medina: On page 60?

Mr. Lorenzo: So, it's the median, you'll see it on the picture, you'll see the ariel view of the park, so it's one of the smaller ones.

Mr. Pelaez: So, it's this for this whole area?

Mr. Lorenzo: Correct.

Mr. Pelaez: The entire grass is going to be removed?

Mr. Lorenzo: Yes, so that we can see what it would look like to put bahia. The bahia grass is cheaper, it's thinner, this is what they use on the side of the highways, it needs to be cut a little bit more often but, I think with the two cuts you guys will be fine. You can see where it is instead of the St. Augustine which is what you have in the parks right now, and as you know St. Augustine is susceptible to the virus, the other option was the citrus blue which we have but, it's a lot more expensive. So, we can go with this, and we thought hey, let's come up with a plan to maybe give you guys a sample area, we can do even a smaller area if that's something you guys want but, we thought this is one of the small roundabout parks that we could test it on so you guys can see it.

Mr. Pelaez: Now, I know we talked about this probably a year or two ago, and we had all the different grass options and which one, whatever the virus, it comes and goes in the winter and the rain and all that stuff but, I thought we had done a small section maybe in the back or something with some type of grass.

Mr. Lorenzo: The citrus blue at the park.

Ms. Duque: We had done it in several places.

Mr. Pelaez: Right, so we did the citrus blue, and here you're suggesting bahia?

Mr. Lorenzo: Correct.

Mr. Pelaez: Because it's bigger.

Mr. Lorenzo: Correct, we can do a smaller area just to give you examples and you can see what it looks like but, this is a cheaper option if we were to go ahead and replace grass in big sections, this would be the cheapest option, and also resistant to the virus.

Ms. Macias: Is there a possibility that it may not be resistant?

Ms. Duque: It might be.

Mr. Lorenzo: It might be, or it might not be, I think it will be fine but, this is just a couple of years of studying it, so they came up with the citrus blue, which you guys have it, it's in the park where you guys have the mosaic and it's fine, there's nothing happening to

the grass. The grass, in my opinion, is very flat, they call it citrus blue because it's kind of a greenish blue.

Ms. Varela-Medina: In which park do we have that?

Mr. Lorenzo: In the playground, the green and brown playground on 240th Lane, that park has it.

Ms. Varela-Medina: Ok.

Ms. Calero: We replaced it, is that the one we replaced?

Mr. Lorenzo: Correct.

Ms. Duque: And you can just BrightView for a proposal with the citrus blue and compare the price.

Mr. Lorenzo: We can do that too and discuss it at the next meeting. There's no rush to do it, I mean the way it is right now, it probably wouldn't be the best time to plant the grass because of the drought, so I can ask them for a proposal.

Mr. Pelaez: And it flares up in the cold or in the rain?

Mr. Lorenzo: In the cold, that's why we see it now and you can see in the pictures on page 60.

Mr. Pelaez: But then it's starts looking normal for a long time.

Mr. Lorenzo: Right.

Mr. Pelaez: Because we had it bad and then parks kind of like flourished again, so it goes up and down.

Mr. Lorenzo: Correct because the weeds overtake it, so that's why during the summer months, the weeds are growing a lot.

Ms. Duque: The challenge isn't removing the weeds, Mauricio; it's that even after the removal process, weeds tend to take over this area again

Mr. Lorenzo: Correct.

Mr. Pelaez: I mean, I just think that we have this major problem really overall like in big areas and stuff like that, so I think, how are we tackling it, I guess we're just doing it slowly but, we have a major problem here and a major expense that needs to be analyzed, so I'm just wondering do we analyze this as a whole, do we just kind of keep going slowly, like where are we going with this?

Mr. Lorenzo: So, what we're doing now is just trying to make sure they cut no lower than 4" during the winter months which is more when the virus shows itself, make sure that

they're cleaning, well they clean everything time they do the park, and they have dedicated mowers just for the park, and they do it at the end of the cut. So, cutting it at 4", monitoring the water, especially when it's cold, and eliminating the water altogether, and these are procedures that were also included in other Districts that have the citrus.

Mr. Pelaez: They said the citrus blue doesn't get the virus?

Mr. Lorenzo: No, and you have it still in this park, and on 240th Lane and it's fine, there are some weeds which I pointed out to them that they need to kill but, the grass is not affected at all, and it's in the same park.

Ms. Duque: And this does not mean that at some point it will get it, they don't know but, so far it hasn't.

Mr. Pelaez: I mean, I think we should get the price but, at least for me because it's been so long, I'd like to go see that grass one more time, and see what that citrus blue really looks like again. I know we did a sample area just to really be able to like see if it's horrible or not because then we make this big investment and then if this gets it too then we're back at this. So, I think we need to analyze is as a whole because we're going to, like every time we have an area, we say, ok which grass are we going to go with, so I think we need to make a decision on kind of staying uniform, not Bahia in one, citrus blue in the other and then we have St. Augustine there, and then we have three different grasses in the community.

Ms. Duque: You can observe it at the main entrance to our community, Mauricio. When you enter the community at the intersection of 238th and 112th, you'll notice that we've also planted CitraBlue St. Augustine grass in that area.

Mr. Pelaez: Ok.

Ms. Duque: And you can tell the difference in the color, you'll be able to see the blueish, greenish color compared to the other one.

Mr. Pelaez: Ok.

Mr. Lorenzo: Right, and it's a little bit flatter also.

Ms. Duque: Yes.

Mr. Lorenzo: So, I'll request another estimate for now so we can discuss it and compare it at the next meeting. Moving along, we received both reimbursements, today was the second reimbursement we received for the two accidents that happened on the median, so that case is closed. The new turf on 233rd Terrace and 242nd Street was

installed by BrightView, it's doing well and you'll see the before and after pictures there, I just went by it now, we had to section it off because people were still parking on the new grass. The lakes are doing fine we're still monitoring the cattails at lake #8, and then moving on to page 66 you'll see the playground equipment, the only thing pending is the picnic tables, they've been supplied and arrived last week and he's working to schedule them this week. Moving on to the kiosk on page 68, everything is fine there, no, I didn't see any cat food, so that's great. All the holiday decorations and lights were removed by Light Er Up. Chic commenced and completed the monument and column repairs, you'll see some pictures during and you'll see some after pictures in my next report for next month. Then I'm working with Flo-Bugs Pest Control to go ahead and schedule the reinspection of the termites, and we are scheduled for March and the FPL we already discussed the project with FPL on 239th Lane. Chic, Jordan, and I from All Star Electric are working regarding the roundabouts so we should have that sometime next week, we'll get more information and work with the engineer, and that's pretty much it for me unless you have any questions or concerns.

Ms. Varela-Medina: No, thank you.

Ms. Duque: Thank you so much, Jesus. Not hearing any questions for Jesus, let's move forward to CDD manager, thank you, Jesus.

E) CDD Manager

1) Ratification of ADA Compliance

2) Discussion of Somerset Academy School Request

Ms. Duque: The next item on our agenda is the ratification of the ADA compliance agreement. Let me provide some context for the Board. In another district I manage, Lakes by the Bay South, Isles of Bayshore, a resident requested the installation of a lift chair at the pool. This prompted a broader discussion about ADA compliance for our facilities. We began to question whether we were fully compliant and if we might be overlooking any requirements. To address these concerns, we sought a professional specializing in ADA compliance inspections. Surprisingly, we discovered that such expertise is quite rare, even among district engineers. With Scott's assistance, we located a qualified inspector based in Nashville, Tennessee, who is currently transitioning to Florida, specifically to Stuart. This situation highlighted the importance of ensuring our facilities meet ADA standards, which is crucial for providing equal access and avoiding potential legal issues. ADA compliance is

an ongoing process that requires regular assessment and updates, especially as regulations can change over time. Coincidentally, the ADA compliance inspector was in Florida during December and January, offering his services at a lower cost than if he had to fly from Tennessee. After inspecting Lakes by the Bay South, we discovered significant work was needed to bring their clubhouse into compliance. This revelation prompted me to consider ADA compliance for all districts with clubhouses under my management. After our January meeting, I contacted Mauricio to explain the situation. The urgency was due to Richard, the engineer, being in Florida only until January 30th. I reached out to Richard, requesting a quote for inspecting another clubhouse. After discussing it with the District chairman and Scott, we decided to move forward quickly. We received a quote of $1,750 for the ADA inspection, which is the agreement I'm now asking the Board to ratify. This proactive approach demonstrates our commitment to ADA compliance and could potentially save the District from costly fines or legal issues in the future. The average cost for ADA inspections typically ranges from $500 to $2,500, so our quote of $1,750 falls within the expected range for a thorough inspection. I received the ADA compliance report yesterday, which is why it's not included in your agenda. The report is extensive, containing 27 recommendations from Richard. I'll distribute it to all of you for review at home, and we'll discuss it in detail at our next meeting. Any items requiring immediate attention will be communicated to Mauricio and the clubhouse staff so we can begin addressing them promptly. Most recommendations appear to be related to repair and maintenance, which I don't anticipate will significantly impact our District's budget. However, there are some items concerning bathrooms and other areas that may require more substantial modifications. Mauricio and I are conducting due diligence to present this information to the Board and ensure compliance where necessary. We're puzzled by some non-compliant items, given that ADA regulations aren't new. However, understanding what was or wasn't done when the clubhouse was built is challenging. Richard cites ADA laws from 2010, but we need to review the entire report thoroughly to fully grasp the situation. Our goal is to ensure accessibility while managing costs effectively. Scott and I received the ADA compliance report yesterday, so we haven't had a chance to review it thoroughly. We'll carefully examine the report to identify necessary actions. I'll distribute the report to all of you tomorrow, and we'll discuss it in detail at our next meeting on March 26, 2025. To proceed, I'm requesting a motion to ratify the ADA Compliance Agreement for the amount

of $1,750. This agreement covers the cost of the professional ADA compliance inspection conducted at our facility.

> On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, ratifying the ADA Compliance Agreement for a total amount of $1,750 was approved.

Ms. Duque: We already discussed the Somerset Academy School request. I do not have anything else to add, just to remind the Board that, I was planning to propose the budget in March but, talking to the accountant we wanted to wait until April because we're only going to be 5 months into the new fiscal year, remember that we work on projected numbers and I wanted to make sure that we have more realistic amounts to work with. So, we're not going to be doing it in March, we're going to be doing it in April. I have talked to Mauricio a little bit about it, and we might need to increase our budget. Our District is an old District, this is not new, and we have done a lot of irrigation repairs, and more irrigation repairs are coming our way. We must do also some work related to the trees and root system items that are not part of our current landscape contract. So, all of that we need to look into and figure out what's going to be our amount, I just wanted to bring that to the Board's attention. Nothing else, unless anyone has any questions for me. No, nothing.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: So, the next item is the financial reports, approval of the check register, and the acceptance of the unaudited financials. Unless there are any questions about those, a motion to approve them will take place. Just for the record, the Board is still reviewing the financials.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, the Check Register, and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Let's move forward to the Supervisor's requests, are there any Supervisor's requests at this time?

Ms. Varela-Medina: Nothing.

Ms. Duque: Do I have any audience comments?

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Duque: Not hearing any comments, a motion to adjourn will take place.

On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman