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, April 8, 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
Shirley Mendez	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Terry Glynn	Governmental Management Services (by phone)
Scott Cochran	District Counsel
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager
Tery Baluja	Lennar Homes (by phone)
Mark Szasz	Lennar Homes (by phone)
Several residents	

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.

Ms. Duque: If the Board agrees, we'll proceed with Lennar and then continue with our agenda. The main reason Lennar is joining us by phone today is because, as the Board knows, you previously authorized the annexation of the canals into the Palm Glades CDD. There are certain documents related to this process that will soon require Board execution. Since we only meet once a month, some of these documents may need to be submitted to other entities within a tight timeframe-sometimes within a week or even just a few days. That's why Lennar is here today. They are requesting that the Board authorize

the chairman, Mauricio, to execute these documents as they come in. Once Mauricio has signed them, I will report back to the Board to keep everyone informed about each document. Mark, is there anything you'd like to add to this request?

Ms. Baluja: Juliana, we can no longer hear anything.

Ms. Duque: Ok, can you hear me now, Tery?

Mr. Lorenzo: No, she's coming in and out I think, or they're frozen.

Ms. Duque: Mark, can you hear me, or Tery can you hear me?

Mr. Mark: I can hear you, I think Tery may be having some connections issues, can you hear me?

Ms. Duque: Yes, Mark, we can hear you.

Mr. Mark: Ok, I don't personally have anything to add, I just want to let you guys know that we're here for any questions that you may have for this authorization.

Ms. Duque: Okay, are there any questions from the Board, or any guidance you would like to provide at this time?

Mr. Pelaez: Yes. Let's move forward with Lennar's request.

Ms. Duque: .Perfect. Mark, I believe I now have direction from the Board. I will need a motion authorizing the chairman to execute the documents presented by Lennar Homes, provided they have been reviewed by the District attorney and District engineer. Once executed, these documents will be brought back to the Board of Supervisors at our meetings for your information.

On MOTION by Ms. Macias seconded by Ms. Calero with all in favor, authorizing the Chairman, Mauricio Pelaez, to execute the documents presented by Lennar Homes and reviewed by District attorney and District engineer relating annexation of the canals to Palm Glades CDD was approved.

Ms. Duque: Mark, it looks like we lost Terry, but you're all set to proceed. Let me know if you need anything else, and I'll be in touch.

Mr. Mark: Absolutely, thank you so much, thank you all.

Ms. Duque: Thank you, Mark.

SECOND ORDER OF BUSINESS Approval of Minutes of the March 11, 2025 Meeting

Ms. Duque: So, let's move forward then to the next item which is the approval of the minutes of the March 11, 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. Mendez with all in favor, the Minutes of the March 11, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS Consideration of Resolution #2025-07 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Ms. Duque: The next item on the agenda is the consideration of Resolution #2025-07, which approves the proposed fiscal year 2026 budget and sets the date for the public hearing. Before I begin the presentation, I have some good news for the Board. After working closely with the accounting department and reviewing the numbers, we have agreed that there will be no budget increase for this fiscal year. However, I do want to make the Board aware that we may need to consider an increase in fiscal year 2027, as we are once again relying on carry-forward funds this year. The main reason for holding off on an increase now is the current economic climate. We want to ensure we are using accurate projections for upcoming projects, particularly for repairs and maintenance, and avoid raising the budget this year only to have to increase it again next year. As the Board knows, the budget serves as our financial plan, guiding our expenditures, supporting decision-making, and ensuring proper control over District finances. If the Board allows, I'll walk you through the resolution. On pages 1 to 3, you'll find the general fund, which represents the O&M (Operations and Maintenance) assessment. This is a key component of the Non-Ad Valorem Assessments that all properties within the District will see on their annual Miami-Dade County tax bill. The O&M portion covers the daily administration and operational needs of the District. We'll revisit this item in a moment, but as discussed at our last meeting, the reflected increases are based on our agreements-ranging from 3% to 7%, depending on the specific contract-and on Board motions, such as the increase for

KW Property Management. Pages 4 to 8 provide a narrative with detailed explanations for each line item in the general fund. The proposed capital reserve budget is on page 9, and pages 10 to 20 cover the debt service fund.

As the Board is aware, this is the second component of your Non-Ad Valorem Assessments, which covers payments for the Series 2016, 2017, 2018A1 and A2, 2020, and 2021 bonds. Both the principal and interest payments for these bonds are fixed amounts over a 30-year period. The amortization schedules for each bond series are provided in the following pages: Series Bonds 2016 is on page 11, and the maturity date is May 1, 2036, the Bonds Series 2017 is on page 13, and the maturity date is May 1, 2039, also the Series Bonds 2018A1 & A2 are on page 15, and the maturity date is November 1, 2048. Now, the amortization schedule for Series Bonds 2020 is on page 18, and the maturity date is May 1, 2050, and the last ones are the Series Bonds 2021, which are on page 20, and the maturity date is December 1, 2051. Unless there are any questions about these schedules, please refer to the last page, page 21, which provides a Non-Ad Valorem Assessment comparison. This chart shows the proposed annual assessment for the upcoming fiscal year compared to the prior year. As you can see, there are no increases or decreases-the assessment remains the same as proposed for fiscal year 2025. If there are no further questions, we can move on to Resolution #2025-07, which approves the proposed fiscal year 2026 budget. The District is required to adopt this operation and maintenance budget annually and transmit it to the Clerk of the Board of County Commissioners in Miami-Dade County by June 15th. We must also set a public hearing at least 60 days from today to allow residents the opportunity to provide comments or ask questions. Our next meeting is scheduled for June 10th, which satisfies the 60-day requirement, as June 7th would mark exactly 60 days from today. Alternatively, we could hold the hearing on July 8th if the Board prefers to allow more time for public input. Typically, when there is no increase in assessments, we adhere to the 60-day schedule. If the Board is comfortable with June 10th, we can proceed to adopt the proposed fiscal year 2026 budget at that meeting. Please let me know how you would like to proceed.

Mr. Pelaez: That's fine, June 10th.

Ms. Duque: Ok, so I will need a motion, and everybody else is good with June 10th, I just want to make sure we have quorum.

Ms. Calero: Yes.

Ms. Varela-Medina: June, I will be here, July probably not.

Ms. Duque: I will need a motion from the Board to consider resolution #2025-07 approving the proposed fiscal year 2026 budget and setting the public hearing for June 10th at the Silver Palms by Lennar Clubhouse, 23770 SW 115th Avenue, Miami, Florida 33032 at 6:30 p.m.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, Resolution #2025-07 approving the proposed Fiscal Year Budget and setting the Public Hearing on June 10, 2025 at 6:30 p.m. at 23770 SW 115th Avenue, Miami, Floria was approved.

FOURTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Mr. Cochran: Yes, I do not have anything specific to report other than we're still working on those agreements with the janitorial service and KW which takes effect in October, the new fiscal year, so I should have those for the next meeting just so they're in place and ready to go but, that's all I have unless anyone has any questions.

Ms. Duque: Thank you, Scott. Do I have any questions from the Board?

B. Engineer

Ms. Duque: Not hearing any, I do not have any additional reports to present under the engineer's report.

C. Club - Monthly Report

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

Ms. Mendoza: Yes, so for the clubhouse report, as we do every month we continue to just do certain maintenance around the clubhouse. For this month we were able to go ahead, and I'm not sure if you guys have noticed, we upgraded the water stations in the lobby area, given that it's a frequent usage we were able to get bigger ones and something more appealing to the lobby area, so a lot of residents actually they are very happy and they've given us good feedback on them. Another upgrade that we did was the vending machine that the clubhouse had right here next to the grand room, I'm not sure if any of

you guys have taken a look at that them. They are a more modern upgrade, they have Coke-A-Cola, and I'm not sure if anyone is a favorite of Coke-A-Cola over Pepsi but, they've been upgraded and as well as they are ADA compliant, so that's definitely a plus for the clubhouse. Other than that, we continue to do our preventative maintenance when it comes to the pool service.

Ms. Duque: Jennifer, sorry to interrupt-regarding the vending machine, please make sure the vendor sends us all necessary documentation so the attorney and I can work on the agreement.

Ms. Mendoza: Ok, perfect.

Ms. Duque: All of those agreements were assigned when the clubhouse was purchased, so I want to ensure that if we are changing any equipment, our agreements are updated accordingly.

Ms. Mendoza: Ok, perfect, I'll go ahead and I'll send that over to you. So, other than that, just regular preventative maintenance. Another upgrade that we would like to do and I actually would like to present to the Board, it's not included in the package but, I want to just pass it out, it's upgrading the basketball backboard in the basketball area and I'm not sure if any of you have noticed it. So, I've given you guys two proposals from two different vendors that provided us a quote, so towards the end you guys will see a picture of the current backboard, which is falling apart, and it's turning yellow, given the time that it's been up there with the sun exposure, so we want to be able to go ahead and try to upgrade that and get a new one. So, I have two different vendors that provided me with a quote for an acrylic basketball backboard which acrylic will be a more sustainable, more durable material for the type of usage that we have. It would not turn yellow, as a polycarbonate backboard would and again, it's a common material for a community clubhouse or any type of outdoor usage that's not supervised as we have here in the clubhouse. So, the difference in pricing for the first one Sylmac will give us a backboard for $4,959 and it does include removal and installation of the backboard, so it would be two backboards and two rims with a net. Then Playground Services vendor, their price came out to $5,200 also including the removal and installation. So, both vendors I did a little bit of research online, they're local vendors, they have good reviews doing this type of work.

Ms. Duque: Just for the record, Terry Glynn from our office has joined us on the phone.

Ms. Mendoza: So, these were the two vendors I found to be able to present to you guys

Mr. Pelaez: Those are numbers you gave us before the tax, right? I didn't really look at it closely but, there's tax on there but, you just gave us the numbers without the tax.

Ms. Mendoza: Correct.

Ms. Duque: .Jennifer, just a heads up-the Sylmac Sports invoice doesn't show any taxes, so I'm not sure if they're included or not.

Ms. Mendoza: Correct, and this one has the tax on it so I would have to ask them to remove it but, I'm giving you the price without the tax, so $4,000 plus that $1,200 for installation from Playground Services will be $5,200.

Mr. Pelaez: So, it's apples to apples, it's just that there's a difference in price, allowing $300.

Ms. Mendoza: Yes, correct.

Ms. Duque: Any preference Jennifer?

Ms. Mendoza: I mean both vendors again, have really good reviews, they were very knowledgeable and helpful, they asked me to get them the most accurate measurements of the backboard and everything so really, right now it comes down to really more about the price.

Ms. Duque: And Playground Services is the current vendor, right?

Ms. Mendoza: No, we don't have a current vendor.

Ms. Duque: But I think you have used them in the past, Playground Services.

Mr. Pelaez: They did something.

Ms. Duque: Yes, they did something here.

Ms. Mendoza: They did, ok.

Ms. Varela-Medina: How old are the basketball hoops? Since the beginning?

Mr. Duque: No. we replaced them already.

Mr. Pelaez: They're like 3 years, give or take.

Ms. Mendoza: But remember what we currently have is the polycarbonate, so that one is prone to turn yellow, so they're in bad condition, and so they're no longer functionable but, when it comes to the color. (inaudible comment) compared to the acrylic one that I'm presenting.

Ms. Calero: What warranty does Playground Services offer, I see the one for Simula.

Ms. Mendoza: So, they both offer the same warranty which is the limited warranty, that one basically covers, if there's any damage they will cover the repair or replacement if there's any damage to the backboard or the rim if it comes from a proper usage of the equipment. So, if they're playing basketball and they happen to throw the ball or there's some type of damage it will cover it but, now if it's the rim or the backboard breaks because somebody dunked a basket and they're hanging on it for a long period of time, that's not covered under the warranty.

Mr. Pelaez: So, this material we have now is less expensive and doesn't last as long, so it's kind of like a little bit of an upgrade and hopefully it will last for at least 5 years.

Ms. Varela-Medina: But there's no guarantee that it will not change color or anything.

Ms. Mendoza: Acrylic is not meant to discolor and they advise that acrylic is UV resistant, so it should not turn yellow.

Ms. Varela-Medina: Ok.

Mr. Pelaez: You would really have to go for like glass but, you can't use glass out there, so this is like the next best thing. Now were are they both located, one is in Hallandale?

Ms. Mendoza: So, Sylmac Sports is located in Hallandale and Playground Services they are located down here in Miami.

Mr. Pelaez: And which one was less expensive?

Ms. Mendoza: Sylmac which is the one in Hallandale. So, the way that they will do it is the backboards will be delivered by a third-party company, and once they have been delivered then either company will send someone out to remove the backboard and install. Installation will probably be a day or two after the delivery.

Ms. Varela-Medina: And then when everything is done they take everything else away?

Ms. Mendoza: They'll be able to discard it or we're able to discard it.

Ms. Duque: So, do I have direction from the Board? Would you like to motion?

Mr. Pelaez: The cheaper one is what the goal is because we don't have any preference on either of the companies.

Ms. Varela-Medina: Right but, they're both acrylic.

Mr. Pelaez: Right, so a backboard is a backboard, and it's pretty close, I mean they're only $300 off is that correct?

Ms. Mendoza: Yes.

Mr. Pelaez: So, I agree with going with the cheaper one.

Ms. Duque: Ok, so I will need a motion from the Board to approve Sylmac Sports for the acrylic basketball backboard in the amount of $4,959.

On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, accepting the proposal from Sylmac Sports for the acrylic basketball backboards in the amount of $4,959 was approved.

Ms. Mendoza: So, I do have one more thing, so Mauricio asked me to look into installing a EV charging station at the clubhouse as an additional added amenity to the community. So, I went ahead and we talked to multiple companies and this is a company that came about and there were other ones we requested a proposal from just to try to get numbers which seem very similar to Blink, and Blink is a company in other condos that are in the Brickell downtown area. So, the cost to install a charging station it would be one system with two charging stations for two vehicles would be around $34,759.95. This includes both the electrical installation and the device, with that it also includes a yearly cost for the network service of Blink to be able to go ahead and work with them through an App System, and I don't know if this is something that you guys want to do as a free service to the residents to connect to the chargers, or if there would be a charge associated to charging your electric vehicle.

Mr. Pelaez: And that was the initial goal of having the revenue as well, part of this is because we have to recoup the costs.

Ms. Mendoza: Correct, yes, so it would be basically, they will give me a cost, they're planning to give me a cost analysis on basically what is the average charge, or what could be charged, to be able to see exactly what the revenue would look like based on the charging costs when a vehicle gets connected to it.

Mr. Pelaez: But I'd also like to see the cost without the electrical and then for you to work with Chandler and our electrician to see what the cost of them doing the electrical,

they know the clubhouse, they do everything because this company is going to sub it out to another company anyway which is going to be a lot more expensive than us doing it. So, I think the machine itself was $7,200, and let's just say we're at $10,000 or $12,000 for the charger, but then if we remove some of these other costs we're going to have a significant savings.

Ms. Mendoza: Ok.

Ms. Calero: Do you need a permit for that?

Ms. Duque: Yes, and it's important to mention that the cost does not include city permits.

Ms. Mendoza: It doesn't include those fees but, it does include like them getting an engineer out here and drawings and submitting the cost.

Ms. Duque: Yes, just the permit.

Ms. Mendoza: We have reached out to another company, they didn't provided an official estimate but, they did mention roughly if you were just to do the system alone it would be about $17,000 and then electrical itself would be about $20,000, so it would be about $17,000 for the system itself, and if you like I can reach out to Chandler to be able to go ahead and try and get a cost for that and the electrician.

Ms. Calero: I think it's a good idea to explore it that's where everyone is headed, I know at my job they have several, and at my husband's job they have a number of them as well, so it definitely is where we're headed. My on concern obviously is the cost but, also let's think about we're getting one for a community of 1,700 homes so we would have to think about policies and procedures for the use of that and the abuse of it in case some residents just leave their cars overnight, how are we going to implement a process that will be fair for everyone with one machine, and let's just think about that before we invest.

Mr. Pelaez: So, the goal is going to be one charger with two stations, the infrastructure with electrical to add another station if we need, so two people can charge but, the cost to the resident starts as soon as they pull in and start charging, if they leave it plugged in all night, it's just going to charge the entire night and we're going to make revenue on that entire night. So, the goal is, and all the charging stations once you plug in, you want to be out of there as quickly as possible.

Ms. Duque: Right.

Ms. Calero: A lot of people can be very confused and I can see people coming and saying, oh I didn't know, I'm just saying because they'll be asking where, and that's it we don't have the right policies and procedures people will abuse it and say, well, I didn't know, or it's new.

Mr. Pelaez: And the car does tell you when you plug it in you have to accept the terms and the rates and all of that too on the charger but, there's going to be multiple layers on making sure they know how to do the charge for it.

Ms. Mendoza: And the company also explained like for those vehicles that are abusing it or are there for longer than their allowed time, because I know at certain places they have a restriction that you can only have it charging for 1 hour, so they have a maximum amount, they mentioned that you can actually put a limit on, so if someone abuses it or it exceeds the allowed time the rate actually goes higher. So, if they're paying $4.00 now they're going to pay $5.00 or $6.00, more because they've exceeded the timeframe so, there are definitely ways to be able to implement those restrictions. They mentioned that you can go ahead and you can put a pin, so not everyone connects to it, and you only chose residents to connect to it such as anyone outside of the community, so definitely they advised us they have options to be able to go ahead and accommodate to the needs of the customer.

Mr. Cochran: I was just going to ask, do they provide like maintenance service or on call service? I mean I have an EV and I know sometimes you go to places and one or two of them are down, so some of them are better than others about maintaining them and making sure that all the bays are fully functional but, I'm assuming there's an additional cost components of that or unless it's included in like some kind of monitoring or maintenance.

Ms. Mendoza: So, if we do, with Blink you pay a yearly cost of $480 but, that yearly cost does cover and IT service or troubleshooting if anyone has an issue with the system or the application, they'll be able to go ahead and do that, or the customer still has an issue with the troubleshooting, they're able to call in, that's what the yearly service covers.

Mr. Cochran: I mean more like damage to the equipment, like sometimes the prongs aren't working or something like that, or renders it non-functional, that's kind of what I mean.

Mr. Mendoza: So, for this specific company they provide a 1 year warranty period when it comes to any type of damage, anything after that, they would have to charge, if it's not covered they can assess it to see if it's something that perhaps they could fit under the warranty or the extended warranty but, normally it's the 1 year warranty, any damage to anything after that would be at the cost of the CDD. They don't perceive any damages and again, they sell the equipment, they guarantee that the equipment is meant to last for multiple years.

Mr. Pelaez: So, I think it's just for the idea, I think like over the coming months we need to look at the electrical there's lease programs where you share the revenue and you don't pay for the installation of the actual charger, the electrical still, so that's an option too. So, I think some more research needs to be done, it's very preliminary right now but, you were able to get all that information back and start from there and then make a decision, at least we have to have all that information to be able to make the correct decision.

Ms. Duque: Correct, yes.

Ms. Mendoza: Ok, so I'll bring this back for the next meeting.

Ms. Duque: Thank you Jennifer.

Ms. Mendoza: Then just need to end the report, I've added a few pictures from our recent community events that we had during the month of March, which we had a few. We had multiple ones that we did in the lobby area, following by our spring break, we went ahead with the assistance of the HOA, we gave out a few things to the residents and the family during those days, Monday through Friday, and then with that we just have the announcement that we have the Easter event coming up this Saturday which we're all looking forward to, it's going to be one of our bigger ones. That's it, that's all I have.

Ms. Duque: Thank you so much, Jennifer.

Ms. Mendoza: Thank you.

Ms. Duque: Are there any questions for Jennifer?

Ms. Duque: Not hearing any questions, before we move on to the field manager's report, I'd like to acknowledge that we have two residents joining us at today's meeting. Jennifer, I'll turn it over to you to explain to the Board what has taken place. This matter relates to the CDD because the concern involves guest parking spaces, which is why it's being presented to the Board today. Jennifer, please go ahead and update the Board on the situation.

Ms. Mendoza: Yes, so Brenda and Migdalia are homeowners within the community, they brought up to our attention that they have been receiving some violations stickers on their vehicles and that came about because they were parking their vehicles in the guest parking station. So, the reason that they advised us that they were parking their vehicles in the guest parking station is because they don't have sufficient space in their driveway area of their homes, so they've been parking their vehicles there. So, as you guys can remember, the community has guest parking stations throughout the community, those parking stations have several rules and one of those is that residents are not allowed to park in the guest parking station, and any other vehicles such as guest vehicles cannot exceed a 12 hour parking limit. So, as a resident they violated any other regulations, aside from any other ones that have been put in place, that counts as a violation and does apply as an enforceable regulation in that area, and I think you remember that the District and the association have an agreement that the association enforces those rules and set in place by the District for those guest parking stations.

Ms. Calero: Are those are owned by the CDD and enforced by the association?

Ms. Duque: Correct.

Ms. Mendoza: Yes.

Ms. Duque: As Jennifer mentioned, we currently have an agreement in place, and the Board of Supervisors went through a rulemaking process where we adopted the same set of rules and regulations that are in your HOA's bylaws. There were no changes-essentially, we mirrored the HOA rules that could also apply to the CDD. After adopting these rules, the CDD entered into an agreement with the HOA, allowing the HOA to enforce them on the CDD's behalf, since the CDD itself does not have enforcement authority. Now, the residents have requested a change to these rules-specifically, to extend the current 12-hour parking limit to at least 24 hours for guest parking. Before the Board discusses this further, let's hear directly from the residents about their request. Please state your name for the record.

A resident: Yes, hi my name is Brenda and I've been living here for a while, I have never seen those By Laws implemented until a month ago. I think it's insane because I have townhouse, I only have a space for 2 cars. (inaudible comment) If I want to park behind my two cars I block the sidewalk. (inaudible comment) So, it doesn't matter I got the sticker and those are really sticky, there's glue on my window, and I don't have any

other space to park. (inaudible comment) I don't know why we can't do the same thing and come to you for an agreement as the residents. (inaudible comment) Why don't you have an agreement like that?

Ms. Duque: Brenda, sorry to interrupt-just to clarify, are you only allowed to park two cars? Also, do you have a garage?

A resident: I do but, it's full. (inaudible comment) I don't think it's fair and we all have to be fair. (inaudible comment)

Ms. Duque: Thank you Brenda. I appreciate your comments, Migdalia, do you have additional comments to the Board?

A resident: Yes. (inaudible comment)

Ms. Duque: Just to state for the record, Migdalia, this meeting is being conducted in English, and not all members of the Board of Supervisors speak Spanish. However, if you'd like to make your statement, I will do my best to translate and relay your comments to the Board.

A resident: Yes. (Comments were provided in Spanish)

Ms. Duque: To echo Brenda's point, some townhomes have breaks in front of the sidewalk that allow for additional parking between the sidewalk and the main road. However, other townhomes don't have this area, so their residents don't have the same parking options as others who can park in that space.

A resident: (Comments were provided in Spanish)

Ms. Duque: To summarize her comments, she mentioned that there are only five parking spaces near their area, and she believes at least one should be designated as a handicapped spot. These are the only spaces close to her property, so she also has to wake up early each morning to move her car to another location.

A resident: (Comments were provided in Spanish)

Ms. Duque: Once again, she's expressing a similar concern: during the day, those parking spaces are available, and most residents use them at night. She mentioned that she received a parking sticker even though she was only parked there for 30 minutes.

A resident: (Comments were provided in Spanish)

Ms. Duque: To summarize, your concern is that guest parking is currently limited to 12 hours, so visitors can only stay for that period. However, my understanding is that

residents can contact the HOA to request special accommodations or extensions for guest parking if needed-is that correct?

Ms. Mendoza: To exceed the 12 hours for guests?

Ms. Duque: Yes.

Ms. Mendoza: Yes, if they come and tell us, hey you know I have a guest at my house and they're going to be staying over the weekend or for 48 hours or for various reasons, so we are able to accommodate on case by case basis for that but, a resident parking in that guest parking station whether they don't exceed or they exceed the 12 hours, it's still a violation of the rules because they are a resident. So, whether it's 12 or 24 hours being able to park, it's still violating the residents being allowed there, the association By Laws say no residents can park in any guest parking stations.

Ms. Duque: Ok, so I need direction from the Board how would you like to move forward with this?

Mr. Pelaez: So, when Lennar created these townhouses, their view was to try to have 3 spots, which is 2 plus the garage. The challenge is that a lot of people don't want to park in the garage, so that limits it now to 2. Then we have 1,700 homes, so even if we make those spots permanent spots, we're going to deal with, now the residents are going to claim that there's no enough spots for all the residents that want to be able to park their 3 cars, and then they're going to complain that there's not guest spots, so we go back to the exact same thing that we're dealing with in terms of the parking issues. The residents that have 5 spots by their building, they're going to see it more because it's right next to their building but, some people use if for guest parking as well when people have guests or when they have get togethers and then they park there and then they walk to their units, so it's going to be a challenge regardless. So, that's why I'm saying when Lennar created this saying ok you have a garage and you have your parking spots, and again, not every car is a big car type of thing, especially if it's a single garage, versus a big door, but that was Lennar's thinking behind it. I think the townhouses make it tough because I guess they have more people over and their driveway is small but, there's regardless even with those spots because there's not enough spots for 1,700 homes, and when they open it up for permanent resident parking then other residents are just going to want to use their driveway open and then park in those spots and then they have their driveway open, so

we're going to start dealing with that as well because now they know it's open for resident parking and the challenge will continue.

Ms. Calero: I have a question, where is that their housing is located, they mentioned that the front part is not completed?

Ms. Duque: I think that's 240.

Mr. Pelaez: And it's not like we can build a parking lot, I mean most of it is Miami-Dade parks, so we don't have an area for parking and even if we created something for 10 extra spots that's not going to make a difference in 1,700 homes, so parking will always be a challenge but, we also need to have guest parking.

Ms. Duque: Anyone else, any other comments from the Board?

Ms. Mendez: I'm on board with Mauricio, I think that it's just trying to put a band aid but, it's creating another situation that if you look at it in the broad spectrum, how do you justify that having guest parking but, you can justify having rules that residents have to follow. We didn't build the community, this is what we have and we need to try to work with it and it has to be for the overall of everybody not just a group. Maybe there's enough for me, if I lived there and only had one car, but I'm not the only one that matters in this instance, so that's a tough one.

Ms. Duque: Anybody else?

Ms. Varela-Medina: I'm in agreement with him.

Ms. Macias: They have to register their cars and making sure they belong to the resident and not just their cars, you're just opening it up to anyone to park there.

Ms. Duque: Ok, so I think I don't have any direction from the Board, the rules will stay the same, is that what I'm hearing back from the Board?

Mr. Pelaez: Yes.

Ms. Duque: I have a decision from the Board: the current rules will remain unchanged. Residents are expected to comply with these established rules and regulations. To be clear, enforcement is handled by your HOA, and these rules are the same as those outlined in your HOA's bylaws, which every resident receives when they purchase their home. Brenda, I understand your concerns, but you've already had your opportunity to speak, and the Board has provided direction on this matter.

D. Field Manager - Monthly Report

Ms. Duque: Let's move forward then to our next item, which is the field manager report, Jesus go ahead.

Mr. Lorenzo: Yes, so moving on, does anybody have any questions regarding the field report? Ok, so we have Terry on the line, and Terry can you hear us?

Mr. Glynn: Yes, sir, loud and clear.

Mr. Lorenzo: Thank you. So, if we move on to pages 70 in your agenda packages, you'll see pictures for bahia and cytra blue at 118th Place and 236th median, we had discussed at the last meeting not to make a decision on which one to choose, and we invited Terry who is going to give us his opinion on which route to take with replacement on the turf, and like we mentioned, we're just going to revisit the matter, and eventually we're going to need to replace the turf at the parks because they're in fact infected with the mosaic virus. It obviously shows more in the winter because it's dormant during the summer months and when it's raining you'll see it greener because of the weeds, so this is just a trial area and this is why we brought the BrightView estimates for cytra blue and bahia grass. So, does the Board have any questions, I know Mauricio had some questions regarding the turf.

Mr. Pelaez: I just wanted to see if Terry could fill the rest of the Board in because I know we had a meeting probably at least a year or a year and a half ago about the different grasses so that way he could educate them a little bit more, and I'll get refreshed too because I can't remember but, just on the differences and how the virus affects certain ones and the color and so forth.

Mr. Glynn: Absolutely, thanks for inviting me. Yes, I think about a year, I think just over a year ago we got together with Nick and Damian about the maintenance, raising the mower deck, doing a different protocol as far as maintenance of these areas that are affected with the mosaic virus. Currently, there are no treatments for the mosaic virus, although we have been doing a bunch of things to try to see if there's any type of treatment to stall the mosaic virus from damaging St. Augustine grass, it mainly affects the other turf. A lot of Districts and lot of areas that have this mosaic virus have stopped using St. Augustine turf altogether because that is easily spread by either foot traffic, mowers, or other various ways, so if it's wet and you carry it on the soles of your shoes and that's how it's spread in a lot of areas, foot traffic, mowers, vehicles. So, we have discussed trying to bring in this new turf it's called cytra blue, and it does not look exactly like the current St.

Augustine, and so there's a kind of mix of these from a bunch of people of whether they like the cytra blue, and it's quite a bit more expensive and the pallets are smaller pallets than the traditional St. Augustine kind. So, we have looked at using a different technique in park areas because first of all you have a lot more foot traffic and we had thought about possibly bringing in bahia and I know some Districts in some areas have done that with success, the drawback to bahia is that sometimes and in certain times of the year it does go dormant and it changes to a different color. It is currently unaffected by the mosaic virus and we have not had any issues with it being affected, so I believe we had requested Nick and Damian to get two quotes, one for cytra blue and one for bahia, and yes, they're here. So, the bahia is a lot more durable to the foot traffic currently, so basically the two options currently there are, and I'm not sure how long in the future the cytra blue is available, I understand there's a quota going on because so many people are trying to put it in right now. So, that's basically where we sit, BrightView has been really good about trying to follow the protocol about raising up the mower deck, making sure that they're cutting those areas last or using separate mowers for it. When Jesus and I met with Nick, I talked him about what he was doing and it sounds like he's following everything that we had agreed to at that meeting about a year ago, so that's where we are right now. Are there any questions?

Ms. Duque: No questions from the Board, is there any direction?

Mr. Pelaez: So, you said the one that's not really affect by it right now is the bahia?

Mr. Glynn: Correct, and it's also more bang for your buck, so to speak, the pallet has more square footage on it, and it's cost to $100 less expensive per pallet, I think it's like $250 a pallet for the cytra blue and usually $150 for the bahia what they're charging here. So, one is $169 a pallet for the bahia and $224 for the cytra blue, and like I said, cytra blue has I think about 50 less square feet per pallet, so my recommendation at the moment if you want to give this a try and see how it looks and how the residents like it for the park area, because the small amount of cytra blue that has gone in, I've gotten feedback on other properties that they're not necessarily liking it because it is a different blade structure than the ends of the St. Augustine, so those are the two options, on an area that you have foot traffic I would recommend at this time maybe you give the bahia a try.

Ms. Varela-Medina: Ok.

Ms. Duque: And how much is that total cost for the bahia?

Mr. Lorenzo: The bahia is $8,468.09.

Ms. Duque: Ok.

Mr. Pelaez: I agree with Terry I think we should give it a try with the bahia as well.

Ms. Duque: Ok, so I guess I have a motion made by Julie and seconded by Mauricio to move forward with the bahia grass in the amount of $8,468.09.

On MOTION by Ms. Varela-Medina seconded by Mr. Pelaez with all in favor, accepting the proposal from BrightView to remove and install bahia grass in the amount of $8,468.09 was approved.

Ms. Duque: Thank you Terry for the information, I appreciate it.

Mr. Pelaez: Yes, thank you Terry.

Mr. Glynn: Absolutely, I'll stick around in case anybody has any other questions about the mulch or anything like that.

Mr. Pelaez: I appreciate it.

Mr. Lorenzo: So, speaking of mulch we just approved an estimate from BrightView which they completed the work to remove the mulch from that area, and you'll see more details on the next report. Just moving along to the lake report, we didn't receive it in time for this report but, you'll see it in the next one, they seemed to have switched technicians, so I did get the information, it just wasn't at the time I submitted this report, so you'll see that in the next report.

Ms. Varela-Medina: I have a question, when I just came down, I past the little lake on the 236th and 117th, there was something floating in there, I don't know.

Mr. Lorenzo: I'll take a look.

Ms. Duque. That is part of your irrigation system, if it's looks like a white pipe.

Ms. Varela-Medina: Yes, correct.

Ms. Duque: That's part of your irrigation system.

Mr. Lorenzo: And usually at the tip where the suction of the water is, they have a fake duck, that keeps it afloat.

Ms. Varela-Medina: Oh, I didn't see that.

Ms. Duque: That one doesn't have the duck but, yes, it's just part of your irrigation system, and when the water is low you can see it, you notice it more.

Mr. Lorenzo: Chic is working on some electrical repairs at the entrance with Jordon, changing the color, changing lights, and you'll see that on page 79 with some bulbs with the sconces.

Mr. Pelaez: And those have a remote.

Mr. Lorenzo: A remote?

Mr. Pelaez: It was in the email.

Mr. Lorenzo: Yes. Good news, usually they have them on the App.

Mr. Pelaez: Yes, we have an App in the front currently and we have a remote in the back but, if somebody needs to go change it and doesn't have the App, or know how to use the App, then they can't change it, so it's like there are two people that know how to use the front lights.

Mr. Lorenzo: Ok. Good news the termites have not returned at the pergola at the entrances so that's good news, and you'll see pictures of that on page 80. We working on the FPL lights on 239th Lane which is on page 81, and then I have a proposal here from Chic regarding the lamppost project for the roundabout. This is just preliminary numbers and their assessment, he's been working with the electrician, and just to kind of go over it. The scope of work is there, this is per their expertise and what they think is going to work, we still need to get an engineer involved which is something that is not included in this proposal, you'll see the price on page 2, it's $72,450 for the work, and that would be installing eight 6" fiberglass poles with the same style you see on page 3 of this package. I don't know that we're tied to this exact design but, that's something that we can discuss if that's something you want to change or modify or keep as-is. We do need to get the engineer involved as well to get the drawings and permitting, so those are things just to keep in mind. There's nothing to make a decision on today, it's just something to start talking about and for us to continue to do research on.

Mr. Pelaez: So, I think we need to have some type of direction if we're interested in moving forward because at some point getting deep into the research like to get an engineer maybe they have to start and get his cost involved, so I think we have to have some direction on where we're going with this project, so that way we don't spin everybody's wheels or invest in something that we're not going to do. So, that was the

idea of having the preliminary numbers, so I think it's very dark in that circle when you're driving by and people are walking there at night, so I think it's an expensive project that we've been talking about for a couple of years that we've been looking at the numbers to make sure we could pay for it, and I think it's a good project to move forward with.

Ms. Varela-Medina: I think so too, it is really dark in that area.

Mr. Pelaez: So, I think if the electrical is done, when we do this we can also use it for holiday lights as well, because now we'll have enough power out there to really do whatever we want in that circle as well.

Ms. Varela-Medina: And if we started that project, how long will it take to fix it?

Mr. Pelaez: I think it should take at least 3 months.

Mr. Lorenzo: The work itself may take about 3 or 4 months, I will let Chic say, or at least let me know what he expects but, I think the next step is to get the engineer involved to get the plans to make sure one, yes I agree with what your idea is for this project, and making sure that everything is in line and then the permitting process because we're subject to whatever that takes.

Ms. Varela-Medina: But once they have the permits and all of that?

Mr. Lorenzo: The work itself, I don't think is going to take that long, we've done it somewhere else, it's just they're not sure if they're going to be able to come under the asphalt or they're going to have to break the asphalt, and we won't know until they also mark the area and this is something that we did at another nearby community and we had to cut through the asphalt. It's something that they can deal with but, we just have to know what we're dealing with once they mark the area as well, that's another thing that we have to do because even there it's a little challenging because of all the pipes and cables coming through.

Mr. Pelaez: So, they can't bore it.

Ms. Duque: There's the sewer system, there's utilities.

Mr. Lorenzo: Right, and we won't know until they mark it.

Ms. Calero: And the trees that are in the area, they will put the poles I guess not so close to some of these trees that I see the markings on?

Mr. Lorenzo: That's a good question.

Ms. Calero: Because I'm just thinking that's the same thing we deal with now, we have all these lights around the community but the trees are hovering over it so it still

makes it dark when we're walking, so then you would need maintenance to make sure the light is bright enough for people to walk.

Mr. Lorenzo: Well, another thing, and the reason why FPL didn't want to undertake this project was because they had limited access with their bucket trucks because of the amount of trees. So, maybe not necessarily the trees in the middle but, you have bismarcks that go all around the ground bottoms so that maybe something that we need to tackle in conjunction with this project just for in the future, maybe not right away but, the thing about these poles is they're going to be hurricane proof and wind resistant.

Ms. Calero: So, there's an opportunity, or not really an opportunity but there may be an instance where we have to pay more just to break through the asphalt, or we have to remove trees.

Mr. Lorenzo: Not necessarily, it just might change the scope of work, it might increase a couple of thousand, I don't know the exact numbers that it would increase but, it shouldn't be too much if they have to repair the asphalt, the amount of asphalt they need to cut is maybe a couple of feet and that is I want to say 18" or 2', maybe less.

Ms. Mendez: The amount of light poles, was that a recommendation based on the area that it needs to cover?

Mr. Lorenzo: Correct.

Mr. Pelaez: There was really two discussion that happened, when it's done that's also analyzed, so we had first thought about putting one light per quadrant, just to light up these four, then we had talked about putting the light here because then it would light up the sidewalk as well. We talked about putting 4 big posts in the quadrant and then some small little lights for the sidewalks, so those are all part of engineering, and they're going to be analyzing all of that, so it was kind of a rough little idea but, that doesn't mean that the poles are going to go there.

Mr. Lorenzo: It's just a rough draft of what the project is going to entail based on the professionals who actually do the work but, we still need the engineer to say, no, you need more of a lumens, you need less of a lumens, we don't know.

Ms. Duque: That cost was already included in the price. If we can avoid using external posts, which could be challenging due to the existing trees, it might be worth exploring other options that are lower in height or have a smaller diameter, but still provide adequate lighting. This could be a more beneficial solution.

Mr. Lorenzo: And for what you guys need, you guys need actual light poles, and if FPL were going to do the project they could only put the bollards, and the bollards are not going to be enough light, so that's why we're doing it through you guys, through the CDD instead of using FPL.

Ms. Calero: If we were to use FPL, not that it's an option, is that still a cost?

Mr. Lorenzo: Right, it would still be a cost, it would just be a different process, and it would be a different project because they would be handling the project not you guys.

Mr. Pelaez: So, really ultimately getting the electrical out there is the biggest challenge, then 6 poles or 10 poles, at that point it doesn't really matter.

Mr. Lorenzo: Right, correct, so I wouldn't get married to the numbers but, something to understand what it might cost. If nobody has any other questions, there was a request from the HOA regarding a homeowner I guess that was reaching out the HOA regarding fleas and ticks in the mailbox area because of the stray cats, they had asked if we could get a proposal to treat our areas which we did, so there's a proposal to treat the area, just the mailbox areas or this mailbox part on 112th. He recommends two services, I don't think I should pass this out because I don't think there's many details for you to see but, it's $830 for the first service and then he recommends a second service, and this is from BrightView for $439, so another $440 but, he said, and this is something that Juliana brought up, if we're only treating our area it's not going to be as effective, so I think it would be something that the HOA would also have to treat their area as well for it to be worth the cost based on their experience.

Mr. Pelaez: I think that's just like treating it just to say we did it.

Ms. Duque: Right, that we did something.

Mr. Lorenzo: Now, they didn't find, he inspected the area, they didn't find any fleas, they didn't find anything.

Ms. Duque: Right because they live on the host, and ticks die off when they're off the host.

Mr. Lorenzo: Right, so we did receive a video from one of the residents walking their dog.

Ms. Calero: But they could have gotten those ticks from anywhere.

Mr. Lorenzo: Correct.

Ms. Calero: Not at the mailbox.

Mr. Lorenzo: The good news is I haven't seen any cats there, there hasn't been any food there, no feedings and that's been for quite some time now. So, I just wanted to bring that to your attention, and I guess we can discuss it if you have any questions, or if there is any direction right now. I have nothing else to report unless anybody has any questions for me.

Ms. Duque: Are there any questions for Jesus? No.

E) CDD Manager

Ms. Duque: Under manager's report, I do not have anything additional to report unless there are any questions from the Board.

FIFTH 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 the 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. Just for the record, the Board is still reviewing the financials.

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

SIXTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque Are there any Supervisor's requests? None. Are there any audience comments?

SEVENTH ORDER OF BUSINESS Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman