# 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, May 13, 2025, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

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| 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 April 8, 2025 Meeting

Ms. Duque: The next item is the approval of the minutes of the April 8, 2025, meeting. 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. Varela-Medina, seconded by Ms. Calero, with all in favor, the Minutes of the April 8, 2025, Meeting were approved.

## THIRD ORDER OF BUSINESS Staff Reports

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

### A. Attorney

Mr. Cochran: I do not have anything to report today, but if you have any questions, I'd be happy to answer them.

Ms. Duque: Thank you so much, Scott.

### B. Engineer

Ms. Duque: I do not have anything additional to report under the engineer.

### C. Club - Monthly Report

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

Ms. Mendoza: Yes, just as we do every month, just kind of giving you guys an update on our preventative maintenance, the preventative maintenance for the pool, as well as the gym and the A/C, has been completed for this month, or for the quarter. As well as, we have been doing several repairs throughout the clubhouse, as well as some new additions and I'm not sure if anyone has noticed but, we have gotten a brand new treadmill for three of the treadmills that were approved two meetings back which were approved so that's definitely a great addition to the gym. Something else that was changed was dumpster, we got an updated one, the other one was a little rusted so we were able to get with Waste Management to go ahead and suggest that was changed out. Something else that I wanted to update you guys and I actually printed bigger pictures, right next to you guys was the monument for Supervisor Barbara Krause, so we were able to go ahead and get a nice stone at the back of the clubhouse, we did like a nice garden for her and added a few plants and then a few plants that would attract the butterflies so we were able to get the stone, and it looks very nice. I am working to see if we could add also some lighting in that area but, you know it looks very nice in the community, so I hope you guys like it. Other than that, we continue doing some maintenance throughout the clubhouse involving the sauna, the gym equipment, and that's something else we continue to do, and then other than that I also included just some pictures or our past events for the month of April which were the food truck event, as well as the Easter egg hunt which was a big thing, we had a lot of attendance and a lot of families enjoyed it, the same thing with

the food truck. Upcoming event will be for June, will be for Father's Day, and we will be having a family night towards the end of June, so more details to come. Are there any questions about anything? No, ok, that will be all for club report.

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: Good evening, so moving on to page 40 of your package, you'll see that the mulch was done, the landscaping irrigations repairs are on pages 42, 43, and 44. The two trees that we're removing on page 44, we're still working on that with BrightView. The annuals were installed, and they replaced some plants that weren't doing too well, so that's been done. Some new Spanish shawls we installed at 232nd Street and also on 238th Street and 242nd Street, the turf that we selected or that the Board selected, the bahia at 236th Street and 118th, they treat the grass for weeds, so it's brown most of it, in preparation for the new bahia, so that should be getting done soon. On page 49, you'll see post-storm cleanup of the mulch. There was a lot of rain, what a shame with all the mulch that was installed. We did receive some emails and concerns about the mulch getting into the drainage and covering the drainage. BrightView thankfully has cleaned it out since then, so you won't see that anywhere throughout the community. Going forward, I don't know if that's something the Board wishes to do, I don't know if you want to chime in on that, it's just a concern, I just wanted to bring it up. Last but not least, moving forward to the lakes, you'll see the report for March and April in there because we didn't have the March report in the last package. You'll see some items that Chic took care of at the playground on pages 54 and 55. The column caps, there are 15 total that Chic is working to resecure along 112th Avenue, that's on page 56, and you'll see some of the lights that had been approved to be replaced, the halogen lights as well as some bulbs, that should be done by next week. The light poles at 239th, we've already sent the deposit, as you know, they're working on getting the light posts installed, and then as far as the lamp post project at the roundabout right here out by the clubhouse, we just approved a survey with the engineer to proceed in that direction. So, the survey is going to serve as a basis for the electrical contractors and then to start working on the project, and then we can develop the scope of work. The bollards option as mentioned in the past is something that FPL is

willing to do, I don't know if that's something you guys wish to pursue in conjunction with the lamp posts, doing the bollards, they would bollards posts, and we would have to provide them with how many we want, it's not something that they would provide the information on. If you're going to go with lamp posts maybe it's over, or too much lighting but, we thought of maybe spearheading this along side the other project but, it seems like they would be both at the end of August, and that's pretty much it from me, unless anyone had any questions. Aside from my report, there are two homeowners' concerns that we received, and we're going to go over the first one shortly. So, a homeowner requested to install a monument sign at the corner of 232nd Street to reduce speeding and make drivers more aware, preventing an incident, as it's close to the school. I want to say there's still another exit at the rear of the school.

Mr. Pelaez: This is where we put the fence, like the silver palms?

Mr. Lorenzo: Yes, the silver palms, and that's District property.

Mr. Pelaez: I don't think the sign is going to make a difference with speeding or anything like that, and technically, I don't think this is a problem.

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

Ms. Mendez: Maybe she's saying that, or she suggests that by placing the monumental wall, if there was an accident then it would prevent the vehicles from going into the yard because there would be an obstruction there, I don't think it's more for preventive of the accident, as prevention of a person going into the personal property as a deterrent.

Ms. Duque: However, there is one property, at the corner of 118th and 240th, I believe, that used to be hit frequently. What they did was install a fence, and inside the fence, on their property, they placed several bollards. So, if someone were to hit the area, they would hit the bollards, which are positioned behind the fence.

Ms. Mendez: I understand because the concern is that the vehicle would continue to go onto her property.

Ms. Duque: Yes, but if we were to install bollards or similar barriers, as Mauricio suggested, we would need to place them at each entrance if this concern comes up with other residents in the future.

Mr. Lorenzo: Correct.

Mr. Pelaez: The one that I remember that was seen is by my entrance which was 240 or 242 or something which was that median that they always hit because they take that curb but, I don't think we talked about cars in this grass area, had to replace grass, or anything in this corner, like it would be super dangerous or anything, so I don't see the need for it.

Ms. Duque: Ok, I think we have a direction, Jesus.

Mr. Lorenzo: Ok. Then one last item to present, so this homeowner constructed a fence and a portion of it, they're saying that the ground level, I'm not sure what there is that we can do on the CDD side, maybe involve the engineer.

Ms. Duque: Based on the pictures, it looks like some work was done. It's possible that similar work was also completed in the CDD area, but I'm not certain.

Mr. Pelaez: I see the existing fence like the original, I do see the gap from this back area and it does look like it sloped down and now it's not filled in with grass like it used to be and this was probably when they were redoing the fence, they probably damaged the area as well. So, I think it needs to be looked at and assessed because they may need to pay for new grass and all of that.

Ms. Varela-Medina: But it looks like something was there before?

Mr. Pelaez: There might have been pavers in there before because they might have had pavers before.

Ms. Varela-Medina: Yes.

Mr. Pelaez: But again, I think it needs to be looked at with BrightView or whatever, and see.

Ms. Duque: Mauricio, based on this, I think we should involve the District Engineer. My concern is that many of these areas are close to the lake and serve a drainage function, so we need to ensure that the District property wasn't affected when the work was done. That might explain why the area doesn't look even. The District Engineer can advise us on what, if anything, needs to be addressed. He might point out, even from the original photo, that there's a slope and it's supposed to be that way, I'm not sure, so I think we need his input. I also don't want to install new grass only to have drainage issues if it rains, which could result in water being retained on the property and complaints from the owner. I've already asked Jesus to check with Anelis about the permits, and it seems permits have been approved by both the HOA and Miami-Dade County. I'd like to review

those, especially considering the ordinance regarding drainage and setbacks. From what I can see in the pictures, it looks like the pavers were extended up to the fence, which is not permitted.

Mr. Pelaez: Right.

Ms. Duque: This situation might require the District Engineer's involvement, as we've seen similar issues before. You may recall a recent case in one of the alleys, where water was pooling in the area. When the District Engineer inspected it, we discovered that the neighboring property owners had installed concrete that didn't comply with Miami-Dade County ordinances. In that instance, the problem wasn't with the District's land itself, but rather with modifications made by the neighbors.

Mr. Pelaez: Yes, so let's look at all that stuff and bring it back next month or whatever you see, let's get it right.

Mr. Lorenzo: Ok.

Ms. Duque: Ok, thank you so much, Jesus, I appreciate it. Any other questions for Jesus?

**E) CDD Manager – Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form**

Ms. Duque: Not hearing any, let's move forward to the CDD manager, which is a discussion of the financial disclosure report from the Commission on Ethics and a reminder to file the annual form. So, once again, the Form 1 statement of financial disclosure interest must be filed electronically with the Supervisor of Elections of Miami-Dade County. July 1st is the due date for this form, so if you miss that date, the grace period is effective until September 1st. If the disclosure is not filed or postmarked by this date, an automatic fine of $25 per day will begin to accrue and continue to build until the disclosure is filed or the fine reaches, I believe is $1,500, right?

Mr. Cochran: Yes, $1,500.

Ms. Duque: Yes.

Ms. Calero: So, it's due now in July, you said?

Ms. Duque: Yes, and remember that with the email you used, you now need to log in. The process has changed; you no longer submit the form the way you used to. Now, everything is done through logging in.

Mr. Pelaez: Can you send the link out again to everybody?

Ms. Duque: Yes, I will send that link to everyone.

Mr. Pelaez: Thank you.

Ms. Duque: And for the record, Zuzer, Shirley, Lakisha, Julie, Mauricio, Form 1 have not been filed.

Mr. Pelaez: There was no reminder, there are no emails, so that's probably the real reason that nobody did it. It's not like before, where they mailed out a notice or did something.

Mr. Cochran: Well, they'll probably send you an email, I would think.

Ms. Duque: They should have.

Mr. Pelaez: Well, they haven't yet because none of the 5 of us got it yet.

Ms. Duque: It comes from a weird email; it doesn't say Commission on Ethics.

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

Ms. Duque: Ok, I will send the link. Now, number two is a reminder that you need to complete your ethics training again; you must do that every year.

Mr. Pelaez: But that's by December.

Ms. Duque: Yes.

Mr. Pelaez: It's the 4 hours.

Ms. Duque: Yes, and I will send you that email too with the links.

Ms. Pelaez: So, we can do it already, then?

Ms. Duque: Yes.

Mr. Pelaez: Ok.

Ms. Duque: That's it, I don't have anything else to report back to the Board.

## FOURTH ORDER OF BUSINESS Financial Reports

**A. Approval of Check Register**

**B. Acceptance of Unaudited Financials**

Ms. Duque: If there are no questions, let's move forward. Tab A includes the financial reports, approval of the check register, and Tab B includes the acceptance of the unaudited financials. Unless there are any questions, a motion to approve them will take place.

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

**FIFTH ORDER OF BUSINESS : Supervisors' Requests and Audience Comments**

Ms. Duque, are there any Supervisor's requests? None. Audience comments, no audience present for any comments.

**SIXTH ORDER OF BUSINESS : Adjournment**

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman