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MINUTES OF MEETING
PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Palm Glades Community Development District was held on Tuesday, June 16, 2026, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Juan Alvarez	District Engineer (by phone)
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager
Wendell (Chic) Chandler	Chandler Contractors
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.

SECOND ORDER OF BUSINESS — Approval of Minutes of the May 12, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the May 12, 2026, meeting beginning on page 5 of your agenda. Are there any additions, corrections or deletions to the minutes? If there is none, a motion to approve them will take place.

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> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, the Minutes of the May 12, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Duque: The next item is the public hearing to consider the adoption of the fiscal year 2027 budget starting on page 26 of your agenda. At this time, I will ask for a motion to open the public hearing.

> On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Ms. Duque: Let's move forward with public comment and discussion. Before we do, I would like to note for the residents present today and those joining by phone that the budget has already been presented to the Board of Supervisors and previously discussed. The proposed budget is being brought to today's meeting for adoption. Because we have residents in attendance, I would like to walk through the proposed fiscal year 2027 budget and give a general overview before we move into discussion. The total proposed fund revenues are $3,045,522, up from $2,853,261 in the current year. The primary driver of this increase is the non-ad valorem assessments on the tax roll, which increase from $2,585,061 to $2,990,022. On the revenue side, the District's main source of funding for operations is the special assessments on the tax roll, which reflect higher per-unit operation and maintenance assessments shown at the bottom of page 30 of your agenda package. For the original single-family and multi-family phases, the annual operations assessment increases from $1,537.14 to $1,778.70 per unit. For the annexed area, which includes the single-family units adjacent to the clubhouse, the annual operations assessment increases from $1,045.65 to $1,178.29 per unit. Interest income is budgeted conservatively and is essentially flat compared to the current year. The carryforward surplus, which represents unused funds from the prior year, is not being relied upon to fund fiscal year 2027 operations, which is one of the reasons you see an increase in the assessments. On the administrative side, I would like to highlight for residents that the

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largest administrative line items are management fees, attorney, trustee fees, the annual audit, insurance, and engineering. These amounts reflect the District's existing agreements and contracts. Under field expenditures, the total projected amount for landscape maintenance remains unchanged. There is a slight increase in porter services from $79,000 to $82,000. The landscape service contract was discussed by the Board, and the services had not been adjusted for several years. Under amenity and clubhouse/recreation, total expenditures are proposed at $1,080,241, which is essentially flat compared to the projected $1,077,192. A detailed explanation of each line item under administration, field operations, and the club. I will also want to remind residents that the possibility of an increase in the budget has been discussed for several years. In prior years, the Board elected not to increase assessments, but this year, due to inflation and other cost pressures that we are all aware of, the Board discussed and considered the need for an increase. Those factors are the main reasons for the higher assessments be available on the District's website for residents who want to review the budget in more detail. n terms of the impact on assessments, as summarized on page 30, the operations and maintenance assessments per unit for the original 2016 and 2017 phases increase by approximately $241.57 per year. For the annexed area, adjacent to the clubhouse, the annual increase is approximately $132.65 per unit. The budget shows the fiscal year 2026 amounts alongside the fiscal year 2027 amounts so you can compare line by line. We work with projected amounts based on actual expenditures over the past several years. That means the budget reflects what has historically been spent, but it does not guarantee that the full amount will be spent. If less is spent than budgeted, the unspent funds carry forward to the next fiscal year. There are ongoing maintenance needs throughout the District and several vendor agreements where cost increases have been requested. Those contractual and operational factors are another key reason for the budget increase. Before we open the floor to public comment, I would like to explain briefly how today's meeting will proceed. This meeting is conducted in a manner similar to a County Commission meeting: we have an agenda and must follow it. We are now entering the portion of the meeting for public comment and discussion on the budget. Toward the end of the meeting, there will be another opportunity for general public comments, as shown on the agenda. To ensure fairness and allow everyone an opportunity to speak, each speaker will be given up to three minutes to provide comments. We will proceed in order. I understand that we have at

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least one resident who arrived early and indicated a desire to make a statement. If you would, please state your name for the record and then present your comments on the budget to the Board.

A resident: Yes, my question is right now the decision is to increase it. (inaudible comment) so, maybe you can just keep using or whatever we have to do to use the same budget that we have now. (inaudible comment)

Ms. Duque: Thank you for your comments. I would now like to ask if any members of the Board of Supervisors wish to make a statement. Hearing none, are there any additional comments from the residents? Yes, please go ahead.

A resident: Well, I have a couple of questions and it is all in reference to the budget, number one is that the budget was submitted and as you stated and is here for adoption which means that it's already done so no matter what we say, it's not going to change anything but, when the budget was decided upon the residents should have been notified ahead of time before the adoption and not at the adoption, that's concern #1. Then concern #2 is and I forgot his name but, he did explain it to me though, particularly on the maintenance section, and we all know that everybody goes up on their prices, but then as a nonprofit organization for the county, as other vendors who decide to go up on their prices, then you should put that out for bid to see if there's any competitors out there who is willing to keep us at the same budget or better. I'm a pastor of a small church and I have gentleman, when I became pastor his price arbitrarily went up 33% on his price for cutting my grass, and I put it out to bid and I got somebody that did it $50 cheaper than what he was doing, so that should have been taken into consideration before we just go in for adoption. I know that's not going to change anything but, understanding that process is not fair to the people who have live here and have to pay this interest, it's not bad, but nonetheless it's still an increase and so I would petition the Board to notify the residents a lot sooner before adoption so that we have our input. I know I used to be a public council myself, and I understand a lot of times it's done, but it still should be done in all fairness and we live in this community and we have to pay into this CDD and pay it off, and I feel, even with the payment, it was just this is the person who is going to do it, there was no bid process that was taken place, and I'm almost 100% positive sure unless it's a sole source product, it needs to be bid out and make it competitive, and that's at this point my comment.

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Ms. Duque: Thank you for your comment. I'm going to respond to your questions now because I believe it is important to keep the record clear. Scott, I realize I did not mention you when I introduced everyone earlier, so for the record I would like to note that Scott, our District Attorney, is also present today. Regarding your first question about public notice: we follow Chapter 190, Florida Statutes, which requires that our meetings be publicly advertised, and that was done in accordance with the law. We also post our meeting schedule and locations on the District's website, where each of our public meetings is listed. Members of the public may attend any of these meetings, and we have been holding CDD meetings since the District was established, generally on the second Tuesday of each month at 6:30 p.m., unless a particular meeting is cancelled for a specific reason. The proposed budget was presented and discussed at a prior meeting as part of that regular meeting schedule. In addition, because the operation and maintenance assessments are being increased, a mailed notice was sent to all residents explaining the amount of the increase and the reasons for it. That notice also included my office contact information and my contact details, providing another opportunity for residents to reach out with any questions or concerns about the budget.

A resident: Ok.

Ms. Duque: I believe your question goes to the overall approach to the budget, and I do not want to speak on behalf of the Board; however, I can share how we typically handle proposals from vendors. Whenever we receive proposals from firms that are not the District's current vendors, we retain those for future bidding opportunities. This Board has been very diligent about holding vendors accountable, questioning service levels and, when increases are requested, there have been multiple occasions where the Board has declined to approve those increases. These matters have been discussed openly at public meetings. I believe Scott would like to add a comment. Go ahead, Scott.

Mr. Cochran: Yes, I was just going to make a couple of comments. One, just to helps everyone's understanding of the budget process for the District, so there's affectively two phases to it, the District has to approve a proposed budget before June 15th, and what that does is it sets the ceiling for the budget and for the assessments that would be levied in order to pay for the expenses in that budget. So, that happened at least 60 days ago, I can't remember the exact date but, I can look back and find it but, that's kind of the first phase. As Juliana indicated, before that meeting at least a week before that meeting

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there's an agenda for the meeting that shows the Board is going to consider the proposed budget, the proposed budget is included in the agenda package for that meeting which is published on the District's website before the meeting, so that's an opportunity to do that, and I believe in this District there was actually a preliminary discussion even before that meeting. So, then once the District approves the proposed budget, it's just that, it's a proposed budget and it sets the maximum so the ultimate budget that gets adopted can't have any higher expenditure or higher assessments than what's in that proposed budget, it can come down, it just can't go up, and so that's where we're currently at today, they proposed it at least 60 days ago, so then there was a process inbetween and then we had a meeting inbetween, and anyone could have come to the meeting and discussed questions or concerns or whatever about it. Obviously the mail noticed might not have gone out by that point but, it would have been reflected on the District's website and the records and everything. Then tonight is the adoption of what is proposed into the final budget and so what the law requires us to do is do those notices to the owners and to do the publication that we're going to have the public hearing which we're having now about it that allows any interested members of the public to come and comment about it, and the Board members receive those comments before they take action to adopt the final budget. The Board can, like I said, they can go down from what the proposed budget is, they just can't go up, so that's one of the reasons why there's a public hearing to take into account the comments from the public for that meeting. So, I just wanted to address that issue just kind of the process of where we are and the fact that just because it's proposed doesn't mean it's a foregone conclusion necessarily. The other thing I was going to address is the bid process, so there are by the law that governs Community Development Districts there are certain types of contracts that cover certain types of products or services that are required to go through a competitive bidding process. For most types of agreements there's a threshold amount that triggers when they has to go out for formal competitive bidding. When that gets triggered this District goes through the process and when there's a type of agreement that covered by certain requirements for the way that those services are procured the Board does that. So, for example, at the last meeting the Board approved a request for qualifications to go out for a District engineer. We had an existing District engineer but they're looking to see, you know what if we send it out to get proposals what are the engineers going to come back as, so that's an example of the type

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of services where we have to go through that process. For certain other types of agreements the District is not required to do that. Now a lot of time the District, or the Board will want that anyway, even if they're not required to do it they'll ask for multiple bids just to see what the market is. The other thing is too because we're a government entity any contractors that we contract with have to meet certain requirements, they have to have the right licensure, they have to have the right insurance, they have to be able to name the District as an additional insured on their insurance policies, etc., so there are certain restrictions as to who the District can contract with that wouldn't necessarily applied to a private entity, so those are the only clarifications that I was going to add.

Ms. Duque: Thank you Scott. Would any member of the Board of Supervisors like to make any additional comments? Hearing none, I will now ask if anyone from the public wishes to make a comment.

A resident: Yes. (inaudible comment) I don't know all the things in general but, like you guys said $20 a month basically doesn't seem like a lot but, it really is roughly $200,000 increase a year for the services that you guys have listed out seems excessive, yet I don't know exactly how you guys broke everything up, and I touch your judgement (inaudible comment) but I think we all are feeling it, insurance goes, taxes go up, the CDD which I think is not supposed to go up but has gone up.

Ms. Duque: I will explain when you finish your comments, I will explain that.

A resident: Ok, and there's another 10 years on that if I am correct, another 10 years of CDD taxes which they keep increasing every year. (inaudible comment) So, $20 a month doesn't look like a lot but, could also be as I understand it, it could be an increase on wages, it's also $20 a month that could be going to my child's future and savings account, so I just question the number and I haven't looked at everything broken down, so I'm not judging you guys but, I guess it's up to me to do a little bit of due diligence on those numbers. (inaudible comment) When Lennar keeps building around here they should be decreasing those caps instead of increasing them, it seems like we are taking a hit for other developments that are going on when they're also charging them CDD taxes for a number of years.

Ms. Duque: Thank you, I appreciate your comments. Let me address them one by one, and if you have additional questions afterward, I will be happy to take them. To start with some context, the District has a total of 1,084 units. You mentioned an increase of

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roughly $200,000; as a point of reference, the sidewalk repair project alone is estimated at about $100,000. I want to respond fully to your questions first, and then we can return to any follow-up comments you may have. Regarding projects and costs, the District operates under formal agreements. Each agreement specifies the scope of work, the project being performed, and the associated cost. That is the framework we use for managing projects and expenditure. urning to your question about the CDD assessments and the budget structure: your budget has two main components, the debt service portion and the operation and maintenance (O&M) portion. The debt portion is tied to the bonds issued to finance the District's infrastructure. There are multiple bond series, for example, Series 2016 and 2017 bonds for single-family and multi-family phases, as well as subsequent series such as the 2021 single-family area, the 2017 multi-family Phase II, and the 2020 annexed single-family area. Each series applies depending on the specific unit and has its own amortization schedule and maturity date over a 30-year term. That debt service amount is fixed for the life of the bonds; it does not fluctuate year to year. The portion that can change is the O&M component, which covers the District's operating and maintenance costs. That portion may be increased or decreased as needed, consistent with the statutory budget and public hearing process. As I mentioned earlier in the meeting, the possibility of increasing the O&M assessments has been brought to this Board for at least the past three years, and on prior occasions the Board declined to increase them. However, this is no longer a brand-new community, and there are growing needs and maintenance requirements that must be addressed. The Board is very mindful of the impact on residents, and before bringing this budget forward we met to review where increases could be avoided and where they were necessary, taking a careful, line-by-line approach. It is also important to clarify that none of the amounts you pay under this budget are used to fund another District. Everything in this budget is specific to this District and this community. When a District is created, a District Engineer's Report is prepared. That report identifies the infrastructure included in the District, what is funded by the bond issuance, and what constitutes District property. Those improvements and obligations are confined to the boundaries of this District and apply only to this community, not to any neighboring District. We currently have a District Engineer working on the annexation of additional property, and he is participating by phone today. There is also an existing District Engineer of record, and as Scott mentioned earlier, we have issued a request for

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proposals to evaluate other engineering firms, so that process is underway. In practical terms, when we perform activities like cleaning the drainage system, that work is done solely within this District and for the benefit of this community. The drainage system serves only this District; if this District's drainage is maintained and a neighboring District's is not, you could clearly see the difference in performance. That is one way to visualize that these are separate systems and separate responsibilities. I hope this helps clarify how the budget is structured, why the O&M portion is changing, and how the District's projects and obligations relate only to this community.

Mr. Pelaez: I just want to thank you guys for coming, and we're here every single month, and we're constantly going through the budget, what's going in the community, we have a very big community, we have a very big clubhouse that requires a lot of maintenance, if you see all the other Lennar clubhouses around they fit in this grand room, but we have this pool and the kiddy splash, all that requires maintenance. We have parks that we maintain, playgrounds in the parks so it's a really big community, we have sidewalks that's CDD, so we have a lot of stuff to maintain, and all this stuff requires money, and we've been fighting it for a few years by not increasing but, obviously with the economy everything goes up and we've been fighting it but, it does come to a point that we do have to do that increase, and we're all residents as well. So, that same amount of money, like that $20 a month, or however we analyze it, it affects us as well, so I don't want to have to pay for it but, I am going to have to pay for it as well but, we do have to physically responsible for what we're doing in the community and maintaining this beautiful place, this beautiful clubhouse that your families can come to, that you feel safe, that you enjoy being here and that's all part of what we do on this Board, and we're here every single month and we sit here for hours going through all of these things. So, thanks for coming and I hope you guys just kind of understanding the reason behind this.

Ms. Duque: Thank you, Mauricio. Anyone else from the Board wish to comment? Not hearing any, I'm going to give you one more minute to provide your comments.

A resident: Ok, and it was just about the sidewalk thing, and I was under the impression that it should be the city not the CDD, and it's mostly about those trees that were planted that is coming through the cement. So, I just wanted to say one last thing, again, I don't know what you guys budgeted for over $3 million dollars for the community, just in the O&M, right?

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Ms. Duque: That is correct, yes.

A resident: Ok, and that's a lot.

Ms. Duque: This is not a small District, and you can see each line item in the budget, along with a narrative explaining the purpose of that line and the amount allocated to it. o answer your question, some roads within the community are owned by the CDD and others are owned by Miami-Dade County. The areas we are discussing, including the sidewalk repairs, relate only to CDD-owned areas; we do not perform work on County-owned areas.

Mr. Pelaez: And we own those sidewalks, and we have to maintain them, they're not Miami-Dade so we have to do the repairs on those sidewalks, just to mention that one particular thing.

Ms. Duque: Yes, and the roads too. Yes, so go ahead.

A resident: Yes, I've seen those sidewalks, and I just wanted to know, does it include any repairs to the driveway because those same trees are pulling up the driveways.

Ms. Duque: Just so you have a clearer picture, in CDD-owned areas, everything from the edge of the road through the paver strip and sidewalk is CDD property and responsibility. That means the roadway, the sidewalk, the paver bands between them, and any related hardscape in that section are all maintained by the CDD, including pruning, concrete slab repairs, and paver repairs as needed. On the County-owned side, I'm not in a position to speak to their specific responsibilities or practices.

A resident: How about on the resident's side, on the resident's side yes or no?

Ms. Duque: No, on the resident's side, no.

Mr. Pelaez: It's only in CDD areas, and most of the homes are not CDD so that wouldn't pertain.

A resident: Understood.

Ms. Duque: Thank you. Do I have any other comments? Go ahead.

A resident: (inaudible comment) So the sidewalk is my problem, so that is my problem, anything outside is CDD responsibility, is that ok, or not ok?

Ms. Duque: So, on CDD-owned and maintained areas, yes; however, the locations you are describing are not CDD areas, so I would need to know exactly which area you are referring to.

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A resident: Ok. (inaudible comment)

Ms. Duque: Ok, so that's not CDD area.

A resident: (inaudible comment)

Ms. Duque: Let me clarify for the record: I have reviewed your property address, and you live on a street that is not owned by the CDD. That means the CDD is not responsible for your sidewalk or for the paver strip between the sidewalk sections I described earlier. Your HOA's property manager, Jennifer, who is here today, manages those areas. We have a very good working relationship and communicate regularly between the two entities. As you know, her firm also handles clubhouse monitoring and manages your HOA. The letter you received, therefore, originated from the HOA because those improvements are not CDD property and fall under the HOA's responsibility, based on your governing documents.

A resident: (inaudible comment) They maintain it. I

Ms. Duque: I'm not sure. That is really a question for the HOA. I represent the CDD, and the area you're asking about is not CDD property. If the HOA sent you a letter, I would strongly recommend that you speak directly with the HOA, as this is not a CDD responsibility. I will provide Jennifer with your property address so she can follow up with you.

A resident: Well, the only other question I had, and I know you guys meet and I do get the notifications for the HOA but, I don't notifications for the CDD and I know they're separate entities so they have separate meetings, so it would be my request to the HOA Board, since you guys are also part of the CDD Board, to notify the residents of those separate meetings, or are they all one in the same?

Ms. Duque: Let me respond from the CDD side. As I mentioned earlier, we comply with Chapter 190, Florida Statutes, with respect to public notice and meeting publication. The District is also subject to public records requirements, which means any communications I have with you, including emails, may be subject to a public records request, and your email address could be included in those records. For that reason, we do not typically communicate by mass or "blast" emails, because those records must be retained and managed appropriately. If you look toward the end of today's agenda, there is a notation in blue indicating that meetings may be continued, and it also lists the District's website. On that website, you can find information about the CDD, including financial

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statements, previously approved budgets, meeting dates and times, and the agendas showing which items will be discussed. I would encourage you to visit the District's website for more information. If you have additional questions, Jesus, our Field Manager, and I, as District Manager, will be happy to provide further clarification or responses.

Ms. Varela-Medina: May I add something?

Ms. Duque: Sure.

Ms. Varela-Medina: On the Lennar website it also states when the CDD meetings are, not this month but, it's usually every month.

Ms. Duque: Sorry, on the Lennar website?

Ms. Varela-Medina: No, I mean the HOA website, I'm sorry.

Ms. Duque: Ok.

Ms. Varela-Medina: On the HOA website it says it is every second Tuesday of the month.

A resident: Ok.

Ms. Varela-Medina: So, we put everything there, so everyone can access it, and we always welcome everyone to come to the meetings but, no one ever shows up.

Mr. Pelaez: So, I know the HOA puts it out on the newsletter as well of the CDD meetings, and we put out for the CDD the entire year of the meetings, and it's always the second Tuesday of every month, unless there's a change then we'll notify everyone but, if not, it's the second Tuesday, this is the standard every single month, and we put it out the whole month, I think in October or something we already put the next year's out but, it's still the second Tuesday of every month and it's been like that for so many years.

Ms. Duque: We are going to discuss the meeting schedule later today, and the Board will consider and approve it. That schedule will set how we will continue holding meetings during the next fiscal year. The CDD's fiscal year runs from October 1 through September 30. The schedule the Board approves today will cover meetings from October 1, 2026, through September 30, 2027. Are there any additional comments regarding the budget? Scott, go ahead.

Mr. Cochran: I was just going to ask if there was anyone was on the phone.

Ms. Duque: Yes, there is also one person who has joined us over the phone, Fred Krause, do you have any comments?

Mr. Krause: No comments.

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Ms. Duque: Ok.

C. Consideration of Resolution #2026-07 Annual Appropriation Resolution

Ms. Duque: So, let's continue with our meeting. The next item is consideration of Resolution 2026-07, the Annual Appropriation Resolution, which begins on page 49. This resolution adopts the fiscal year 2027 budget and appropriates the funds as presented in Exhibit A. If there are no further comments on the budget, a motion will be in order. Unless the Board wishes to propose any changes, this resolution will adopt the final budget figures as presented.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, Resolution #2026-07 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-08 Levy of Non Ad Valorem Assessments

Ms. Duque: Let's move forward with consideration of Resolution 2026-08, relating to the levy of non-ad valorem assessments. For fiscal year 2027, this item begins on page 52 of your agenda. This resolution implements the operation and maintenance assessments consistent with the budget the Board has just adopted. If there are no further comments, a motion will be in order.

> On MOTION by Ms. Mendez seconded by Ms. Calero with all in favor, Resolution #2026-08 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Duque: A motion to close the public hearing will take place.

> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS Public Hearing to Consider the Imposition of Special Assessments

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A. Motion to Open the Public Hearing

Ms. Duque: Let's move forward to the public hearing to consider the imposition of special assessments related to the 2026 expansion area, and I'll ask for a motion to open the public hearing.

> On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Ms. Duque: Do I have any public comment or discussion in reference to the expansion area?

A resident: Yes, so it's that piece that was built right in the middle of the community, right?

Ms. Duque: No, it's the section being built on 232nd, adjacent to the Walgreens.

Ms. Varela-Medina: It's between Walgreens and that high school.

A resident: Ok, so we're going to skip this and pull that area.

Ms. Duque: Skip what?

A resident: This square piece right here next to it.

Mr. Lorenzo: He's talking about on 232nd.

Ms. Duque: Oh, you're talking about this next to the clubhouse?

A resident: Yes.

Ms. Duque: That was annexed in 2020.

A resident: Ok, I didn't know that.

Ms. Duque: So, before that was built, that area was annexed into the District.

A resident: Ok, so I guess my concern especially being over there, I understand they're basically leveraging an organization that's already functioning and put together, what advantages do we have as the current CDD, what advantages do we have under this, is it they're just piggybacking, will they take part in or pay a portion of the administration fee, that kind of thing, what's the signature of that, is it going to be 50/50 or is it going to be a percentage based on the units, how does that work?

Ms. Duque: The percentage is tied to the specific benefits those properties receive. As I mentioned earlier in the budget presentation, this is based on the District

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Engineer's Report. Juan Alvarez, the District Engineer, is working on the expansion area, which includes infrastructure such as water and sewer systems, roads, and related impact fees. Those improvements form the basis for the bond issuance I referenced. Only the units within that new area will be responsible for the associated debt assessments; the existing portion of the community will not pay additional debt service for that project. once the area is completed and fully annexed, those new units will also pay their share of operation and maintenance (O&M) costs. That includes their portion of administrative expenses and the maintenance of the drainage system serving that expansion area, since the District will be responsible for that drainage infrastructure. The O&M allocation is based on the particular benefits those units receive from District service. After annexation, and once we recalculate the assessments based on the 257 new units,97 villas and 160 condos, those units will be included in the District's assessment roll. They are not part of the fiscal year 2027 budget because the annexation process is still underway, and what we are discussing now is part of that process. Beginning in fiscal year 2028, when they are fully incorporated, you will see changes in the District's O&M assessments that reflect the addition of those benefitted units.

A resident: Ok, and I have a final question, will it be collected or separately managed, or separate as their own line item so to speak but, just under the same entity. In other words, their budget dollars will never come into our budget dollars?

Ms. Duque: No, nothing related to their HOA will be affected by this; they will have their own HOA. The additional benefit, so to speak, is that this same Board of Supervisors, five members who reside within your community, will also oversee the CDD-owned and future-maintained areas in that expansion area. It is not a separate District; it is the same District, simply expanded to include that additional area

A resident: Ok.

Ms. Duque: Yes, you had a question, go ahead.

A resident: Yes, so that means they will create new bonds for that area?

Ms. Duque: That is correct. New bonds will be issued to finance the expansion area; however, those bonds will apply only to the 257 new units. They will not affect the existing, already built units in the current community.

A resident: Ok, so the question is, Lennar is the developer of the project, so they have to issue the bonds? (inaudible comment) How Districts work?

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Ms. Duque: I can certainly explain that in more detail if you'd like, and I'm happy to provide my contact information so we can go through the process step by step. In general, I can explain how a District is established, what infrastructure is funded, and how that infrastructure is paid for through bonds. We are going to discuss the Engineer's Report and the Master Assessment Methodology Report. In this case, the new bonds will be issued only for the lands associated with those 257 units, and they will be issued by the District, not by Lennar or the developer. There are several specialized professionals involved when a District issues bonds, and multiple reports are prepared as part of that process, including some of the reports presented today. I would be more than happy to review it with you separately and answer any questions about how Districts and bond issuances work. Do I have any additional comments from the Board

C. Acceptance of Fifth Supplemental Engineers Report

Ms. Duque: Not hearing any, let's move forward to the acceptance of the fifth supplemental engineers report. So, Juan, do you want to give a brief explanation of your report?

Mr. Alvarez: Yes, good evening everybody. The engineers report that was presented to the Board back in April 14, 2026 is the same report that you have now in your agenda that begins on page 67, and nothing really has changed. I think the Board is very familiar with the report, but since there are members of the public in attendance I can give you a little bit of information about some items that are in the report. As you said, Juliana, the expansion consists of 18.5 acres but are part of the original District. So, the 18.5 acres are located north of 232nd Street and west of 109th Avenue. There are going to be 257 residential units in the 18.5 acres. The idea is going to be that the CDD is going to own all of the interior roads within the 18.5 acres, and that the HOA or condo association is going own the open areas, and since there are going to be drainage systems that are owned by the CDD in the open areas, either the HOA or the condo association is going to give the CDD easements so that they can have access to those areas and going to be able to maintain the drainage systems. So, the CDD is going to own all the roads inside the expansion property, and they are going to own the sidewalks, and the drainage system. The CDD is also going to finance the construction of the water and sewer system but, those systems is going to be given to the county, Miami-Dade County when they are

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completed. So, the CDD is not going to maintain the water or the sewer system in the long run. We have estimated that the construction cost for the roadways and the drainage system and the water and sewer systems, we have estimated them to cost $12,303,000 and the CDD is going to issue bonds to finance a portion of that construction cost but, so that is part of the methodology report that I think Juliana you are going to be presenting but, basically that is the summary of the report, and if you have any questions I'd be happy to answer them. I think there was a comment before about the advantages of having a larger CDD, and I think the expansion area on a scale, they are placed on the roll, and the more construction that the CDD has I think you can get a little bit better price from vendors on a unit per unit case, so there are advantages in that sense. So, if you have any questions I'd be happy to answer them.

Ms. Duque: Thank you Juan.

Ms. Varela-Medina: Thank you.

Ms. Duque: Do I have any additional comments or questions from the Board?

Mr. Pelaez: No.

Ms. Duque: So, not hearing any, I would ask for a motion to accept the fifth supplemental engineers report will take place.

> On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, accepting the Fifth Supplemental Engineers Report was approved.

D. Acceptance of Master Assessment Methodology

Ms. Duque: Let's move forward to the next item, which is the acceptance of the Master Assessment Methodology Report. This report begins on page 85 of your agenda and was previously presented to the Board at the April meeting. The report explains how the special assessments are calculated and allocated to each benefitted property within the expansion area, which consists of the 257 units. It outlines the total project costs, the benefit received by those properties, and confirms that no property is assessed more than the benefit it receives. By accepting the Master Assessment Methodology Report, the Board is agreeing with the approach used to allocate assessments and will use this report as the basis for setting assessment levels going forward. At this time, a motion to accept the Master Assessment Methodology Report would be in order.

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On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, accepting the Master Assessment Methodology Report was approved.

E. Approving the Project and Declaring Special Assessments will Fund the Project

Ms. Duque: The next item is approving the project and declaring special assessments will fund the project. So, this item is where the Board formally approves the expansion project area itself, the specific improvements the District plans to build in the expansion area such as the infrastructure which was provided by your District engineer and it's also part of your District engineers report. Once again, by approving the project and also declaring that special assessments will fund the project, the Board is confirming that those improvements are in the best interest of the District, and that the cost will be paid by the properties that receive that special benefit, those being the 257 units, a motion will take place.

On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, approving the project and declaring Special Assessments will fund the project was approved.

F. Equalization of Assessments

Ms. Duque: The next item is the equalization of assessments, so this step is called the equalization and it's essentially a fair review of the proposed assessments. With this the Board confirms that the assessments are a fair and reasonable allocated amounts of 257 units benefited properties and that's pretty much it. So, a motion for equalization of assessments will take place.

On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, the equalization of assessments was approved.

G. Adoption of Resolution #2026-09 Authorizing Projects, Levying Special Assessments and Confirming Intention to Issue Bonds

Ms. Duque: Let's move forward to the adoption of resolution #2026-09 authorizing projects, levying Special Assessments and confirming the intention to issue the bonds. So, what this resolution does is pretty much three things, number

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one, it officially approves the project described in the District engineers report, and provided by Juan Alvarez. It also confirms and levies the Special Assessments consistent with the master assessment methodology report, and it also authorizes the District to issue the bonds secured by those assessments to finance the project. In other words, this resolution is what puts the project, the assessments and the bond authorization into effect, a motion will take place.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, Resolution #2026-09 authorizing projects, Levying Special Assessments and confirming intention to issue bonds was approved.

H. Motion to Close the Public Hearing

Ms. Duque: A motion to close the public hearing will take place.

> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS Ratification of Motor Report

Ms. Duque: Let's move forward to the next item which is the ratification of the motor report, and you'll find this on page 106 in your agenda, and I will let perhaps Jennifer to provide any additional comments about the motor report, and the reason why this was done, go ahead Jennifer.

Ms. Mendoza: Yes, so about 2 weeks ago we did have to conduct an emergency service on the second motor of the pool area that went down. So, in this case, this one was a little bit larger, the repair was a little bigger than the one that we had to do a few weeks ago. So, therefore, we did have to do this in a matter of an emergency to be able to keep the pool open and avoid any interruption of services, making sure that the water flow and temperature and everything was up to standard. So, therefore we went ahead and moved forward with the project and at this moment the motor has been installed and the pool is back to operational service.

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Ms. Duque: Photos of the motor, along with the invoice, are included in your agenda on page 109. For the record, the cost was $12,550. A motion to ratify will now be in order

> On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, ratifying the motor report in the amount of $12,550 was approved.

SIXTH ORDER OF BUSINESS — Inquiry Regarding Silver Palms East Empty Lots 13 & 14, BLK19 – Invoice #15B055-0001 with Ford Armenteros & Fernandez, Inc.

Ms. Duque: The next item is the inquiry regarding the Silver Palms East empty lots 13 and 14 and the related invoice from Ford Armenteros & Fernandez. As the Board will recall, we are in the process of having Lennar convey these empty lots to the District. These lots are currently vacant, and this issue arose after concerns about vehicles parking in that area were raised by the HOA to Lennar, the current owner. Our understanding is that Lennar once intended to build a home there, but that never occurred, so we are now moving forward with conveyance to the CDD. At the last meeting, the Board authorized a survey of the area to confirm there were no District improvements or other encroachments on the property. The survey did identify certain encroachments, and the developer's legal team and the District's legal team are now working together on how best to resolve those issues. The Board previously designated Mauricio to work on this item; I have discussed the survey results with him, and both attorneys now have that information. We will bring this back to the Board once we have additional details and recommendations. In the meantime, Liza from Scott's office is working on the title review. Our goal is to ensure that, if the property is conveyed to the District, we receive clear title, which is why we are performing this level of due diligence. At this time, I need a motion to ratify Invoice No. 18D055-0001 from Ford Armenteros & Fernandez in the amount of $1,500, which has already been previously approved. A motion will be in order.

> On MOTION by Ms. Mendez seconded by Ms. Calero with all in favor, ratifying Invoice #18D055-0001 with Ford

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> Armenteros & Fernandez in the amount of $1,500 was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

Ms. Duque: Let's move forward to the staff reports, attorney, Scott, I think we have the discussion of the acquisition agreement and declaration of consent for the expansion area.

A. Attorney – Discussion of Acquisition Agreement and Declaration of Consent 2026 Expansion Area

Mr. Cochran: Correct. Yes, so this is related to the assessments, and these are what are called ancillary documents related to that assessment and the bond issuance. So, the first one which is the acquisition agreement, and it's gone through a few evolutions, I think the one that is in the agenda package is dated June 9th but Mike Pawelczyk from our office submitted another one, a more current one dated June 13th, and there's minor changes to it but, the idea behind this document is this is where the developer's basically agree to give the District the improvements that constitute the project that Juan was describing. So, the roadway, the stormwater drainage, the water distributions, the sewer, those kinds of things, and currently the Developer owns them, has rights to them, they are going to convey them to the District pursuant to the terms of this acquisition agreement. So, they're agreeing to complete those improvements to give them to the District and that's how the District pays for them with the bond proceeds and goes from there, so that's what this document does is it sets the terms for the developer to actually convey those project improvements, the public infrastructure itself to the District which is what gives the District, whether it's deeds or easements as Juan was talking about for those things that are going to be eventually conveyed to the county for maintenance, so those will kind of pass through us to the county, the other things will be staying with us, the onsite roadway improvements, the onsite drainage, those kind of things and then the District will have easement interests in the other drainage facilities that are not on District property proper, but the perpetual easements will give us property interest in it to do that. So, that's what the acquisition agreement does, so if the Board has any other questions I can answer those, and if not, we would ask for a motion to approve the acquisition agreement in substantial final form.

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Ms. Duque: And with that motion, I would also request that the Board authorize Mauricio to work with District Counsel on this item. Mauricio will not execute the document until District Counsel has given final approval. Once we receive that final approval, we will need a motion to authorize Mauricio to execute the document on behalf of the District.

> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, accepting the Acquisition Agreement and Declaration of Consent 2026 Expansion Area in substantial final form and also authorizing Mauricio Pelaez to work together with District Counsel to execute the document subject to District Counsel's final review was approved.

Ms. Duque: For the record, I just wanted to state, that I didn't just pick Mauricio to be the one, but it is because he is the chairman of the District, and he is the one who executes the documents.

Mr. Cochran: Oh sorry, there was one other document as well. So, in addition to the acquisition agreement there's a document called the declaration of consent to jurisdiction of the Palm Glades Community Development District and this is related to those assessments that were just approved by the resolution to levy the assessments. So, what this document does is it's another one that essentially runs from the developers to the District, they're saying we agree that the District has the authority to issue these special assessments we agree that they went through that process lawfully, we agree that they constitute liens on our property, we agree that if we default on them then the District has the right to foreclose. So, essentially what it does is it's something that will, or if anything falls through which we don't anticipate anything falling through but, if an agreement that is signed by them where they can't go back and later challenge, oh we didn't do this right during the assessment process, or that kind of thing, so that's the purpose of it, it's just to provide additional protection for the District. They're also agreeing that even this document itself is evidence of their acknowledgment of the lien on it, so that's what this does, do again we would just ask for a motion to approve this in substantial final form.

> On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, accepting the Declaration of Consent to Jurisdiction of the

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> Palm Glades Community Development District in substantial final form was approved.

Mr. Cochran: And now it's only executed by them, it's not even executed by the District.

Ms. Duque: Correct. Thank you Scott.

B. Engineer

Ms. Duque: Let's move forward to the District engineer report, under the District engineer report I do not have any additional items.

C. Club - Monthly Report

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

Ms. Mendoza: Yes. So, for this month under the club manager report, as you guys can see on the report we completed a few miscellaneous items throughout the clubhouse, and this report also includes as mentioned earlier the repairs to the motor that we had to do, it's not in the report but, that's something again we had to do as an emergency. Aside from that we also continue doing our preventative maintenance when it came to the pool service, the HVAC system, as well as our by-weekly landscaping service in the clubhouse. I am currently working on, and just to give you guys a heads up, I am currently putting back on the table the gym equipment, it's something I'm currently working on, as well as upgrading some lights throughout the clubhouse, as well as other landscaping projects which I'm hoping to present to you guys at the upcoming meeting. Also, in the report I did also include the hurricane procedure manual 2026 which I know you guys are familiar with, something that we always present every hurricane season showing exactly how the clubhouse together with the association prepares for this season when it comes to staff meetings, inventory of equipment that we will available, notices that will be sent out to the residents, assignments of each staff member exactly what they need to do in case there's any type of emergency. So, this manual is presented to you guys so you guys may be aware of all those procedures. Together with the report I'm also providing you guys some pictures or our past events that we had our holiday events, as well as I also, if you guys remember we had previously discussed at our last meeting the New Wave Aquatics, who is the former swimming instructor, who had reached out to me to be able to go ahead and

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start this at the clubhouse and we kind of tabled this, and I'm not sure if he joined the meeting today.

Ms. Duque: No he did not.

Ms. Mendoza: Ok, he was supposed to join the meeting today, or he had mentioned that he was going to be at tonight's meeting.

Ms. Duque: And for the record, we previously had a resident participating who is no longer present, and the District Engineer, who was joining by phone, is also no longer on the line.

Ms. Mendoza: So, I know some of the comments from last meeting was just to kind of get with our current vendor, which is I Swim, just to kind of compare on the services that she currently offers and what New Wave Aquatics offers. So, basically on what they offered, there are things that I saw for I Swim our current vendor, she starts at 6 months when it comes to the swimming lessons compared to New Wave Aquatics, his slide mentions that he starts at 3 years and older. So, other than that he provides the same service and the same times of the week, and I wish he was here to give you guys a little bit more but, that's basically what I have from him.

Mr. Pelaez: I think we've given him three opportunities to be here, and she's been consistent, and to bring in another company I don't think it would be fair, and I know she's been great and she has services for young kids so, it's better service, so I say we just stay with her.

Ms. Mendoza: Ok, so I will let New Wave Aquatics know the Board's decision. Aside from that, that's it for me.

Ms. Duque: Thank you, Jennifer.

D. Field Manager - Monthly Report

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

Mr. Lorenzo: Alright, so it looks like Chic left us. Does anybody have any questions regarding my report before I start? No, ok. The roundabout project, the revised plans and comments were addressed and sent to the electrical engineer which were revised and then sent to the permitting department, and we haven't heard anything back from the building department regarding the permit so hopefully the electrician from Allstar Electric is checking in to see if there's any new comments or if it's been approved to go with the next

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step. Hopefully there's not another waive of comments that we need to address, hopefully it's just this and then we start with the process of construction, weather permitting of course. The Board had requested at the last meeting regarding playground mulch, so we have different styles of mulch, and if you guys go to page 216, or it starts on page 215, you see a picture of the playground. Just to give you guys an update, and we're going to go into it, the base of the platform of all three playgrounds was painted, it looks great. If you guys ever stop by or take the kids or whatever, but it looks really good, like night and day, and it's going to extend the useful life of the equipment opposed to having to replace it because we know how expensive it is per years of meetings and discussions. So, moving forward, if you go to page 216 you'll see the certified playground mulch which is one option, and this is the park on 240th Lane, and then you have the second option which is the rubber mulch which was requested. I left the bag of the colors in the car, I can go grab them if you guys want to see them but, there's different colors, it's not just brown, I know he listed brown but, there's different colors and I have the bag in the car, I can grab it if that's the choice. I just do want to disclose it's not the best type of mulch for the environment, it's toxic because it's made out of tires, it's not the best. It will last the longest, it also retains heat but, it's not the best for the environment.

Ms. Varela-Medina: What do we have back here?

Mr. Lorenzo: The wood mulch, which is the first proposal, which for this park in particular it's $18,686.47 and then the rubber mulch is $28,236.37.

Ms. Mendez: Can you help me refresh my memory, where we having concerns with the current mulch?

Mr. Lorenzo: You have sand in two of them which is these two, you guys have sand in these two, the one on 233rd Terrace is the one that has wood, certified playground mulch, which is wood.

Ms. Mendez: That's what it was,

Ms. Varela-Medina: That one is fantastic.

Mr. Lorenzo: Yes, they shave the sides of them, they're not sharp, every once in awhile you have replenish because of a substantial rainfall but, for the most part you replenished I think once in the last two years was the last time.

Ms. Varela-Medina: But yes it's very comfortable it doesn't heat up.

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Mr. Lorenzo: No it doesn't heat up, it's good for the environment and it's safe and it's also impact and splinter free.

Mr. Pelaez: Do you have the back one sample as well in your car?

Mr. Lorenzo: The wood mulch?

Mr. Pelaez: Yes.

Mr. Lorenzo: I don't have the sample of that one.

Mr. Pelaez: So, I think we should table this for next month and bring both samples so that way they can see it and they'll have an idea.

Mr. Lorenzo: Ok. The only other updates I would like to provide you with is the sidewalks, it's been completed, so there's photos showing that. This is the after what I'm giving you which you'll see in my next report because I didn't have it in time for this report, and then if you guys go to page, and you've already seen this at the last meeting but, if you guys go to page 239 you'll see the before, and then you'll see the after in my next report. Are there any questions, everything is pretty straight forward. I only had two packets of these, this is just for your information only, and I've already discussed this with Mauricio and he's seen it.

Mr. Pelaez: Yes.

Mr. Lorenzo: So, we did an inspection and I noticed some touchups that are needed through the main entrance where the pergolas are on each side, on the entrance, and then that main entrance monument. This is not urgent but, just something to put on the wish list for maybe to complete in October in preparation for the holiday schedule, also to not have to deal with any issues with quality since it's raining right now a lot but, we can tackle this sooner if the Board wants but, in discussing this with Chic it's more aesthetic. It's a little bit also more prevalent when it's like humid out you'll start to see a little bit more of the spots because of the rain.

Mr. Pelaez: I think we should wait for the rainy season to be finish, and whole list of touchups and before the holidays we always kind of make it look nice.

Mr. Lorenzo: Perfect, and I don't have a proposal as you can see it's just more of an informational item for later in the year. Are there any questions? So, this is the, we have two mailbox clusters, so these are the single family homes, so the first page is the one that we just got a new meter at, they're still working on the other location. So, now that the new meter was installed, the GFI outlet was replaced because it was no good, a photocell was

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installed and then the new lights you'll see on page 3, and they're really good lights. They had to be adjusted to the lowest setting under the awing, and as you can see this is what you had before, that wasn't working because there was no electricity there, and the new lights are LED so you're going to save on electricity. So, once we get the new meter at the other location, he'll go ahead and do an assessment and install the lights, if he needs to install a GFI and a photocell which is likely to get that done, once we get power there, hopefully within the next month or two, they're working on it. The other west side mailbox kiosk has 8 of these lights, and this is on the west side right behind the monument on 118th in the townhome section. There's 8 of these fixtures, only 4 of the 8 are working, and since these are so powerful we're thinking maybe instead of replacing all 8, maybe just putting in 6, or maybe starting off with 2 on each side, and then go from there because they're very bright.

Mr. Chandler: If you want to take a ride out there to see how bright they are, the 2 that we got, and they're all set down to low and they're bright, so if you put too many in there you'll light up the whole neighborhood.

Mr. Lorenzo: Right, and we'd probably get complaints from the backyards.

Ms. Varela-Medina: So, is it a motion sensor or is it on all night?

Mr. Chandler: They're photocells, so on at night.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: So, we're just working on this, just letting you guys know we're planning to put in 2 if it's ok with the Board, we assess and if we need 3 we'll put 3.

Ms. Varela-Medina: Yes.

Mr. Lorenzo: And it will be 6 total.

Mr. Chandler: I have 2 left here which I purchase for the next area.

Mr. Lorenzo: For the other kiosk right here.

Mr. Pelaez: So, the first one we did was which location again?

Mr. Lorenzo: On 233rd Terrace, and 118th Place.

Mr. Pelaez: So, all the way in the back.

Mr. Lorenzo: Correct, that's this one.

Mr. Pelaez: So, when we're doing this, and how are these over here by this park area?

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Mr. Lorenzo: They're fine, you have long type of light on it, and those were actually changed I want to say probably over a year ago.

Mr. Pelaez: I guess just take a look at them.

Mr. Lorenzo: We actually passed by them today, and you have a different style which is the long panel, so it's maybe like 4' by 2' type of a light, and they are working fine.

Mr. Chandler: So, we're talking about putting just 2 that I have here in the back, and see how it lights up and then maybe get a feel of how many we might need there.

Mr. Lorenzo: Correct.

Ms. Varela-Medina: Ok.

Mr. Chandler: Maybe 4 or 6.

Mr. Lorenzo: Raptor Vac is doing the assessment of the storm drains, we should have the proposal by the next meeting which is the goal, so we can go ahead and start the cleaning based on their assessment. The lakes are doing great, you'll see the irrigation repairs there as well, and then the 113th Avenue project that has already commenced, you guys see the before pictures on page 200, 201, and 202 but the roots have already been removed from the sidewalk so it's night and day. You're going to see the photos in the next meeting package and Chic had a couple of items to do around the oak trees and still some leveling around where the shrubs are. There is a little bit of hill that we can't really adjust too much, not a hill but a grading, the berm is not flush, it kind of comes down and then the sidewalk. In order to level all that and grade it you would have to go really deep into the lake banks, so in order to not affect that too much we working to see how we can grade it so that we can put soil and then put turf as the Board asked. I do have pictures on my phone I can show you guys from today.

Mr. Chandler: Also, Jesus and I talked about and went over the asphalt over there, so there were a lot of roots that were under the asphalt and a couple of the parking spots we're going to have to look at.

Ms. Varela-Medina: You're going to cut that off?

Mr. Chandler: Yes, we're starting to cut, and we kind of ran out of time on Friday, so Friday night we ran out of time and when we come back from doing the rest of root grinding I want be prepared for everything, so it's a process.

Mr. Pelaez: Thank you.

Mr. Duque: Thank you, Chic. Anything else Jesus?

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Mr. Lorenzo: No, the next rotation of annuals has been selected and you'll see that on page 195, the pentas did great this time around, which hasn't always been the case but, they're doing great, and the new coleus will be installed sometime in July. The hedges are looking great, I mean everything looks great, so we're going to see the mosaic versus later on in the year and we're working on getting a budget assessment for that. Are there any questions for me? Yes.

Ms. Macias: I do, on page 199, can you help me understand, what's that red strip or gooey stuff on top of the fence, I think that's the area by Publix.

Mr. Lorenzo: Ok, so I'm going to give you an update. So, to give you an update, the new plant material that you guys agreed on was planted, and you'll see the before on page 198, and then on 199 is the after, and that's grease that helps prevent people from jumping over the fence and that's why you had to replace the plants to begin with.

Ms. Macias: Ok.

Mr. Lorenzo: So now there is two layers to prevent people from trespassing, so you have the grease which stains and is hard to take off, and then you have the Spanish bayonets which are very spikey, and that's the plants that were filled in to complete the hedge.

Ms. Macias: Ok.

Mr. Lorenzo: Then remember you had also to repair that chain link in the past, so again, it should keep the useful life and the trespassing to a minimum.

Ms. Macias: Ok, thank you.

Mr. Lorenzo: I have nothing else unless the Board has any questions, I mean I can keep going on in the report but, I don't want to bore you with a bunch of details that you guys can just read on your own unless you have any questions.

Ms. Macias: No questions, thank you.

Ms. Duque: Thank you, Jesus.

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E. CDD Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Duque: Let's move forward to the CDD manager's report. So, the first item I have is on page 265, and this is the proposed fiscal year 2027 meeting schedule. Quickly to summarize the meetings are set for the second Tuesday of each month at 6:30 p.m. at the Silver Palms by Lennar Clubhouse at 23770 SW 115th Avenue, and unless there are any changes to that schedule a motion will take place.

> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

2) Form 1 Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

4) 2026 Hurricane Season Letter with BrightView Landscape Services, Inc.

5) Clubhouse Hurricane Season 2026 Price List Letter with Tony's Nursery & Garden

6) Number of Registered Voters in the District – 3,904

Ms. Duque: The next item is a reminder that Form 1, the Statement of Financial Interests, was due July 1, 2026. I see that for Lakisha and Shirley it still appears outstanding if you have not already submitted it; everyone else is current. You should have already received an email regarding this filing.

Ms. Mendez: I did.

Ms. Duque: Please make sure you complete that filing, as the deadline is July 1.I will now present the next two items together, found on pages 267 and 269. These are the 2026 hurricane season letters: one from BrightView Landscaping Services for the District's exterior areas, and one from Tony's Nursery & Garden for the clubhouse. These letters address hurricane preparation and pricing. It is very important for the District to have these hurricane agreements in place with our vendors so that, in the event a hurricane approaches, we already have pre-established pricing and contractual terms. This allows us to respond quickly and provides the documentation needed for potential FEMA reimbursement. At this time, I would like a motion to approve both hurricane season 2026 letters.

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> On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, accepting the 2026 Hurricane Season letter with BrightView Landscape Services, Inc. and also the Clubhouse Hurricane Season 2026 price list letter with Tony's Nursery & Garden was approved.

Ms. Duque: On page 291, I would like to note that the District currently has 3,904 registered voters. The last item I would like to present to the Board is that I received a public records request from a resident. For the record, this request was provided to me before the meeting began by a resident who was present earlier but has since left. He indicated that he will also be submitting the same request by certified mail. GMS serves as the District's records custodian, so we will review the request and provide the responsive documentation. I would also note that administrative costs may be incurred in connection with this request. In general terms, the request includes bond authorization and financing records, various developer and Lennar records, forensic review of financial records, and written responses relating to the District. It also seeks electronic records, including PDF files, accounting software data, general ledgers, financial statements, electronic reports, and digital meeting recordings. We will review the request in detail and provide an appropriate response to the resident. have nothing further under the Manager's report unless there are any questions from the Board.

Ms. Calero: Question, with all that's been requested is that something that's incurred by the Board or is it really just gathering the information.

Ms. Duque: Yes, we will need to compile the requested information, and there may be administrative costs associated with doing so. Any such costs will be communicated to the resident who submitted the request.

Ms. Calero: Ok, got it.

Ms. Duque: That's it unless there are any other questions from the Board.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Ms. Duque: Let's move forward to the financial reports, tab A begins on page 272 and this is the check register, and you have tab B that begins on page 281, this is the

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unaudited financials. Unless there are any questions, a motion to approve them will take place.

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

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests? Not hearing any, do we have any additional audience comments?

TENTH ORDER OF BUSINESS Adjournment

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

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

DocuSigned by:
63215D558947430...
Secretary / Assistant Secretary

Signed by:
E0E3C17B017C45F...
Chairman / Vice Chairman

Certificate Of Completion

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Juliana Duque jduque@gmssf.com District Manager - Assistant Secretary Security Level: Email, Account Authentication (None)	DocuSigned by: 63215D558947430... Signature Adoption: Drawn on Device Using IP Address: 2601:586:5381:a810:31e2:e77b:ff83:dfeb	Sent: 7/21/2026 8:24:52 AM Resent: 7/27/2026 6:38:59 AM Viewed: 7/27/2026 2:42:21 PM Signed: 7/27/2026 2:42:25 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Mauricio Pelaez pelaezcdds@gmail.com Chairman Security Level: Email, Account Authentication (None)	Signed by: E0E3C17B017C45F... Signature Adoption: Drawn on Device Using IP Address: 2601:58a:8001:45f0:7d88:c057:b513:6159 Signed using mobile	Sent: 7/21/2026 8:24:51 AM Viewed: 7/21/2026 11:50:47 AM Signed: 7/21/2026 11:51:04 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/21/2026 8:24:52 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	7/21/2026 11:50:47 AM
Signing Complete	Security Checked	7/21/2026 11:51:04 AM
Completed	Security Checked	7/27/2026 2:42:25 PM

Payment Events	Status	Timestamps