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, September 10, 2024, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Anelis Esquijarosa	KWPM
Oscar Borras	KWPM
Jennifer Mendoza	HOA Property Manager
Several Residents	

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

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 August 13, 2024 Meeting

Ms. Duque: The next item is the approval of the minutes of the August 13, 2024 meeting. This is the moment to present any additions, corrections, or deletions to those. If I don't have any from the Board, I would like to mention some that were presented to me by the District attorney. So, the first one is on page 3, the third line of the first paragraph,

instead of the word total, it should be the word whole. On page 5, there are three references to Ms. Henning, who is no longer working with us, it might have been a mistake, it should be Jennifer Mendoza. On page 19, there's a couple of changes in the statement made by me, one is that it says, the law if very vague, that should say, the law is very vague. There is also a "d" that needed to be added in the word disgruntle, also there is towards the end of that page, another word, instead of the word cross, it should say cost. Now on page 20, there should be an addition of the word "the" on the first line, the legislature. There is another one below that, where it says, if you have questions consult with your HOA, not consultant. Then towards the end, the sentence that says, So, it's related to human trafficking coercion, it has a very specific definition, that should be the word "in" instead of the word "of" and then the word Statute, is missing a "t. Just for the record, I would like to mention that Zuzer has joined us. Then on page 21 towards the end of the statement made by the District attorney, that last sentence, should include, if I'm leaving anything else, so the word "anything" needs to be included and towards the end, the last statement made by the attorney as well, it should say, Correct, so you can do that process, adding the word "do". Do I have any other comments, corrections, or deletions from the Board? Not hearing any, a motion to approve them with the changes and additions presented by the District attorney will take place.

> On MOTION by Ms. Varela-Medina seconded by Ms. Macias with all in favor, the Minutes of the August 13, 2024 Meeting with the indicated changes were approved.

THIRD ORDER OF BUSINESS Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Ms. Duque: Now, let's move forward to the public hearing to adopt the rules, at this moment I need a motion from the Board to open the public hearing.

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

B. Public Comment and Discussion

Ms. Duque: Just for the record, I would like to mention there is no audience present today, so we don't have anyone from the public. Is there any additional discussion from

the Board of Supervisors in relation to the rules and regulations? Just for the record, they were distributed to the Board of Supervisors, all of those rules and regulations were reviewed by the Board of Supervisors as well, and then all of the comments were provided to the District attorney, who drafted the new set of rules and regulations, as well as the resolution which we will be discussing. So, are there any additional comments?

Ms. Mendoza: Well, I did notice that the facility rental prices, the sheet that was put into the package, is an old one, that's not the most up-to-date one based on a previous change that was added.

Ms. Duque: Ok, so you say this one, page 53?

Ms. Mendoza: Yes, that one is not the most up-to-date one that we've been using, for instance like here it says, event space can be reserved no more than 90 days, that was changed to 180 days, so this is not the most up to date one.

Mr. Pelaez: I don't think that was included.

Ms. Duque: Let me see Mauricio.

Ms. Mendoza: On that particular page there were some things that changed.

Mr. Pelaez: Did we make changes to that page?

Ms. Mendoza: That page, the only thing that was changed for this particular page was on the pricing, adding the word non-refundable, on the south terrace, it didn't have the word non-refundable but, some of the guidelines for the rental, that particular page is not up to date.

Mr. Pelaez: Ok.

Ms. Duque: But that was the one that was already approved before, so it's just a matter of changing it.

Mr. Pelaez: So, that is legal, we only need to change that.

Mr. Cochran: Yes, and I looked back at it.

Mr. Pelaez: Because none of this changed, we didn't change anything there.

Ms. Duque: No, the only thing was it needed to say non-refundable, yes.

Mr. Mendoza: It's just that particular page, the rest of the guidelines are old.

Mr. Pelaez: Ok.

Ms. Duque: And I think it's just a matter of changing that and going back to the last version that we already discussed, and the Board approved.

Mr. Pelaez: Yes.

Ms. Mendoza: Yes.

Ms. Duque: Do I have any other additional comments, discussions?

Mr. Pelaez: No.

Ms. Varela-Medina: No.

Ms. Duque: Perfect.

C. Consideration of Resolution #2024-06 Adopting the Rules

Ms. Duque: So, not hearing any, let's go to resolution #2024-06 adopting the rules. So, pretty much this is the resolution of the Board of Supervisors, that is amending and modifying the club rules and regulations, and those changes are related to guest passes, membership cards, supplemental rules, and the hours of operation for the club facilities and pools. Also, there is some basis for suspension, and the application of rules and regulations, there are also changes in the schedule, the hours of operation, dues, fees and charges, rental policies, procedures, and regulations, and we also revised certain language in terms of the annual member club dues for residents and non-residents, and that's pretty much it. So, at this moment I just need a motion from the Board to consider resolution #2024-06 adopting the new set of rules and regulations.

Mr. Pelaez: So, we had that one sheet which I think was just a regular, I think that's just an internal thing making sure that we were listing the people on the bottom.

Mr. Cochran: Yes, that was the form, the application form, yes, so that was not part of that, it wasn't adopted by resolution as part of the rules, or the schedule, so you don't have to go through this process to change that, it was just something that was developed internally to reflect what's in here, so yes, you can modify that page as we discussed which I think was just changing the price and then adding anything additional.

Mr. Pelaez: Ok.

Ms. Duque: Right, ok so once again I need a motion to adopt the rules and regulations, considering resolution #2024-06.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, Resolution #2024-06 Adopting the Rules was approved.

D. Motion to Close the Public Hearing

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

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

FOURTH ORDER OF BUSINESS — Ratification of Services Agreement (Holiday Landscape Lighting) with The Christmas Palace, LLC

Ms. Duque: Let's move forward then to the next item which is ratification of services agreement, the holiday landscape lighting with The Christmas Palace, LLC. So, once again, this agreement was already discussed by the Board of Supervisors and we're just bringing it back to the meeting so that they are part of the records of today's meeting, a motion to ratify will take place.

On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, ratifying the Services Agreement, Holiday Landscape Lighting with The Christmas Palace, LLC was approved.

Mr. Pelaez: So, can I just make one comment on this one? Can you just try to coordinate, I'd like to see for those front ones, we talked about it a little bit at the beginning of the year, making sure how we're doing clips with Nick, we're making a permanent connection so they don't break this time from an accident, so if we have to do a little meeting you guys can meet up there and make sure everything is good.

Mr. Lorenzo: I already met with Chic last week about that, and you have the equipment right here.

Mr. Pelaez: Ok, perfect.

Ms. Duque: And Jesus, also talked already with Nick from BrightView coordinating the dates so that when they wrap up the last day and the palm pruning.

Mr. Lorenzo: Yes, so they already trimmed the sylvester palms at the main entrance up to 238th, and they're working on the rest.

Mr. Pelaez: Ok.

Mr. Lorenzo: So, they're going to start on 238th all the way down, and then they'll branch out and work throughout the community. I've also reached out to Tony's to make sure that is done because I was already with him at a meeting. (inaudible comment)

Mr. Pelaez: Ok, perfect, thank you.

Ms. Duque: Thank you so much, Jesus.

FIFTH ORDER OF BUSINESS Discussion of Revocable License Agreement between the District and 23704 SW 117 Place

Ms. Duque: Ok, so now let's move forward to the discussion of the revocable license agreement between the District and property 23704 SW 117th Place. So, as you can see in the agenda package, I have included the violation letters that have been sent to this property by your HOA. I also included a copy of the revocable license agreement, this revocable license agreement was signed back in February 2019 where the District allowed this resident to place some landscape curbs and certain landscape modifications and maintain the area on CDD property. Now, you might recall back at that time we did discuss that the palm tree they used to have was removed, they said that it was removed by BrightView, and the email exchange that I have back at that time with Nick is that they did not remove it. So, what happened with the palm, we don't know, the bottom line is, that she had received violations from the HOA, she wants to comply, but the revocable license agreement is expired. So, there are two things that we need to discuss right now, number one is, and this is pretty much her request, she wants to know if the Board is willing to enter into an agreement with her again, and she will be replacing the palm with the same palm that we used to have before. So, the bottom line back at that time, she was supposed to ask for the agreement, I think it was overlooked when we did the inspections that it was never done because we did discuss this back at one of the meetings but now, once again, we're here, the revocable license is already expired, and we need to find a solution. The HOA is aware of it, I made them aware so they have those violations on hold too, and as you can see the violations are requiring the resident to remove the tree stump which is in reality part of the palm, and as per the email that is also attached to that set of documents, and you can see that she is willing to replace that.

Mr. Pelaez: So, really, we're talking about that one palm that's in the middle, floating in the middle island off to the side.

Ms. Duque: Yes.

Mr. Cochran: Juliana I will say as part of the term of the license agreement, in section 3 it says, terms of this revocable license shall commence on the effective date, and shall expire 5 years from that date, unless terminated earlier as hereafter set forth but, then the next sentence says, thereafter, this revocable license shall be automatically renewed for renewal terms of five (5) years each until and unless terminated or canceled as provided herein.

Ms. Duque: Oh, ok, so it's still valid.

Mr. Cochran: So, technically it's under automatic extension unless you want to terminate it.

Ms. Duque: Thank you for that clarification, Scott.

Mr. Cochran: Sure.

Mr. Pelaez: I guess the question is if we want to put a new palm tree there or not or remove everything.

Ms. Duque: And if you want to remove everything, so according to the statement made by Scott then you will need to terminate the agreement.

Ms. Varela-Medina: Does everything need to be there, the rocks, the border, to make it grass again?

Ms. Duque: Yes, everything.

Ms. Varela-Medina: And if she replaced the tree, does it have to have to have a certain height?

Ms. Duque: And just for clarification, it's not only this because she has all of this curb, so will have to remove all of that as well because that is on CDD property.

Mr. Pelaez: Right.

Ms. Duque: If the Board decides to terminate the agreement.

Mr. Pelaez: Or fill in the palm in that one circle.

Ms. Mendez: I'm sorry, she was allowed to do that because?

Ms. Duque: So, Shirley, this was back in 2018 when the request was received by the District, and the request, just for the record I want to mention that Oscar from KW is present as well. So, the request back at that time is, she provide the District with some pictures, and some architectural modifications that she wanted to do on her property. The request was sent to the HOA, the HOA provided that request to us because that was on

CDD property. So, the Board of Supervisors at that time allowed her to do that. The reasoning behind that was that there were other properties that had done kind of the same thing, even before the properties were turned over to the HOA, so kind of grandfathered in, let's put it that way. Remember, we just go by and the Board makes decisions case by case.

Ms. Mendez: Ok, so there are other properties here that potentially have this design on CDD property, like the landscaping, the rocks, not every property but, there are others, aside from her others could have those borders and rocks.

Mr. Pelaez: Well, if they've been approved.

Ms. Mendez: Right.

Ms. Duque: Correct, if they were approved or they were grandfathered back at that time by the HOA, yes, but everything that's being presented to the CDD at this moment is, we need to go through this revocable license agreement if it is on CDD property.

Ms. Mendez: Ok.

Mr. Pelaez: I think we have an agreement that we created back in 2019 if it wasn't for this dead palm tree that would have created this, this would still be under the agreement we made and I think we should still honor that.

Ms. Duque: She has always kept the property in good condition.

Mr. Pelaez: And the way they've kept it from then is part of the reason why we entered into this agreement because I think the couple that came here back in 2019, remember the way they were, and I knew that they would keep it this way.

Ms. Varela-Medina: The tree that they have to put back in, it would have to have a certain height?

Ms. Duque: Well, it's CDD property, our recommendation would be just another palm, just because a palm was there before, and it's between the two units, and we don't want just a massive tree that is going to encroach, or in the future we're going to have roof issues, and it matches the other palms, unless the Board would like to move in any other direction.

Mr. Pelaez: I think the same palm would be fine.

Ms. Duque: So, then what I'm hearing from the Board is just to make sure we let her know that the agreement is still good and that she can replace the palm so that we can fix those HOA violations.

Ms. Mendez: The same palm.

Ms. Duque: Yes, the same palm, ok.

Mr. Pelaez: Within 30 days.

Ms. Duque: Ok, within 30 days, perfect. I don't think I need a motion from the Board on that, just the direction.

SIXTH ORDER OF BUSINESS Staff Reports

Ms. Duque: Let's move forward to the next item which is staff reports, attorney, Scott.

A. Attorney

1) 2024 Legislative Update – Supplemental Information

2) Affidavit Compliance with Anti-Human Trafficking Laws

Mr. Cochran: Yes, good evening, everybody. So, a couple of things, one, just on the rules, the versions attached to the resolution are the redline versions that show the changes, so I'll prepare clean copies and circulate them to Juliana and Jennifer so they can put them on the District's website, and I'll look at that one page just to make sure that we have all the amendments incorporated. The thing that's in your packets which I think is on page 120, so we already did the general legislative update but, there was one straggler that we are adding to it as a supplement and it was kind of weird because this wasn't on the radar, typical stuff that applies to CDDs but, there was a provision stuck in there that does apply to all government bodies, including CDDs. So, it's part of some larger legislation that's designed to combat human trafficking, and so what they've done is they're requiring local government entities that are contracting with contractors to obtain an affidavit from the principal of those contractors that basically certify that they're not using coercion which is a defined term in the Statute with their employees. So, I guess it's something that's been an issue, is people trying to sidestep trafficking laws by the employees that way, so this basically is just to make sure that governments they're contracting with are not engaging in those practices. So, what we're doing is, and it applies to all contracts or amendments that get entered into after July 1st of this year. So, any new agreements the District enters we'll be including a provision in the contract that basically mentions the requirement and then they've provided a form, it's just like a single page affidavit, they provide that to GMS so they can obtain that affidavit from any of those contractors, so that's it for that. So, that's it as far as the legislation update goes, also just

a reminder, if you haven't already done so, the 4 hours of ethics training is due by the end of the year, so if you haven't done that you might want to start thinking about it but, other than that, that's all I've got. I know one of the issues from the last meeting was discussed, the resident did pay for the turf damage, so we didn't have to worry about that, just the turf damage, not the damage to the wall.

Ms. Duque: The one at 238th.

Mr. Cochran: Yes.

Mr. Pelaez: Yes, but they were paying a certain amount for the wall, no, is that already been paid?

Ms. Duque: No.

Mr. Cochran: That was the insurance company.

Mr. Pelaez: But they already paid?

Ms. Duque: No.

Mr. Cochran: No, they approved the release but, I don't know.

Ms. Duque: No, we have not received the payment yet.

Mr. Pelaez: Is that typical of the timeframe that it's still pending?

Ms. Duque: Yes, and we'll follow up with them.

Mr. Pelaez: Ok, so the guy paid for the turf.

Mr. Lorenzo: Correct, last Friday.

Mr. Pelaez: Ok.

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

Mr. Cochran: So, that's all I have unless anyone has any questions.

Mr. Pelaez: No, thank you.

Ms. Varela-Medina: No, thank you so much.

Ms. Duque: Thank you so much, so not hearing any question for the attorney we can move on.

B. Engineer

Ms. Duque: We don't have anything to report under the engineer report.

C. Club - Monthly Report

Ms. Duque: Let's move forward with the clubhouse manager report.

Ms. Mendoza: Ok, so for the clubhouse, we continue to report the day-to-day repairs that we conduct throughout the clubhouse with some being done by the in-house maintenance personnel, as well as some of the things that are done by the contractors and vendors which would include Tony's Landscape or Chandler Contractors. Other than that, we have a few upcoming projects or upcoming items that we would like to tackle now that the summer season has passed and it's a little bit of a slowed down season so we would like to conduct a few pressure cleaning projects throughout the clubhouse, a few paint touchups throughout the clubhouse which we continue to go ahead and do that. Now, something that I wanted to bring up that wasn't included in the package but, I'm not sure if you guys have walked towards the back of the clubhouse and let me just pass this down. We went ahead and we asked Chandler Contractors who provided us a proposal to go ahead and convert a double gate that we have all the way in the back of the clubhouse which leads to 117th Avenue. That double gate there that we have currently is blocked off by hedges, it's right there in the middle as you walk down the walkway but, we want to be able to go ahead and put an actual walk-in gate, make it into a walk-in gate kind of similar to the gate that we have on the north perimeter side, particularly we want to go ahead and do that so whenever we do have deliveries in the back mainly for the events, we don't have the vendors going through the grass and damaging all the grass area, so we see it as very beneficial to be able to have access through that specific area. So, this is the proposal that he has provided to be able to get that job done, and we would like to get it done as soon as possible given that we have a few upcoming events that we'll be hosting in the back of the clubhouse.

Ms. Duque: And the amount is $5,200.

Ms. Mendoza: Yes.

Ms. Duque: Perfect.

Mr. Pelaez: It also includes these pavers that are sinking right here, when we walked back there these needed to be fixed.

Ms. Mendoza: Correct, yes.

Ms. Duque: And also, the installation of the sod is included.

Ms. Mendoza: Yes, they'll be removing those pavers, as Mauricio mentioned installing the sod, removing some roots that are causing some of the lifted pavers, as well

as on the outside portion, he'll also be setting the ground level so that when we have deliveries there is no sinking of that area.

Ms. Duque: They mentioned to have the gate to be able to access that area, right, and I just want everybody to be aware, the staff and everyone, there is a sidewalk, the CDD is not responsible for that sidewalk, that's Miami-Dade County. So, if you're using heavy equipment for all of that to come in and out, just make sure that's something to take into consideration.

Ms. Mendoza: Ok.

Ms. Duque: Also, that's a main road, so you don't want Miami-Dade County coming and citing us, so keep that in mind and if there are things that need to be done, you can contact them, and they will come, and we will pay the off duty to be there in case there is like an accident, we don't want to be creating that, so God forbid an accident because a car is coming, so all of that is just important to have in mind. So, if the Board would like to move forward with this, I'll need a motion to approve this proposal.

> On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, accepting the proposal from Chandler Contractors in the amount of $5,200 to convert the double gate in the back of the clubhouse to a walk-in gate was approved.

Ms. Mendoza: Other than that, I listed here some of the events that we had in the month of August, some of which were done in-house, the little dates that come up on the calendar like national chocolate chip cookie day, we had the food truck night, national dog day, and we know there's a lot of residents that have pets, so we had obtained little goodie bags that included a few little toys, little waste bags, for the dogs, so we had those waste stations outside. So, there were a lot of residents that showed up with their dogs, so we kind of had to move the station outside but, it was very nice, people very much appreciated those little touches that we're doing. It was National Lemon Juice Day, and we also did that as well, we gave out a few lemon pastries, and again the association continues to be of assistance with the funding of this. Now, for September we have a few additional days, we have the international chocolate day, we have our casino BYOB upcoming, and then as fall comes we're going be kicking off the fall season with a pumpkin spice celebration, so more to come.

Ms. Duque: Thank you so much, Jennifer.

Ms. Macias: Do we foresee having a dog park in the community in the near future because she said there's a lot of dogs?

Ms. Duque: Yes, that's certainly something that we can look into. I'm trying to think right now which areas are part of the District that we can possibly have that. The small area that we talked about, we are planting the new trees, and you have the biggest space here at the entrance of the clubhouse which is used for events.

Ms. Mendez: Question, do any of the areas in between the houses with big open areas, are those an option, or do they have to stay as an open field area?

Ms. Duque: So, it all depends on the area Shirley, there is a big area by let's say 243rd, by the single homes, close to a lake.

Ms. Mendez: Yes, and there is that and there is another large area right off of 114th Court by the homes, and there's a huge greenery field also.

Ms. Macias: It's at 114th and 242nd, it's at the corner.

Ms. Duque: But that's Miami-Dade County Park.

Ms. Macias: Ok.

Ms. Duque: All of the parks are Miami-Dade County parks so that's why I was thinking of the areas owned by the District.

Ms. Macias: Ok.

Ms. Mendez: And the area behind the school, it's in the same vicinity and it's not large but, it's something.

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

Ms. Duque: I mean certainly we can send the request to the HOA, and they can look into that property, I'll be more than glad to do that, so let's do that and we'll bring our findings to the Board of Supervisors, and we'll go from there.

Ms. Mendez: Ok.

Ms. Duque: Perfect. Do I have any additional questions for Jennifer? Not hearing any, thank you, Jennifer.

D. Field Manager - Monthly Report

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

Mr. Lorenzo: So, not to bore you with the details of the report, I'm just going to jump right into some of the projects and something that I've been working on with Chic. So, the playground, some of them needed a little bit of TLC, you'll see some of the pictures after the proposal. The proposal includes the bench repairs and painting, as well as the pavers around themselves, you'll see pictures following the estimate. That sign has already been replaced, I'm not sure why it's in there but, that was already taken care of but, you'll see some of the repairs that need to be done, you'll see some of the rusting, so for both, it would be $6,750.

Ms. Duque: So, the proposal includes the painting, and also the repair of the six benches.

Mr. Lorenzo: Correct, sanding, grinding, prepping, priming, and then painting.

Mr. Pelaez: Good.

Ms. Duque: So, unless there are any questions from the Board, if you would like to move forward with this, I will need the motion to approve, and it's $6,750 to repair the playground, there's 3 playgrounds around the community, is there a motion?

> On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, accepting the proposal from Chandler Contractors in the amount of $6,750 for 6 bench repairs and painting was approved.

Mr. Lorenzo: I'm still working with FPL on the light posts, we're still hoping to have the pricing, as well as the maintenance because this is something that's going to be a recurring cost for the District. Hopefully, this week we should have the pricing, we tried to reach out, so hopefully by the next meeting we'll have that.

Ms. Varela-Medina: And how many light posts is that?

Mr. Lorenzo: It would be 4 at the roundabout 2 at 239th Lane, and on 239th Lane, if you want to just put 1, I mean we can look at the cost once we have the pricing for the actual posts and stuff to be installed, as well as the maintenance. Unfortunately, irrigation pump #2 was struck by lightning, and this is not in your packages, this is something that just recently happened. The pump itself to be replaced is $5,779.43, I don't have a

printout for you but, that's the pricing. It's very odd that it has been struck by lightning, I spoke to the electrician to see if we can install a surge protector or some type of device to protect the equipment, we went over some different ideas, I don't want to talk about that now because I'm going to meet with him and kind of get a better idea. He doesn't think you need a surge protector, he thinks another idea might work but, you might be ok with not even installing it at all. The odds of it getting struck by lightning again are very slim, so it was a very odd occurrence.

Ms. Varela-Medina: So, it was struck by lightning, and it's burnt out?

Mr. Lorenzo: Yes, it's burnt out, so there's different options which I'm going to pursue for the next meeting, but the pump needs to be replaced. There's also, in conjunction with that, the timer needs to be replaced and the rain sensor, which is $3,125, also I think the decoder was damaged, as well as the rotor, so that's another $3,850. So, the wet check report is $3,855, and then the pump itself is $5,779.43.

Ms. Duque: Ok.

Mr. Lorenzo: One year warranty on the pump, and if we want to install some type of surge protection, or lightning protection, that would be with the electrician, not with BrightView, which we're still working on.

Ms. Duque: So, the total amount for the irrigation repairs would be $9,634.43.

Mr. Pelaez: We need to do it?

Ms. Varela-Medina: Yes.

Ms. Duque: So, I guess that was Mauricio?

Mr. Pelaez: Yes, motion by Mauricio.

> On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, accepting the proposal from BrightView for pump and irrigation repairs in the amount of $9,634.43 was approved.

Mr. Lorenzo: So, while doing the landscaping drive we noticed some agaves that are very large, growing into the street, and unfortunately, the stuff that I'm reviewing you don't have in your packages, so I'm just going to go over that and then we'll go back to the report. There's four of them, that are really large that are growing into the street, so to

remove them and replace them with smaller versions, or smaller agaves would be $1,594.49.

Mr. Pelaez: For how many?

Mr. Lorenzo: Four of them.

Ms. Duque: For that, I kind of would like to get with Nick, I want to know if those agaves, and if they're removed, you can move those agaves to other sections, so I don't want to lose that plant material, and it doesn't say anything about installing them or relocating them, so I think for this one, let's just go on, I mean some of them are going out on the streets, those can be cut right now.

Mr. Lorenzo: Right, which is what they've been doing.

Ms. Duque: Because I want to look into it a little bit more, that would be my suggestion.

Mr. Lorenzo: I agree with that.

Ms. Duque: Ok.

Mr. Lorenzo: Alright, and then last but not least, there's a proposal for hedges which is something I can review with Juliana as well, to fill in hedges throughout the District on 119th, 240th Street, and 232nd and grass at the entrance, and sand other little projects throughout the District total $3,290.92, and removal of some trees as well on 115th right here behind the clubhouse.

Mr. Pelaez: Can you repeat what it was for now?

Mr. Lorenzo: Hedges, filling out hedges, on 240th Street, 119th Avenue, that berm on 119th Avenue, there's some gaps in between still, and on 232nd Street berm there as well.

Mr. Pelaez: Are there any pictures or anything so we can kind of get a feel for that?

Mr. Lorenzo: This is not urgent, this can wait until the next meeting, and that way I can have all the documents.

Mr. Pelaez: Yes, let's do that because without pictures it's kind of hard to understand.

Ms. Duque: Yes, I think it's better, and we can look at the area.

Mr. Lorenzo: Right, and this is not urgent.

Mr. Pelaez: And thanks for getting it.

Mr. Lorenzo: And you'll see some of the pictures.

Mr. Pelaez: Oh, those are in here?

Mr. Lorenzo: Yes, the pictures, not the actual estimate, so if you go to page 135, you see these are the two trees right here, and these are the areas by the main entrance, these are ruts, and this already got approved.

Mr. Pelaez: Yes, this one for sure.

Mr. Lorenzo: That already got approved, and here at the entrance on 242nd. Then this one already got approved, and this is the hedges that I was talking about on 119th.

Mr. Pelaez: So, it's just kind of a little divider hedge right now.

Mr. Lorenzo: Correct, we filled it in already but there's still some gaps, again, it's not urgent, we can review it again at the next meeting.

Mr. Pelaez: I think that's what we should do.

Mr. Lorenzo: Ok, perfect. On 115th and 240th Street, we're going to go ahead and remove that hedge further back, they already moved the hedge, and you've already approved it, and they're going to move it back. It's going to be the only one that doesn't have a hedge on the second palm tree but that's fine. So, they've already brought down the height, and they're going to make sure, and I'm staying on top of it and so is Nick, to make sure that the height is maintained lower but, we're going to want to take another section. They've already taken off sections from the corners of the medians along 240th and we're going to take another section on 115th.

Ms. Mendez: Ok.

Mr. Lorenzo: So, they'll take care of that and that's already been approved since last week or the week before.

Ms. Duque: Right, so let's make sure we make that a priority because it's raining a lot, so let's get on Nick to have that completed by the end of this week.

Mr. Lorenzo: Alright. Does anybody have any questions regarding my report?

Ms. Mendez: Are they still feeding the cats over at the mailboxes?

Mr. Lorenzo: Yes, it's happening less frequently but, it's still happening, so we're just staying on top of it and having them clean it when they see it.

Ms. Duque: And Delta Five is also trying to see if that's clean.

Mr. Pelaez: And we have installed a camera so we can catch the person that's doing it.

Ms. Duque: Can we send another reminder Jennifer?

Ms. Mendoza: Ok, yes.

Ms. Duque: Thank you.

Mr. Lorenzo: Somebody was messing with the lighting at the main entrance, the breaker, they were turning off the lights at the main entrance at 238th and we put a lock on it. I mean the breaker was switched off, so I'm not sure what happened there butChandler Construction put a lock on it.

Mr. Pelaez: And now that it's locked it doesn't turn off so, it's clear that somebody was flipping the breaker.

Ms. Duque: Yes.

Mr. Lorenzo: Yes, which explains why last Tuesday is when we noticed, I left here last Tuesday and I said, hey why is the light off at the main entrance, so we figured it out. Unless you have any questions for me, I'm pretty much done with my report.

Ms. Mendez: I have a quick question, and I don't know if this is the HOA but, where do we stand with companies tying their business signs on the stop signs throughout our community? I often see a pressure washing company, and it doesn't say the name, it's like a sign they left there.

Ms. Duque: Shirley, I've noticed that too on one of my drives, on CDD areas the roads are owned by the CDD, and we are responsible for those stop signs, the BrightView porter knows he needs to remove them.

Ms. Mendez: Ok.

Ms. Duque: I will not be able to state about the HOA, but I do know they removed it. It's my understanding that's the practice that BrightView does in the entire community, it's just difficult, it's not only that, they also put those yard signs for real estate brokers, or many other things, so all of that is removed, and the porter has that direction.

Ms. Mendez: Ok, so we don't have to make any phone calls on that?

Ms. Duque: No, they know.

Ms. Mendez: Honestly, I haven't seen so many yard signs but, I do see pressure washing signs.

Ms. Duque: The yard signs, they love to do that at the main entrance, like where we have the flowers, they love that spot, but they know, but if you happen to see any just call me or call Jennifer, it doesn't matter if it's on HOA or CDD area, we always work together on those things.

Ms. Mendez: Ok.

Mr. Pelaez: Thank you, Jesus.

Ms. Duque: Thank you so much, Jesus.

E. CDD Manager – Consideration of Performance Measures and Standards as Required by Florida Statute 189.0694

Ms. Duque: Let's move forward to CDD manager report, and it is the consideration of performance measures and standards as required by Florida Statute 189.0694. So, the Board might recall that we talked about this at our last meeting, so the Florida Legislature during their 2024 legislative session, actually established new regulations for all of the Special Districts, and the CDD is a Special District, and that is to enhance the accountability and transparency of the District. So, what they pretty much said is that now each District is to establish a set of goals and objectives for each program or activity that we have. We need to post those on our webpage starting October 1st of this year, 2024, and by December 1st of each year, starting December 2025 we need to report if we accomplished those objectives and goals, what was the result of those standards that we created. So, your management company, GMS, identified some of the key categories to focus on this fiscal year of 2025, and those are community communication and engagement, the infrastructure and facilities maintenance, and financial transparency and accountability. So, as you can see as part of the memorandum you have exhibit A, and exhibit A talks about those performance measures and standards and the annual reporting. So, just as an example, we have the public meetings compliance, so that's pretty much the objective which is 3 regular Board of Supervisors meetings per year to conduct the CDD-related business and discuss community needs. It shows how we're going to measure that, and the standard, and also it has the little boxes to say that we achieved that or not that objective. Now, you will see other ones related to the communication and engagement, like the notice of meetings compliance, the access to records compliance, and in reference to the infrastructure and facilities maintenance for example the field management and/or District management site inspections. You also have the District infrastructure and facilities inspections which pretty much, as the Board is aware the District engineer conducts the annual inspections of the District, according to that report, the District staff will take different measurements if anything needs to be done or addressed with the Board of Supervisors. Then in the third category, which is financial

transparency and accountability we have the annual budget preparation the Board is aware of this process, we need to approve an annual budget by June 15th, and then the final budget needs to be adopted by September 30th of each year, and you also have the financial reports which you currently know that the CDD, we post on our webpage the most recent versions of the annual audit, the current fiscal year's budget, and if there are any amendments to the budget that's posted on your webpage. So, it's pretty much those regular practices that we currently have and also the annual financial audit. So, this is our recommendation, and what we need to do is for the Board to approve this document after it's approved we will post that on our webpage, and that will give us compliance with HB7013 which is the performance measures and standards.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register
B. Acceptance of Unaudited Financials

Ms. Duque: Ok, let's move forward to our next tab which is the approval of the check register, and tab B is the acceptance of the unaudited financials. Unless there are any questions about the financial reports, a motion to approve them will take place.

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

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Let's move forward to the Supervisor's requests and audience comments. The first thing is, we received a request from Mauricio in terms of the pressure cleaning of the community, so that's why you're going to be seeing some proposals that did not make it to the agenda package because we received them today, and Chic was actually working on the proposal. Now, there are three different proposals here, let's talk about the first one which is related to the field, and the outside areas. So, the field and the

outside areas, that includes all of the sidewalks, the medians, the curbs, the gutters, all of the concrete pads, it also includes treating the new areas in some of the parks, and everything from the trees for a total amount of $29,500. I have a map that is part of that proposal, there is one there if the Board would like to see it, and this map as you might recall was created by Yedida and me back at that time when we did the first drive and kind of identified the different areas. The way this has always been done is that the HOA is responsible for 30% of the total amount, and the CDD is responsible for 70% of the total because it includes both areas to do the entire community. I do know that also your HOA made sure to send letters to all of the homeowners for certain areas with private areas or sidewalks that needed to be addressed, so they're kind of getting ready for the holiday time. Very importantly, the Board for this amount, the Board did not work on this for fiscal year 2024 on this entire proposal, we did not have to do a sidewalk pressure cleaning because those areas were kept in good condition. We did tackle some small areas, even the one close to the parks because of the black olive sap that was on all of the sidewalks, so we did take care of that but, that's pretty much what we did. So, we have some of the money left, it's about $22,000 and some change that the CDD will be responsible for, the rest will be the HOA and then we currently have $18,000 and something in our budget but, once again, we did not use all of that amount in this fiscal year. So, my recommendation is for the Board to move forward with it, this is the same amount that was given to us by Chic, I think it was two years ago, so there are no increases, there are no changes in that amount, it's the same amount. Then of course, if the Board authorizes this, the other request for the Board is to allow District staff to draft the agreement so we can enter into this agreement with Chic.

Ms. Calero: I motion.

Mr. Pelaez: And this is the same thing we've done in the previous years, it's the same project for the entire community, and split it with the HOA, so it's just coming up to that time now at this time of the year.

> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, accepting the proposal from Chandler Contractors in the amount of $29,500 for pressure cleaning the entire community and authorizing staff to prepare an agreement was approved.

Ms. Duque: Now, there are two additional proposals also from Chic, and I'm going to let Jennifer introduce that but, that was also requested by Mauricio as part of a walk that he did with Jennifer, and they are related to pressure cleaning of the clubhouse. One is for the clubhouse entrance and the main area, the other one is related to the rear of the clubhouse.

Ms. Mendoza: Ok, so like Julie mentioned, I had Chic provide me with two separate proposals, one of them would be to pressure clean the rear of the clubhouse, so basically everything from the terrace area, all the way to the back, which normally that's something that gets done throughout the slow season, after the summer, they'll go ahead and pressure clean the full entire terrace area, all the stones, the pool furniture, everything in the back, the sidewalk, the pavers, the gazebo area, so that's something that they'll do everything from the terrace area all the way to the back. That also will include the basketball court, and he is giving us a proposal of $4,500. Now, aside from that I also had him give me a proposal to do the pressure cleaning of the parking area, which would include the porte cochere, all the stones, the pavers, as well as the sidewalk, the curbs, and the car bumpers, all the parking lot, so for this, he gave us a proposal of $2,450. Together with this he just was not able to give it to us in time but, with this, I would like to get also the restriping of all of the parking spaces as it seems necessary, a lot of them are already faded, so that would kind of come together with this project being done simultaneously because we would want to pressure clean and then paint but, I was thinking at least get it started knowing that we're going to get this approved and then he'll provide us hopefully by the next meeting we should have the proposal for the painting. My hope is to be able to get all of this done particularly the rear, try to get it done as soon as possible, he knows that I want to get this done before October for our fall festival so that the whole back area is nice and clean and then for the front hopefully before the holidays so that could be nice.

Ms. Duque: So, I will need a motion from the Board to approve those two proposals, and I guess the clubhouse entrance, we will present that as soon as we get the other proposal for the striping, right?

Ms. Mendoza: Correct.

Ms. Duque: But you can approve that now and just wait until we get the other proposal.

> On MOTION by Ms. Calero seconded by Ms. Mendez with all in favor, accepting the 2 proposals from Chandler Contractors in the amount of $4,500 and $2,450 for pressure cleaning the front and back of the clubhouse areas as stated on the record was approved.

Ms. Duque: And that's the only request that we have received so far from a Supervisor, do I have any additional Supervisor's requests? Shirley?

Ms. Mendez: I wanted to see if we could maybe, and I don't know I may have missed it in the last meeting, do we circle back to Mauricio's suggestion, a couple of meetings back about a memorial area?

Mr. Pelaez: Yes, it's still in the works, I know Jennifer is working on a bench option so she's still gathering a couple of things, so hopefully by the next meeting we'll have that.

Ms. Mendez: Ok.

Ms. Duque: But all of that was already, just so you know we did talk about it during the last meeting Shirley, and the monument, all of that was already removed. That area as you might recall we're going to be using it for small holiday decoration, so Chic already took care of that portion of it. He also saved the bricks because those are the same bricks that we have in the building and he can potentially use them if anything needs to be repaired, so he kept that too, and as Mauricio mentioned, there is some due diligence that Jennifer is doing which is trying to find out what's the best location, what options they have for the plaque and where we want to put it. Do I have any additional requests? Not hearing any, do I have any audience comments?

NINTH ORDER OF BUSINESS Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman