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, December 10, 2024, 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
Luis Hernandez	Governmental Management Services
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager
Ronald Lerisson	Resident

(PLEASE NOTE: Due to recording difficulties, these minutes were transcribed to the best of our ability)

FIRST ORDER OF BUSINESS — Oath of Office for Mr. Mauricio Pelaez, Ms. Lakisha Macias and Ms. Zuzer Calero

Ms. Duque: Before we move forward with our regular agenda, I need to administer the oath of office to Mauricio Pelaez, Lakisha Macias and Zuzer Calero. Just for the record I have received the oath of office form for the three of them, so after I say the word "I", please provide me with your name, and at the end let me know if you agree with what I have read, so "I".

Mr. Pelaez: Mauricio Pelaez.

Ms. Calero: Zuzer Calero.

Ms. Macias: Lakisha Macias.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Palm Glades Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Palm Glades Community Development District, Miami-Dade County, Florida.

Mr. Pelaez: I do.

Ms. Calero: I do.

Ms. Macias: I do.

Ms. Duque: Thank you so much.

SECOND 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.

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution #2025-02 Confirming the General Election Results

Ms. Duque: The next item is the organizational matters, so we have consideration of resolution #2025-02 confirming the general election results. So, this resolution is a resolution that recognizes and accepts the Miami-Dade County canvassing results of the November 5, 2024 general election. So, this resolution pretty much recognizes the election of Lakisha Macias for seat #1, Mauricio Pelaez for seat #3 and Zuzer Calero for seat #4, each to a 4-year term of office. A motion to consider the resolution will take place.

> On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, Resolution #2025-02 confirming the General Election results was approved.

B. Consideration of Resolution #2025-03 Electing Officers

Ms. Duque: Let's move forward to the consideration of resolution #2025-03 electing officers. So, right now we have Mauricio Pelaez as chairman, Julie Varela-Medina as vice chairman, Lakisha Macias, Zuzer Calero and Shirley Mendez are assistant secretaries. Also from our office you have Patti Powers as the treasurer, as an assistant treasurer you have Sharyn Henning, your secretary is Juliana Duque, and your assistant secretary is

Rich Hans. Unless there are any changes to that slate of officers, a motion to consider resolution #2025-03 with those officers will take place, and if not, the Board can discuss if you want to change that slate of officers.

Mr. Pelaez: Motion to keep the same slate of officers.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, Resolution #2025-03 electing officers, keeping the existing slate of officers as stated on the record by Juliana Duque was approved.

FOURTH ORDER OF BUSINESS Approval of Minutes of the November 12, 2024 Meeting

Ms. Duque: The next item is the approval of the minutes of the November 12, 2024 meeting. This is the moment to present any additions, corrections or deletions to those, if there are none, a motion to approve them will take place.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, the Minutes of the November 12, 2024 Meeting were approved.

FIFTH ORDER OF BUSINESS Consideration of Resolution #2025-04 Expanding Boundaries

Ms. Duque: The next item that we have is consideration of resolution #2025-04 expanding the boundaries of the District. So, I am not familiar with this item so I received an email from Luis Hernandez, District manager for other Districts with GMS, and he requested this resolution to be included on the agenda, so I will let Luis present the item for the District.

Mr. Hernandez: Sure. Good evening, everyone.

Mr. Pelaez: Can we postpone this topic for this resolution? Is it possible or do we have to hear this out because I don't think we have enough information, I'm not ready to hear this, I think it's too soon. I met with Terry and there's not enough information.

Mr. Hernandez: What is the part that you're missing so that we will be able to provide you with that?

Mr. Pelaez: I'm just asking, can it be postponed, if it can't we'll hear you.

Mr. Hernandez: Sure.

Mr. Pelaez: Then I'd like to postpone it if the Board agrees with me.

Mr. Hernandez: Do you mind letting me know what is the part that is missing?

Mr. Pelaez: I'm not ready to talk about it on the record, so until I have all the information on this, I'm not ready to hear it out.

Mr. Hernandez: Ok, that's perfectly fine.

Mr. Pelaez: Are we allowed to postpone it?

Mr. Hernandez: Sure, it's just a request.

Mr. Cochran: Yes.

Mr. Hernandez: Alright.

Ms. Duque: Do I have any other comments from the Board?

Ms. Varela-Medina: No.

Mr. Hernandez: Let me just give a broad definition and then we can move on.

Mr. Pelaez: Ok.

Mr. Hernandez: So, if you go to page 3 you're going to see, you know where the Publix is on the right, it's on that side, that piece of property.

Ms. Macias: Next to Walgreens.

Mr. Hernandez: That is correct, 30 acres that you have there, 10 acres in the front will be commercial, 20 acres on the far end will that is being presented will be annexed to the District, so that's as much as I know. Right now, and once again, it's just an option, we found out what the questions are, and you can let us know and if it's doable we'll just move forward with it. Thank you.

Mr. Pelaez: Thank you.

FOURTH ORDER OF BUSINESS Discussion of Proposals for Video Surveillance (South & North Side Mailboxes) with DML Security Systems

Ms. Duque: Let's move forward then with the next item which is the discussion of the proposals for video surveillance, south and north side mailboxes with DML Security Systems. So, as the Board is aware we have some issues with cat food being left at our mailboxes, the District had to clean the area, we have done it several times already. So, during our last meeting we discussed a possibility to perhaps just install video surveillance

and see if we can finally find the person who is doing this. We received a proposal, the proposal is attached in your agenda. Prior to the meeting I did discuss this with Mauricio, and we are somehow concerned about the amount. So, the proposal from DML is as you can see, which is proposal 6461, it has a total amount of $4,069.75, and then the second proposal is in the amount of $4,059.75. So, there are two different scopes of work for each one of those proposals, the installation of the 8MP/4K cameras with the onboard storage and there will also be full coverage of the north side of the mailboxes. There will be a minimum of 7 days of video retention and remove access for live and recorded footage managed through the company which is DML. Everything related of course to the wireless Wi-Fi bridge communication, and we also have a preventative maintenance service agreement. Now, the biggest concern here is installation of a camera for a specific purpose, so we're going to be using this amount of money to install that camera and then after that what is going to happen, what's going to be the next step. So, hopefully we can find out who's doing this, and after that we'll have to remove pretty much everything that is there, or if we're going to leave the camera and what's going to be the purpose of that camera at that specific mailbox location, I think that's one of the biggest concerns, and also the amount of $8,000. Talking to Mauricio he also mentioned to me, perhaps we can get Delta Five, one security officer at that location that works a shift or certain hours, we can figure that out and see if he can assist us with finding that specific resident, so it's up to the Board to discuss. Jesus reached out to another company and this company pretty much said that if they were interested they would let us know but, they haven't.

Mr. Pelaez: The problem is again the amount that were spending to clean up every time we have to pressure clean the area, so it's costing us in the long term but, you really it's ultimately, it's probably just one resident feeding the cats, so if we find that one person we can eliminate this problem and then that's it. We're going to invest all this money and then we're going to have $8,000 worth of equipment that's not going to do anything, that costs money monthly because we don't have Wi-Fi and all of that, so we have to pay a cellular service of $125. So, let's get Delta out there in another driver car or whatever we have to do to come up with a plan and try to catch them and then not invest this money in that, even if we spend half of that it's still a savings.

Ms. Varela-Medina: I agree.

Ms. Duque: Do I have specific direction from the Board as per how many days or how you would like to do that?

Mr. Pelaez: I think the area needs to be cleaned up and ultimately there needs to be a guard there 24/7 because it's almost impossible unless we start watching it at nighttime but, it might be a resident that's home in the day that feeds the cat because you see the cat food in the day, so either they put it out at night or it's there the next day, so it might even be at morning time better, so I don't think we can decide which is best. So, let's just nip this in the butt, it's been way too long, and we should put something there 24/7 sitting off to the side where you can't see them, and watch the cat areas and that's it.

Ms. Varela-Medina: And there's a neighbor that has a video camera in the neighborhood kind of pointing in that area that we can research?

Mr. Pelaez: No.

Ms. Duque: And I think Jennifer at the HOA tried to do that some of the neighbors they are hesitant to even mention it, sometimes they don't want to get involved, and so it's kind of a difficult decision to put neighbors in that situation.

Mr. Cochran: What about that, and this is just totally spit balling an idea, what about like those trail cameras that people use for like wildlife out in places? I don't know if they're solar, I don't know what they run on but, I don't think they're particularly costly.

Mr. Pelaez: The only issue is it's a 24/7 amount of light that it has to be, so they're only running for a couple of hours but, it's a 24 hour issue.

Mr. Cochran: Got it, I wasn't sure.

Mr. Pelaez: But it's a great idea and some of them they need the Wi-Fi.

Ms. Varela-Medina: Yes.

Mr. Pelaez: Then we really have to go to the neighbors and ask them and make an agreement with them to use the Wi-Fi, so I think it's going to be a little bit more of a challenge, so maybe we can try that avenue and just come up with a game plan with Delta.

Ms. Duque: Yes, ok, so do you want it for a week or two weeks? We can try two weeks and go from there, and if not, we increase it, maybe I can send separate emails.

Mr. Pelaez: If we have somebody there 24/7 for two weeks I'm sure we're going to catch this person because we talk about this all the time and it's almost every other week and so forth that they're feeding the cats, so it might be within one week. If it's cleaned up

right away, I mean the person is going to feel bad for the cats and probably feed them in another day or two, so maybe we'll get lucky but, let's give it a shot.

Ms. Duque: Ok, so let's do that, let's do it for two weeks, so I'm just going to ask since money is involved, I'm going to ask for a motion from the Board to authorize Delta Five to patrol 24/7 and this is not an additional guard, right Mauricio, so we're using someone that is currently in the District, right?

Mr. Pelaez: I think we should use an existing guard, yes.

Ms. Duque: Alright, so we're really not paying anything additional, we're just using that particular security guard in that section only.

Mr. Pelaez: Correct.

Ms. Duque: Ok, so I think I have everything I need.

> On MOTION by Mr. Pelaez seconded by Ms. Macias with all in favor, authorizing Delta Five to use one of the existing guards to patrol the mailbox areas 24/7 to find out what resident is leaving cat food to feed the cats was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Mr. Cochran: Yes, actually it's been a pretty quiet month, I really don't have anything specific to report, unless there are any questions for me, I can take those. I will say the clock is really ticking now if you haven't done your 4-hours of training get that done if you haven't.

Ms. Duque: Thank you so much Scott.

B. Engineer

Ms. Duque: Let's move forward to the engineer's report, nothing additional to report under the engineer.

C. Club - Monthly Report

Ms. Duque: Clubhouse manager report, Jennifer.

Ms. Mendoza: Yes, so for the month of November, we were able to accomplish a few of the projects that we had approved in prior meetings. One of them was the repair of some of the fences and gates throughout the clubhouse, so we went ahead, and we repaired them, we pressure cleaned them and we repainted them. So, I'm not sure if any of you have noticed them on your way into the clubhouse or not but, that actually does give it a new face to the clubhouse area, so we did all the ones on the north side and on the south side, as well as the rear of the clubhouse. Together with that, we went ahead and we added the new mulch to the full perimeter of the clubhouse and that included the front of the clubhouse and the back of the clubhouse and together with that we also did a new landscape addition such as replacing a lot of hedges that had already died out or they were not provided enough coverage to the perimeter of the clubhouse, so we went ahead and did that, as well as did some repair work on the fences. Then other than that we just did some miscellaneous work throughout the clubhouse as well, as you can see we went ahead and we did the grout cleaning of the gym bathrooms and some of the offices, as well as the management office bathrooms. So again, that does give a better face to the clubhouse area. Other than that, we do have a few other projects that we have pending or are in the process of completing which next month we'll be able to go ahead and be able to provide an update, and just because I saw this, we were able to install all of the fans, and that was something that was approved for the terrace. So, all of those fans were installed in the terrace, and I'm not sure if any of you can see them from here but, they are currently running and then we also did them in the gazebo area, so they look very nice and it kind of goes with the furniture and decoration and the new face that we did to the clubhouse a few years back. Then, aside from that, I actually wanted to share with you guys, and I'm sure some of you have already seen it, we had a holiday community event this past weekend, so we went ahead, and we were able to kind of get some pictures and some drone video footage that I wanted to share with you guys. We also have it displayed in the lobby, so it's also playing in the lobby, so we had over 600 residents who joined us that night, it was a good turnout and we received a lot of feedback, a lot of emails. The goal was to be able to provide a lot of entertainment options when they come to the event, so we were able to provide them a lot of entertainment, something to keep them busy, we had the arts and crafts for the kids, we provided them Santa hats, necklaces, headbands, a little bit of

everything so they could kind of feel the vibe of the festivities, and enjoy that, so it was a really good turnout. That's really all I have I don't have anything else.

Ms. Duque: Thank you so much Jennifer.

D. Field Manager - Monthly Report

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

Mr. Lorenzo: Before I jump into my report, we have Ron Lerisson here, and I'm going to pass out some of these pictures. So, he was excited about an issue from the HOA from my understanding regarding some concrete boarders, and you'll see them here the part that turns and curves is part of the easement so he's here to request approval to maintain it as-is.

Mr. Lerisson: Yes, good evening, everybody, thanks for having me this evening.

Mr. Pelaez: Good evening.

Ms. Duque: Ronald the meeting is being recorded, please provide us with your name.

Mr. Lerisson: Yes, Ronald Lerisson.

Ms. Duque: Thank you.

Mr. Lerisson: So basically, I've been working hard to read all the specs of what's required within the community. So, as to the concrete boarder, I had put down black plastic which I found out later that wasn't allowed. So, I immediately wanted to make the correction and so I this put in to help make the community beautiful, and so I later found out there was a little section that was just a little too far, and it's such a hassle to have it broken up and redone, so I ask with respect that you guys approve to allow me to leave it the way it is because it looks great.

Ms. Duque: So, it's for the Board to discuss and let us know how you would like to proceed.

Ms. Calero: Is there something inbetween the hedges and hedges that area against the wall? Just out of curiosity, do you have something between the hedges on the boarder and the hedges against the wall?

Mr. Lerisson: No.

Ms. Calero: So, there's nothing inbetween that area, just grass?

Mr. Lerisson: Right, just grass.

Ms. Calero: Ok.

Mr. Pelaez: So, it's really in the two areas that encroaches, the front and the back. I mean for me I think it looks nice, I appreciate you definitely taking care of the area, my only concern is that other homeowners we have had them remove stuff in the encroached areas as well, and this is like a border but, it looks nice, and I appreciate you taking care of it definitely.

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

Ms. Calero: So, what are your thoughts?

Ms. Varela-Medina: So, what I found out if you go to the next page, this is the A/C unit on the side of the house, so it's always been like this when he bought the house.

Ms. Calero: Yes, so then you cannot do anything with that.

Ms. Varela-Medina: Yes, so he's kind of covering it up a little bit.

Ms. Calero: So, that's why it curves out over here, and you made a design out of it so it can balance out.

Ms. Varela-Medina: Right.

Mr. Pelaez: I personally think it looks nice, I think he did a really nice job and he's willing to maintain it, so I would be ok with entering into an agreement.

Ms. Duque: A license agreement.

Mr. Pelaez: Yes.

Ms. Calero: Ok, and that's an option.

Ms. Varela-Medina: Yes.

Ms. Duque: Yes, you guys have done it before with others.

Ms. Macias: I agree with Maurico.

Ms. Duque: Ok, so I think you're granting Mr. Ronald to keep the landscaping borders that are encroaching on CDD property, and you are authorizing District staff to draft a license agreement so that we can enter into that license agreement with Mr. Ronald for the maintenance of that section.

Ms. Calero: I do have a question, we hope you stay here forever but, in a case that he decides to move away, what happens to the next homeowners, are they grandfathered in?

Mr. Cochran: Well, typically the license agreements are revocable which means it's kind of like the way it sounds, that it can be revoked by the District. So, I think there's, and I can't remember what they say about assignment succession off hand but, you can do it either way you can have it so that the rights and liability will continue to each successor or assignee, so if the house is sold the new owner would basically just step into the shoes of this gentleman, and it would continue on and by the same token if a future owner did not keep it as nice or if it fell into disrepair or whatever, the District could either say, hey pursuant to this agreement you have to keep it up, or the District could just say, you know what we're going to revoke the license and it has to be removed. So, it's up to you all how you would like it to be, it can be either way so that it continues or that it's only for this particular owner, and if he sells the property or otherwise transfers then it automatically is revoked.

Mr. Pelaez: I think that's how it needs to be.

Mr. Cochran: Ok.

Mr. Pelaez: Just for this owner, and we can revoke it if we see the situation change from what it is now but, if you're going to maintain it like this it won't be an issue.

Mr. Lerisson: When you say maintain it, just so that I'm clear what does that mean?

Ms. Duque: Like say the border gets broken or cracks, you need to fix it.

Mr. Lerisson: Ok, understood.

Ms. Duque: Ok, so I will need a motion from the Board.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, authorizing District staff to draft a license agreement to enter into with Mr. Ronald Lerisson to maintain the concrete border near the A/C unit on his property encroaching on District property was approved.

Ms. Duque: Mr. Ronald, Jesus or I will be in contact with you and we will let you know when the agreement is ready for execution and we'll go from there.

Mr. Lerisson: Thank you so much for your time.

Ms. Duque: Thank you for being here today. So, Jesus what else do we have?

Mr. Lorenzo: Alright, so on page 93 of your books you'll see an oak tree within an easement, and this was submitted by a resident, I don't have the information in the

package but, I do have an email. The homeowner is concerned about this oak tree because it's right on the easement and you can see a better picture of it here. So, there's palms trees in this easement and just one oak tree in the middle of the easement and they're concern is that it's not causing any damage now but, they wanted to see if we could replace it with a different tree.

Ms. Varela-Medina: Can you just remove oak trees?

Mr. Lorenzo: So, oak trees are protected trees, so we would have to justify that and it is within a narrow area and when it gets bigger it will cause a problem, if not to the fence, to the wall of the unit, it's in a really small, maybe a 3 x 5 area, so I did get a proposal from BrightView.

Ms. Calero: Who planted those trees, that was the developer?

Ms. Duque: Yes, the developer.

Mr. Lorenzo: Right, so they're all palms and then there's one oak tree. So, you have a proposal on page 93 to remove it, so we can remove it and relocate it if we can salvage the tree to the park.

Mr. Pelaez: I mean I think the tree looks in really bad shape in the picture but, if we can say to remove it to the park but, it looks pretty bad but, we have to have them analyze it I think, and you can see it's growing at an angle because it needs the sun, so it's looking for something.

Mr. Lorenzo: And the roots go that way to support the tree, so is it ok to proceed with that?

Mr. Pelaez: Yes.

Ms. Duque: So the proposal is in the amount of $825, a motion will take place.

> On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, accepting the proposal from BrightView to remove the encroaching oak tree and relocate it in the amount of $825 was approved.

Mr. Lorenzo: Then on page 97 you will find another proposal, this is for 23720 SW 114th Place, so you'll see the proposal, it's in the amount of $903.93, and this is also an oak tree. Now, to see this picture you'll go to page 57, sorry it's out of order, but on page

57 you'll see that picture. So, that oak tree, there's no danger to it, unfortunately it's really close to the porch, so then the resident is concerned about the roots and it going that way.

Mr. Pelaez: Because these roots are pretty bad on the bottom.

Mr. Lorenzo: So, the whole idea is to root prune, you have a backup in that proposal for $903.93 to root prune and then to install soil and then put some turf over the roots.

Mr. Pelaez: Ok, so let's take a look at the proposal for a second.

Mr. Lorenzo: On page 97.

Mr. Pelaez: And you said that was $903, how much was the quote for?

Mr. Lorenzo: Yes, it's $903.

Ms. Calero: Again, this was planted by the developer? Are there others?

Mr. Lorenzo: If there are others, I don't know.

Ms. Duque: We might have others.

Ms. Calero: Ok.

Mr. Pelaez: So, the root problem is an ongoing problem with all the community, with a lot of issues, so in general.

Ms. Calero: Oh yes, everywhere.

Mr. Lorenzo: So, we inspected it with BrightView during our drive and Damien was there as well, so Nick, Damien and I and they didn't see any problem with the tree for us to be able to remove it, so they suggested this plan of action for now.

Mr. Pelaez: So, by them removing it, they're going to stump grind it, they're going to remove the roots?

Mr. Lorenzo: Well, the proposal is not to remove it.

Mr. Pelaez: Ok, I'm sorry.

Mr. Lorenzo: It's just to root prune and to install new soil and then new turf over the roots to avoid anyone from falling over the roots. To remove the tree they didn't suggest it because they don't see any reason for it to be removed, it's an oak.

Ms. Duque: And remember an oak is going to need a permit from Miami-Dade County.

Mr. Pelaez: I'm just concerned about those roots, the size of those roots, like is this the right approach for this tree.

Mr. Lorenzo: That's kind of where I was asking Damien and Nick, they suggested this alternative, they said that if we got permits we would have to install multiple trees because of the amount of shade that this tree is providing right now, and that we don't really have much of a case, and yes some of the roots are going that way but, that was just the discussion we had.

Mr. Pelaez: And it's hard to see from the picture but, is there any water, you know how they have the water things there.

Mr. Lorenzo: I didn't see any.

Mr. Pelaez: So, I don't know if this is the right choice, so I think we need to look at it further, and some more discussion about it.

Mr. Lorenzo: So, go back to the drawing board regarding this one.

Ms. Varella-Medina: Because how many roots do they need to stump and grind and remove, is it one, two, three or four, that kind of move towards the terrace?

Mr. Lorenzo: Correct, the ones that are on the terrace, right.

Ms. Calero: Well, my concern is that this is a band-aid because in a couple of years we're going to be facing the same situation again, and it's going to end up being more costly.

Mr. Lorenzo: Which is my concern when we met, and I kept being adamant about removing trying to remove it but, they kept suggesting that we don't because it's an established tree and in order to get a permit, we're going to have to probably install three trees for the amount of shade that this tree is providing, again this is an established tree.

Ms. Macias: Install three trees in that area.

Mr. Lorenzo: Not in that area but, within the District.

Ms. Macias: Ok.

Mr. Lorenzo: And it's a protected tree because it's an oak.

Mr. Cochran: Would a root barrier be possible there?

Mr. Lorenzo: Something that I brought up to them as well.

Mr. Cochran: So, the pruning is just cutting back and it will regrow, but the barrier they actually put inside the structure down that physically stops the root from growing.

Ms. Varela-Medina: So, if you remove the roots on one side of the tree and it's an established tree, it will not get wonky and wobble to the other side or fall or anything like that?

Mr. Lorenzo: They do an aggressive trim, root pruning, and I suppose it could but, I believe and I would want that to come from them before I start speculating.

Mr. Pelaez: So, I think we should put it back on the January drive, and I think some more information just so we can decide because all these questions I think we need to learn all this stuff so that way we can truly understand if you cut these back, like you say, it's going to kill the tree just by, like these are the legs or whatever, and all these questions because this is going to come up again. So, let's have a true understanding, we already know the way they go with the sun and all that, so now let's understand the roots and all that.

Mr. Lorenzo: Sounds good. Then 11331 SW 240th Lane on page 60, or actually page 50, you'll see this is the agreement that we entered into for the pool, just to let you know we received payment from the homeowner to restore the area, we just received it, and I just wanted to give you an update. So, that will be scheduled for restoration within the next week or two. On page 49, this is just an update as well, the unit that we removed the two black olives, they've finally been removed and the two new trees have been planted at 233rd Terrace Park. Again, that's just an update, we received payment from that homeowner, the only thing that they do need to pay is for the permitting fees once it's finalized so, they're paying for that. I haven't gotten to that yet but, now we're approaching the completion of that permit. Then lastly, and this is the 118th Avenue median on page 58, you'll see the pictures, so we discussed instead of putting hedges to install turf instead, the proposal is on page 95.

Ms. Duque: And that's for $1,778.91.

Mr. Lorenzo: This is not something that needs to be done, nor are we recommending it, this is just an enhancement. If you did choose to move forward with it within the next few months, it's a good time for the turf to be planted and thrive.

Mr. Pelaez: Because we're done with the rainy season and all of that.

Mr. Lorenzo: Right, and it's not hot, so now is a good time. So, now that it's cooler to install turf it will thrive and grow faster, so we still have time. Again, there's no hurry for this, it's just an enhancement.

Mr. Pelaez: I think we can add it to the list for the drive and just keep checking it.

Mr. Lorenzo: Ok.

Ms. Duque: So, we're putting this on hold?

Mr. Pelaez: Yes.

Ms. Duque: Ok.

Mr. Lorenzo: The only other updates I have is FPL, I reached out to someone else who is higher up in the chain.

Ms. Varela-Medina: Is that by 114th Street where they need to put the lights?

Mr. Lorenzo: For 239th Lane, yes.

Ms. Varela-Medina: Where they had no lights?

Mr. Lorenzo: Yes, correct, at 239th, so I'm working on that since we can't install any on the roundabout for FPL, so hopefully through this new contact, and we've been in communication since last week and the week before, hopefully I'll get some new information by the next meeting. The pressure cleaning, the guys were here again today doing the areas by the townhomes, they should have completed that by today. We've already discussed the cameras at the mailboxes, Light Er Up installed the decorative piece finally. We're working on some repairs at the playgrounds, the only thing pending right now is the benches which you'll see on page 52, I'm working on that with Chic. The cattails as far as the lakes go have been treated, I'll have better pictures at the next meeting for the next field report, and on 232nd Terrace where they've been jumping the fence they created a new crevasse on the side, and we put grease, and they put grease on that side where they're jumping so let's see if that stops them, and then we'll restore that little part of the hedge and you can see that on page 48, and that's pretty much all I have. The mulch was completed, and the new plants were installed, they completed the tree trimming around the light poles, you'll see pictures on page 46, I also asked them to trim around 119th as part of that before they finish, there's some low lying branches along the sidewalks so that nobody gets hit while they're riding bikes or whatnot, so that's it unless you have any questions for me.

Mr. Pelaez: So, on 112th and 236th when you come into that entrance where the car went in, that's it?

Mr. Lorenzo: Yes.

Mr. Pelaez: But when you go on the right side here, there's a big dip, like a rut.

Mr. Lorenzo: Yes, there's ruts there and there's ruts in front of 233rd Terrace Park, and we've been working with the HOA to send violation notices to the homeowners on 233rd and that corner house specifically, the HOA I believe has already sent the notice to

that homeowner. We're not saying that it was them but, to please let us know because we don't know who it is. I've also been in communication with security, so has the HOA, I personally saw him on 233rd like parked and making sure they're monitoring the area, so I told them to keep an eye on 236th as well because they're doing the same thing, and we don't know who it is.

Ms. Varela-Medina: There's another one close to the playground, 118th and almost 232nd when you drive out of the community, when you drive into the road, I think it's 234th, and people park their cars there and then get out and the grass is destroyed, you can see track marks and everything in there.

Mr. Lorenzo: Ok, so we'll keep an eye on it, and we'll work with security and even myself, as well as BrightView to see who is doing it, and I don't think it's BrightView because we also inspected in that specific area at 236th to see if there's an irrigation problem because there was water there too.

Ms. Macias: Yes, because there's multiple vehicles that they come to play with their kids, I've seen it, even riding bikes, they just park there and then they leave and another car comes, so it's going to continue and you're going to repair it and it's going to be the same thing again.

Ms. Duque: I would just need to approach Delta Five because remember we discussed this long ago we talked to Miami-Dade Parks and Recreation and they're not authorized to park those vehicles there. So, Miami-Dade County sent us, we exchanged some emails and information, and HOA has that information too, so we just need to make sure we enforce the rules and make sure nobody parks in there, and if anyone sees someone parking there, you can let us know.

Mr. Pelaez: So, the start of next year, Jesus, if you can start working again on the electrical for the circle by the clubhouse right here before budget season comes because it's an extensive project to make sure we have a couple of quotes, so basically we know everything about lighting, where the meter cans would go, so we can make the right decision.

Mr. Lorenzo: Allstar provided a proposal that we presented earlier this year but, we'll go back to the drawing board.

Mr. Pelaez: Just so we can understand everything, how it's going to be done and everything.

Mr. Lorenzo: Ok, so not the next meeting but for the budget season to have it ready.

Mr. Pelaez: Yes.

Ms. Duque: Anything else to report Jesus?

Mr. Lorenzo: No.

Ms. Duque: Any questions from the Board?

E) CDD Manager

Ms. Duque: Not hearing any, let's move forward to CDD manager report, so I do not have anything additional to report. Once again, as mentioned by Scott, just make sure you have done the ethics training which is due December 31, 2024 and I have forwarded last month the memorandum to the Board again with those links. Just so you know, one of the links, I don't know if it's still going to be active but, when you click on it, it says by December 15th or December 13th, one of those days, that link is not going to be working, and that's the one that had the 4 hours ethics training, that's the one that Mauricio did. So, just so you know, please make sure this is a priority, if you click on it, that will be the third link on the memorandum, if you click on that link, that link gives you the 4 hours, you just have put your last name and email and it will prompt you to go to the video, and you can click on the video and watch it. The video is like 5 hours, and there is a portion of the video that stops and it's black, and that's because they go to a break and then they come back, so you will see that and you can just fast forward through that, and then you'll be able to continue on and complete it, just so you know but, that link, it says that on December 15th or 13th, it's not going to be working, and that's a good link because you can complete the 4 hours, so just keep that in mind. I don't have anything additional to report unless there are any questions from the Board.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Not hearing any, let's move forward to financial reports, tab A is the approval of the check register, and tab B is the acceptance of the unaudited financials. Unless there are any questions about those, a motion to approve them will take place.

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

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor's requests?

Mr. Pelaez: My only request is for resolution #2025-04 for the next meeting that the package comes to the Board with exactly the impact, how can this help the community, what's the revenue options, a little bit more information on this resolution if it's going to be presented to the Board, please.

Ms. Duque: Sure, I will get that and make sure that it's provided to you. Are there any audience comments? Not hearing any.

TENTH ORDER OF BUSINESS Adjournment

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

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

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

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

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor's requests?

Mr. Pelaez: My only request is for resolution #2025-04 for the next meeting that the package comes to the Board with exactly the impact, how can this help the community, what's the revenue options, a little bit more information on this resolution if it's going to be presented to the Board, please.

Ms. Duque: Sure, I will get that and make sure that it's provided to you. Are there any audience comments? Not hearing any.

TENTH ORDER OF BUSINESS Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman