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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, November 4, 2025, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

Mauricio Pelaez	Chairman
Julie Varela-Medina	Vice Chairman
Lakisha Macias	Assistant Secretary
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
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 October 14, 2025 Meeting

Ms. Duque: The next item is the approval of the minutes of the October 14, 2025, meeting. This is the moment to present any additions, corrections, or deletions; if none are presented, a motion to approve them will take place.

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> On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, the Minutes of the October 14, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS Ratification of:

A. Services Agreement (Galaxy System Preventative Maintenance) with Ideal Tech Solutions, LLC
B. Third Amendment to Clubhouse Management Agreement (Club Silver Palms) with KW Property Management & Consulting, LLC
C. Small Project Agreement (Clubhouse Landscape Enhancements – 2025) with Tony's Nursery and Garden Service, Corp.
D. Third Amendment to Agreement (Clubhouse Janitorial Services) with All Professional Cleaning, LLC

Ms. Duque: Let's move forward to the next item, which is ratification of a couple of agreements, and I'm going to read the agreements, and at the end, I will ask the Board to ratify them. Those were already approved by the Board, and we brought them back today, so they are part of the records of today's meeting. The first one is the services agreement, Galaxy System Preventive Maintenance, with Ideal Tech Solutions, and the next one is the third amendment to the clubhouse management agreement, Club Silver Palms, with KW Property Management & Consulting, LLC. Next is the small project agreement, clubhouse landscape enhancements, 2025, with Tony's Nursery and Garden Service, and the last one is the third amendment to the agreement, clubhouse janitorial services, with All Professional Cleaning, LLC. A motion to ratify them all will take place.

> On MOTION by Ms. Calero, seconded by Ms. Varela-Medina, with all in favor, ratifying items A through D listed above was approved.

FOURTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Mr. Cochran: Yes, nothing specific to report, I know one of the things that we mentioned last time was looking into the rulemaking process with the club rules so, if you all have any ideas about other types of amendments that are rules, just share those

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with the District manager and she can pass those along to me but, other than that, that's all I have.

Ms. Duque: Again, Jennifer already provided that set of rules and regulations to the Board of Supervisors, so if you have any comments, any suggestions, or changes, make sure you respond to that email; do not reply to all. Please send individual emails, and we'll go from there. Thank you, Scott.

Mr. Cochran: Yes, and obviously Jennifer will need those as well.

Ms. Duque: Correct. Do I have any questions for the attorney?

Mr. Pelaez: No.

B. Engineer

Ms. Duque: Not hearing any, let's move forward with the engineer report. Nothing to report under the engineer.

C. Club – Monthly Report

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

Ms. Mendoza: Ok, so for this month, we did a few in house maintenance items throughout the clubhouse, we did a few of the pool gates if they needed to be readjusted, and so we went ahead and did our annual cleaning of the clubhouse carpet, upholstery and grout cleaning of the bathrooms, again this is something we normally do on an annual basis. Together with that we continue to do our preventative maintenance of the pool, the gym, as well as the A/C of the clubhouse. Now, with Chic's help, I do have a few proposal here that I do want to bring to the Board's attention regarding some additional maintenance and two of them are primarily also done on an annual basis now that it's closer to the holiday season. So, let me go ahead and pass this out, so these proposals pertain to the pressure cleaning of the clubhouse sidewalk, paver areas and this would be for both the front and the back, so you have one proposal that shows you all sidewalks, entire parking lot, concrete curbs and all car bumpers, this is the front of the clubhouse. Then the second proposal which is for the pressure cleaning of the sidewalks and the basketball court, and again, this is something that we do on an annual basis and we are maintaining the price from last year, Chic had been able to maintain the same price from last year.

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Mr. Chandler: And they're the same price as last year, and the year before I think.

Ms. Mendoza: And just to give a little update, so we're currently right now, Chic commenced the work, if you guys remember a few months back we had approved the replacement of the basketball court fence.

Ms. Duque: And Jennifer, before you move on to that item, I will need a motion from the Board to approve the two proposals: one for the annual pressure cleaning project in the amount of $2,450, and another for pressure washing and mildew removal on the west side of the property for $825, plus the basketball court for $375.

Mr. Pelaez: Will it be done before Thanksgiving?

Mr. Chandler: I believe so.

Mr. Pelaez: Ok.

Ms. Duque: And we also have some other items.

Mr. Chandler: The parking lot or the pressure cleaning.

Mr. Pelaez: The pressure cleaning right now.

Mr. Chandler: Oh, the main pressure cleaning, yes.

Mr. Pelaez: I know in the back you're working on the court or whatever.

Mr. Chandler: Right now we're working on the entire development.

Mr. Pelaez: So, for these, do you think it will be done before Thanksgiving?

Mr. Chandler: I think so, yes.

Mr. Pelaez: So, just before the decorations come in and then we have all the events that we have.

Mr. Chandler: What events are you having?

Mr. Pelaez: The Christmas and Thanksgiving, people visiting the club, on vacation, kids come out for a week, so just to have at least definitely the front the cleaned up.

Mr. Chandler: Ok, so we'll make it a point.

Mr. Pelaez: Ok.

Mr. Chandler: I mean even if we have to pull them off part of the development.

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

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Ms. Duque: So, the total amount is $3,650 for those two proposals. Do I have a motion from the Board?

> On MOTION by Ms. Macias, seconded by Ms. Mendez, with all in favor, accepting the two proposals from Chandler Contractors for the annual pressure cleaning project in the amount of $3,650 was approved.

Ms. Duque: At the same time, I just want to mention there are a couple of other proposals that are going to be presented so with this motion we will authorize the District attorney to draft a small project agreement, right?

Mr. Cochran: Yes, and we'll talk about how to do that, yes.

Ms. Duque: Ok.

Ms. Mendoza: So, next, we have the kitty splash renovation and painting project.

Mr. Chandler: Yes, and we have the pictures here. So, I'll kind of explain this, if you remember 3 years ago, so we can take these apart, so we can go with the first package here. So, 3 years ago it was a mess out there, and if you look, that's what it looked like, the top was white, these were all white, and if you look at page 2 there was a lot of rust around all the pipes, some of the areas were really bad, and if you look at the very last page of this package, we were discussing possibly replacing it and I think we got a couple of prices but, to replace this particular one was $150,000 back then and everybody said, no. So, between Juliana, me and Mauricio we came up with an idea salvaging it and saving it and cleaning it up using a special epoxy paint that Disney World uses on their water kid parks, and we didn't know how it was going to work out but, it seemed to work out pretty good. So, if you go to the second package, you can see what it looks like, they were quite vibrant, the colors are amazing and if you look at the third page that's what the cost was 3 years ago, and the next page it will show what the scope of work was according to the contract. If we go to now, this is what it looks like now on the next page, and these pictures were just taken. So, if you go to the second page, if you can remember the first page how bad the rust was, well the rust is just starting to come back a little bit, it's not bad, it's not terrible at all. Also, all the screws, nuts and bolts, everything that was replaced 3 years ago were all replaced with

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stainless steel bolts. So, if you look at then next page, a little bit of rust, no big deal, the paint is starting to fade a little, a lot of black paint, which is the protective paint that prevents the kids from crawling underneath and getting in there, that is probably the only section that has to be disassembled for us to get the paint to really look well on it, and you can see the next blue one, it's just surface rust in just a few areas, it's not terrible. So, we said it's going to try to look better, and we all came up with the idea that this might be a good time to save it without reinventing the wheel because once the rust starts like it is, and I only took a few pictures, there's spots all over the place but, now might be the time to get it. If you wait another year, it could be a real challenge or not but, you know it's going to get a lot worse and rapidly it kind of compounds. So, on the last page is the proposal to do almost the same thing we did 3 years ago. The reason why it's less money is because it's less work, I don't have to disassemble so much of it, all the stainless steel bolts and stuff have all been replaced, and as far as the rust removal it's not as bad but, the paint has really gone up in price because of the tariffs.

Ms. Varela-Medina: And you would do this again through Christmas time, right?

Mr. Chandler: After the first of the year, yes.

Ms. Varela-Medina: Ok.

Mr. Pelaez: In January when he starts the pavers.

Mr. Chandler: When it's cold and nobody would be swimming anyway.

Mr. Pelaez: So, you're like painting the whole thing again, is that what you're saying?

Mr. Chandler: Ok, yes, everything gets painted again, drain the pool, and this time we have to be a little bit more careful as far as not getting any paint on the diamond bright because the last time we did it the pool was empty, dry, we did all this and then we put the diamond bright down, so this one is going to take a little bit more work as far as being protective and all that stuff.

Ms. Varela-Medina: I have a question, on this last packet, on the third page, I don't know how this is part of this piece, but that's what?

Mr. Chandler: That's a gasket.

Ms. Varela-Medina: Is that a concern that it would just keep chipping away over time?

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Mr. Chandler: No, no, that gasket right there, I did that, what you see, I went to feel it and see how brittle it was today, so I pulled on it just to see how brittle it was, it's all sealed, so that gasket is going to be cut off all around the perimeter so it's not sticking up.

Ms. Varela-Medina: Ok, so it's not going to be there.

Mr. Chandler: Right, it's not going to be that way, and that is, if you look, you see these parts that hang out, those will be gone, and none of the gaskets are showing but, a lot of the water supplies to these tubes the hoses have to be replaced, the ones that feed them, that supply them, and the chlorine does a number on those.

Ms. Varela-Medina: So, when you do that, are you also doing this area, you know the water slide that goes here as the water goes in?

Mr. Chandler: And that's a good point, so one of the water slides which is that's tubular here, that one never had a water supply it was dry, it was supplied by everything that was pouring off actually got down to that area, and it's amazing that we discovered that this time around, it does get wet but, it should have its own supply, so once we replace these supplies for the other two lines, we'll go ahead and add two for this, and this is just going to be redesigned. Also, one of the main brackets for this one is really bad, rusted out, it might have to be replaced this time around.

Ms. Varela-Medina: Is that included in that proposal?

Mr. Chandler: Yes.

Ms. Mendez: So, it's my understanding basically this is just for the entire set up, it's going to be repainted?

Mr. Chandler: Yes.

Ms. Mendez: The same color?

Mr. Chandler: Yes, the same colors, the reds and the blues are very vibrant.

Mr. Pelaez: So the playground is still in good shape for the most part, now we're spoiled seeing how it looks nicely painted, and it makes it look really nice too.

Mr. Chandler: Right.

Mr. Pelaez: It seems like every couple of years we may have to paint it.

Mr. Chandler: Well, and that's a good point, remember Juliana, we did guess work, we didn't know, and as far as the slides go, we had no idea how it was going to

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hold up and it held up pretty good on the slides. You know in theory, right now it's 3 years, it's still acceptable, you could probably get away with 4 years but, I think if you push it to 4 years, you won't go more than 4 years, there's just no way but, if you look at the pictures from the very first one you see how bad it looks, that's what it's going to look like next year, there's no doubt.

Mr. Pelaez: So are some of these things were powder coated from the original?

Mr. Chandler: The original ones were powder coated, yes.

Mr. Pelaez: Ok.

Mr. Chandler: And do you know what powder coating is, it's actually a dried paint, and they electrostatic it.

Ms. Varela-Medina: Like an epoxy paint, like a UV paint that hardens and shines.

Mr. Chandler: Well, they also heat it but, to get it to stick good they magnetize the metal and it sticks and bonds better but, once again, it's only as good as what's on the outside, there's just so much sunlight, the water is constantly running, it's getting hammered. What's amazing also is the deck, I don't know if you remember, we did the deck like a year or two before that, just the deck, remember we were losing the fiberglass deck, and then we used that nonskid commercial boat deck paint, and that held up pretty good. Even if you go out there now, I am really surprised how well that held up.

Ms. Varela-Medina: Explain to me why the water is some much colder in that kiddy splash than in the big pool, it's freezing in there sometimes.

Mr. Chandler: Really.

Ms. Varela-Medina: Yes, that's why my kids stopped using it and they go into the big pool because it's like a bathtub.

Mr. Chandler: Wow, I didn't know that.

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

Mr. Chandler: To be honest with you, it should be warmer because you think if it sits there, and it's only a foot of water so I'll have to check on that.

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Mr. Calero: But that's been the case for years, it's always colder and every water park I've been to has been the same, that continuous flow of water is always very cold.

Mr. Pelaez: So, I think since we are doing the pavers and doing a few projects to kind of redo some of the stuff in the clubhouse, I think now would be a good time to do this together at the same time, if you're closing down the pool in January, and it's been 3 years, and it definitely makes the clubhouse look really nice. So, my motion is to repaint it in January.

Ms. Duque: In the amount of $29,500.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the proposal from Chandler Contractors for the kitty splash and painting project in the amount of $29,500 was approved.

Ms. Mendoza: So, I'm also working on being able to develop for next month's meeting and also doing something similar presenting for the playground, some updates in regard to the current conditions, so you guys will get something similar to that for next month. Other than that, that's all I have.

Ms. Duque: Thank you, Jennifer. Are there any additional questions for Jennifer?

Mr. Pelaez: No.

D. Field Manager – Monthly Report

Ms. Duque: Not hearing any, let's move forward to field manager report, Jesus.

Mr. Lorenzo: So, for the sake of Chic's time, I'm going to go ahead and present, and if you guys go to, and you guys know I've been dealing with this for quite a while now. You guys know the roundabout project that we're trying to put lights in, well, we finally got the survey, and Chic's going to pass out some surveys with some color coded markings.

Mr. Chandler: So, do you want to take it from here, or do you want me to take it?

Mr. Lorenzo: Yes, I can, so Chic has been looking into this project to verify exactly how many light poles were going to be put on the survey. The original survey only included a certain amount and after discussions, there's 10 poles there to bring the

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most light to the area, and they can be changed. You'll see the posts are indicated in blue and circled in red, the orange markings are the outlets, and there's one in the middle, so there's 13 outlets, 10 light posts or lamp posts, and then the green indications are just landscaping just so you know there's trees there but, you can kind of already see on the survey itself the little triangles or boomerang looking objects are the trees, so that's something that we added to the survey.

Ms. Calero: So, these are trees and these are palm trees.

Mr. Lorenzo: Correct, and then the orange ones are receptacles, which are outlets.

Ms. Calero: Ok, and these are the ones I was asking about.

Mr. Lorenzo: Correct, yes, those are other trees but, this is just indicating the ones nearest to the receptacles, just for in the future.

Mr. Pelaez: And we had them do that on the landscape plan as well.

Mr. Lorenzo: Correct.

Mr. Pelaez: So, when you guys saw it you would see, like there's a palm tree there, and it makes it a little bit easier for permitting as well as they can see there's a tree there.

Mr. Lorenzo: Right, correct. Now the preliminary survey that was provided didn't include all the receptacles which is there, and it's in your agenda, just on a smaller scale on page 151 but, you have it here in front of you, a little bit zoomed in for at least the roundabout. The electrical panel, we finally figured out with FPL which was a lot of the delay what transformer we're going to pull from which is on the bottom left, go underground, and then over here is where they proposed to put the FPL meter. Chic, who was looking at it said, maybe why don't we install one on the other side, so it's a little more aesthetically pleasing at the roundabout.

Mr. Chandler: In the island you would see that right there which is the meter, if you look here where I wrote take notice, where the panel is, you can see the bottom shows the highlighted area, and that's where the transformer is, and you can see the line going across the street, so you would see all the electrical stuff on the island.

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Mr. Lorenzo: And you can put landscaping around it but, instead of having it in the roundabout maybe we can just leave it on the side where the transformer is, so you guys don't have to see all that.

Mr. Chandler: Right, and that way it's all one side.

Ms. Calero: That's across the street.

Mr. Lorenzo: Correct.

Ms. Mendez: So, there's currently a transformer there now.

Mr. Lorenzo: Correct.

Ms. Mendez: Is there landscaping around it?

Ms. Duque: No.

Mr. Chandler: No.

Mr. Pelaez: So, when you leave the clubhouse now, when you go to the right, you're going to see the green transformer right there, and this equipment would go right next to it essentially, so it wouldn't be in the circle at the roundabout because that's where everybody is with their dogs and all that, so less equipment on that side, nobody really uses that other little area around that transformer.

Mr. Chandler: And everybody agrees on that.

Mr. Lorenzo: And we will still need to put a junction box there so that's going to feed then all the posts and all that stuff there in the ground instead of having the meter out above ground.

Ms. Varela-Medina: But you have to connect them, right?

Mr. Lorenzo: Correct, and we're going to have to get the area marked and see where the utilities load to then figure out how we're going to go about it.

Ms. Varela-Medina: But you will go underneath.

Mr. Lorenzo: Right, and go underneath, the ideal thing would be to go underneath but, the last case resort would be to cut it.

Mr. Chandler: Ok, so we've done this before.

Mr. Lorenzo: Yes.

Mr. Chandler: And we tried the jack and bore, this was their project, jack and bore, which means drilling underneath and all of that, and there were way too many pipes which was really a problem. So, we ended up having to saw cut the road, monitor

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traffic, and go from the top of the road, so more than likely that's what we're aiming for now, and I have a sneaky suspicion that's what is going to happen.

Mr. Lorenzo: Which is an easy flow, we're probably shut down 238th on one side, and not let traffic flow through there, around the roundabout, so it's not going to be too inconvenient.

Ms. Varela-Medina: Right.

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

Mr. Lorenzo: Just while we're working, when they're done, we don't need to leave it closed and local traffic will still be able to get through.

Mr. Chandler: Correct.

Ms. Calero: So, if they need to cut the street, or whatever you call that, the asphalt, but that will all be done in one day?

Mr. Chandler: Yes.

Mr. Lorenzo: At least putting a layer over it before they come with the asphalt, I'm assuming.

Mr. Chandler: Probably let the dirt settle.

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

Mr. Lorenzo: But it will be accessible by the end of the day, it will never be shut down over night I'm assuming.

Mr. Chandler: No, it shouldn't be.

Mr. Lorenzo: And the main purpose of bringing this to your concern is if the Board finds this acceptable, so that we can go ahead then meet with the electrical contractor, make sure he's on board and then meet the electrical engineer and make sure he's on board, and then revise the survey and then have that final survey so that we can go ahead and submit for a permit.

Ms. Mendez: And what would be the timeframe?

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Mr. Lorenzo: So, we still have two more steps to finalize the survey, once the survey has been finalized, or the survey was finalized but, as you can see on the survey it's not showing this.

Ms. Mendez: Ok.

Mr. Lorenzo: So, we need to revise it to show this, and to show the exact locations. It's good that we already had the landscaping because it's going to come in handy for this. So, if the Board is in agreement with the 10 poles, and the locations, as well as the receptacles which are 13, one would go right in the center, that's the 13th one, and then you see the other markings evenly distributed throughout the roundabout. So, if you guys find that acceptable so we can go ahead and meet with the electrical contractor and make sure he's in agreement with this and this is ok, we'll go ahead and have the surveyor come out here, meet with us so that he agrees because if I send him this, I don't know if he's going to be very receptive to it.

Mr. Chandler: He has to do a walkthrough.

Mr. Lorenzo: Right, so with him, and the electrical contractor just to make sure that we're on the same page.

Mr. Pelaez: So, just so you know, so the engineer when they drew it up they put the poles right here in the middle, by these green dots but, there's a palm tree there, so when we walked it as well, this area is too small, there's a tree there, so we moved it out here, so it will light up this whole area from the outside, so these were actually already marked they just moved them out, and these are already existing so it's one on each sidewalk that's long, and this is a short sidewalk so there's just one light there on these. Then we had outlets at each of them, so that way all the palms can be lit up and here as well, so you can get as much Christmas lights as you want in any core section, or even the middle section as well.

Ms. Varela-Medina: Ok.

Mr. Chandler: With that being said Mauricio and you know you talked about putting the outlets on the poles.

Mr. Pelaez: On the palms.

Mr. Chandler: Yes, but also maybe on a light pole, somehow.

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Mr. Pelaez: Yes, if we need it for the outside section to be able to get some up here.

Mr. Chandler: Correct, so if you look, like there's a pole right by one of the other trees, we could put the outlet on that particular pole, which they're going to have to put one on the other side, everywhere where there's an orange dot is an outlet that you can plug in Christmas lights, and if you look in the center where you see the four green ones in the center, we're going out put an outlet on each side of those, I think those are royal palms.

Mr. Pelaez: Yes they are.

Mr. Chandler: That's where we could put an outlet, shine up the lights on them, you could have 4 shining lights and they'll illuminate that, it will look nice and then you have outlets for your Christmas lights for anything in the future, and everything I guess put on photocells or whatever you want to do with that.

Ms. Duque: Let's try to keep to one conversation at a time for the record.

Mr. Pelaez: Yes, so what we're talking about is why the lights were on this side and it's basically just to save on when they're digging the transformer, on the same side, just try to keep it the same.

Mr. Chandler: Yes, so once again, we'll have to figure out how we're going to go across the street, when we dig, and there's a lot of digging that's going to be done to run all these outlets and all the piping, we are going to have sprinkler pipes because we're not going to be able to locate them, so we're going to trench it, it has to be 18" deep every single one, so we'll probably end up having, there will be a number there for sprinkler repairs and we're going to have to take up the pavers and cross over. Now we did have budget numbers, a guesstimation based on the original thought, I think right now if you guys decide this is really the direction you want to go in, go back to the engineer, discuss what he's going to do, and how many zones he's going to put in because now we have multiple breakers for multiple outlets, timers, probably photocells, we're probably have to do another switching, some like we did here to do it right.

Ms. Varela-Medina: Isn't that also the circle where you did some of the paver repairs?

Mr. Chandler: Yes, and those were all at the end.

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Mr. Lorenzo: But we focused on the edges on the entrances from the curbing.

Mr. Chandler: This paver repair shouldn't be difficult because it's just crossing over, so it's taking up a few rows, trenching across and that's it. On the lights, who picked the lights, you guys picked the lights, right?

Ms. Varela-Medina: Yes.

Mr. Lorenzo: And keep it existing to what you guys have right now.

Ms. Varela-Medina: Yes.

Mr. Lorenzo: You can change them.

Mr. Pelaez: No, I think we're trying to stay uniform with the lights.

Mr. Lorenzo: Ok.

Mr. Pelaez: And the outlets will be on a separate breaker, right.

Mr. Chandler: A few breakers.

Mr. Pelaez: So we can leave them powered off if we want.

Mr. Chandler: Correct and that's a good point as far as how we divide them up, I mean we can't do like the front where everything is the new breaker.

Ms. Varela-Medina: How many new breakers will we have?

Mr. Chandler: I would guess six, and also Mauricio you had mentioned, if you think you might need power out in no man's land.

Mr. Pelaez: I don't think so, I think they could just string the palms together.

Mr. Chandler: Right, I agree.

Mr. Pelaez: We don't need to spend extra on that.

Mr. Chandler: One other thing, you had mentioned possibly powering the median.

Mr. Lorenzo: Bringing power to the other median, yes, that median on the bottom, so if we're looking at it this way, this is the exit to the monument and this is the entrance to the clubhouse. So, bringing it to this median that comes to the clubhouse in case you guys wanted to put holiday lights leading up to the clubhouse.

Mr. Pelaez: So, I think we have that median, we really have it before and after, but the one before, and we could branch off of this transformer and this meter for that, I just think now we're getting into another whole price tag as well because now we're cutting the street on that side and going through that whole median which sounds nice

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but, I almost feel like we should probably tackle the one project just based on the numbers.

Mr. Chandler: I have an idea, and you're right, I agree 100%.

Mr. Lorenzo: Run the conduit and leave it.

Mr. Chandler: Price it out to trench because we're going to have to trench it, so price it out to trench it, and price it out to run it across the street and just do that and run the pipe out and stub it up because that's your big cost.

Mr. Pelaez: And we need plans and everything for that section as well so the same exact thing we're doing, we're doing across all of those palms too.

Mr. Chandler: No, I'm just saying get it into the island, also.

Mr. Lorenzo: So bring it to the island.

Mr. Chandler: Yes, if you think you might want to do it in the future.

Mr. Pelaez: And maybe you could present something with the price of just doing that, do that asphalt, that cutting and stubbing it out and then we can make a decision from there.

Mr. Chandler: Correct.

Mr. Pelaez: It would be nice to have the lights, I just want to be realistic of how much we're spending all at one time.

Mr. Chandler: No, that would be costly, I'm sure that would be costly.

Mr. Pelaez: Because it's a long straightaway there, right?

Mr. Chandler: Stubbing it up now would be the cheapest time to do it, if you're already trenching, we already have the equipment and everything is already there, maybe just get a separate price to stub it up and see what the number is and then you can make a decision then.

Mr. Pelaez: Ok.

Mr. Lorenzo: Ok.

Ms. Varela-Medina: Did we ever have lights there to the clubhouse?

Mr. Pelaez: No.

Mr. Lorenzo: No.

Ms. Varela-Medina: But here we had them.

Mr. Pelaez: We didn't have them.

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Mr. Lorenzo: No.

Ms. Duque: Ok, so I think the Board agrees with the plans, and we have direction from the Board, so I don't need a motion.

Mr. Pelaez: Great, so you'll get a revised plan.

Mr. Lorenzo: Well, we're going to meet with Jordan and meet the electrical engineer, go over this and make sure he's in agreement, get the revised plans, and then start getting the pricing and then submitting for permit after the pricing is approved.

Mr. Pelaez: Right, perfect.

Ms. Duque: Good.

Mr. Lorenzo: The hardest part was identifying the transformer.

Mr. Pelaez: Yes.

Mr. Chandler: I thought that was the easiest part.

Mr. Lorenzo: No, I mean for them, it only took them maybe 30 minutes to get them to answer me, they're on their own timeline.

Mr. Chandler: That's why doing these types of things, they're a pain.

Mr. Lorenzo: I'm still waiting on the lamp posts, and we have the transformer that they have access to the area and we don't even need to trench it's underground, so I'm still waiting on a response but, that's a whole other item but, unless there's any other questions for Chic, I think we're good.

Mr. Duque: Thank you so much, Chic.

Mr. Lorenzo: We made a lot of progress at the main entrance with the lighting.

Mr. Chandler: Yes, that was huge.

Mr. Lorenzo: Yes.

Mr. Chandler: So, I think we're good.

Ms. Varela-Medina: Thank you.

Mr. Calero: It was nice seeing you again.

Mr. Lorenzo: So, moving on with the most urgent items and then I'll continue going from there. If you guys go to page 137 of your agendas, that area that's been flooding back there, so we had a meeting, they provided a report and you're going to see that on page 139 through 143, however, they're saying that is was, and I got them out here with Raptor Vac just to make sure we're all on the same page, they thought the

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drain wasn't there and the problem is the drain is there, so the water is sitting over the drain. So, the drain, there's two things that could be done, extending the french drain that's already there, that's an option but, before we do anything they suggested, hey why don't we do a geotechnical exfiltration testing. He said, but before we do it, let's identify other areas so that when we mobilize them we take advantage, kind of like when we do rules process, I reached out to the HOA, the HOA has no other areas, I don't know of any other areas, I don't know if the Board knows of any other areas but, before commencing, he doesn't think it should be more than $1,000 or $1,500, it should be around the $800 range.

Ms. Varela-Medina: To do what?

Mr. Lorenzo: To do two tests, pretty much they're going to drill a hole really deep, pump it with water and see how it exfiltrates into the ground, and he's recommending doing it in two locations that way we get the most accurate testing and read.

Ms. Varela-Medina: And when you said earlier about an extension, how would that work?

Mr. Lorenzo: So, I don't have any details on it as far as that, the way I understand it you have a french drain that's maybe like 20' or 30' long and adding another 10' or 20' to it, so basically dig it up, put rocks, from my understanding that would be ballast rock, so that when the water comes there it drains because right now it's just sitting there. Another thing we identified on the north side of the area, if you guys look at page 141 that drain on the north side needs to be cleaned, I'm waiting on Raptor Vac.

Ms. Varela-Medina: Didn't we just have that cleaned?

Mr. Lorenzo: He missed that one, we discussed it, I guess he didn't see it.

Ms. Duque: And it's not in his report.

Mr. Lorenzo: Right, it's not in his report, he's going to get me a price to get it done but, it I'm hoping that it will be a good price based on what you guys approved at the last meeting which I just got the proposal signed by Mauricio for the outfall cleanings that you guys approved at the last meeting. So, he'll already be mobilized so that's something that we're going to take care of, it's not what is contributing to the issue, the issue is on the south side but, if the Board, and I was talking to George, he thinks a not

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to exceed of $1,500 or $2,000 should be more than enough, it should be well below that but, approving a not to exceed, I would suggest between $1,500 and $2,000 so we can get the geotechnical testing, he can get proposals, he already has a company that he likes to work with that he thinks would be perfect for it and shouldn't be more than like $1,000 give or take.

Ms. Varela-Medina: And geotechnical is the one where they drill two holes and fill it with water to see where comes out?

Mr. Lorenzo: Correct, and they're going to do it multiple times and then he wants to do that in two different locations there just to make sure they get the most accurate readings. Then based on that, determine what the next course of action would be.

Mr. Pelaez: And this is George from?

Ms. Duque: Our District engineer.

Mr. Lorenzo: Correct, the District engineer.

Mr. Pelaez: Ok.

Ms. Duque: From Ford Engineering.

Mr. Lorenzo: Correct.

Ms. Varela-Medina: So, then let's do a not to exceed of $1,500 to $2,000?

Mr. Lorenzo: I would say $2,000 just to be safe, it should be well under but, just in case.

Ms. Varela-Medina: Ok.

> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, authorizing staff to proceed with the geotechnical exfiltration system testing not to exceed $2,000 to address flooding issues was approved.

Mr. Lorenzo: Moving along and I'm just going to go to the bigger ticketed items like I mentioned, so if you guys go to page 179 you will see a proposal from Game Time, and this is the original proposal from 2011 for when it was installed, just so that we can compare, she provided that for us. So, I met with Game Time, and I met with the restoration company as well that they used for the installations, they also do

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restorations. One is an expert at putting the equipment together, the other one is an expert at restoring and painting.

Ms. Varela-Medina: And which playground is that?

Mr. Lorenzo: So, this is the playground B, so it's #1 on page 182, the blue, yellow and red.

Ms. Varela-Medina: Ok, so close to the school.

Ms. Duque: Yes.

Mr. Lorenzo: Yes. So, you'll see the pictures, and it's mainly the slides here, the roof can be repainted, and then as you go down you'll see the other playground, the brown and beige one with the green, on page 190 you'll some of the parts that need to be replaced as well, along with the slides and some of the platform on page 201. So, this is a suggestion that I has asked them for and I believe in order to do that you would have to remove the little palm trees on the top if you look at page 199, you see those little palm trees, so removing that and maybe be able to put some type of bracket that to house that but, it will only cover that area.

Mr. Pelaez: It has to be some big posts because of the sand and make a big area, so it's not just that area.

Mr. Lorenzo: And this is an older equipment, so I don't know if you guys want to go through that and remember what we talked about and discussed at the last meeting, you guys have sand in those two playgrounds, so if you guys would bring it up to code you'd have to remove all that sand, and then put a new surface, maybe we can do mulch, maybe lay a surface down and then put mulch but, you would have to redo that surface and you're going to have to anchor in with concrete.

Ms. Calero: For the sands, to bring the sands up to code, not the playground.

Mr. Lorenzo: For the sand, correct. The playground is fine but, the sand is something that is not acceptable anymore going forward. So, once you guys do something there, that's something to take into consideration, the foundation there is going to have to be changed.

Ms. Calero: Ok.

Ms. Mendez: Are we looking into the possibility that we're going to be required to change the sand?

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Mr. Lorenzo: Whenever it is that you replace the equipment, that's probably when you would revisit it. If you guys restore it, which is the options that I provided proposals for, well I didn't provide but what Fay Surfaces provided proposals for on page 202 to 204, that's just to restore what you have.

Ms. Mendez: So, we're ok with keeping the sand.

Mr. Lorenzo: Correct, now if you add something to it, then that's when you're going to probably need a permit, and then your sand you'd have to remove it.

Ms. Macias: And on page 192, what are the wood planks that are there?

Mr. Lorenzo: So, that's part of, it's my understanding it used to have like a fire escape with a pole, and it's missing that part, so I guess they boarded it up.

Ms. Macias: Ok.

Ms. Duque: And that was done by Miami-Dade County a couple of years ago.

Ms. Marias: Ok, so that's always been this playground.

Mr. Pelaez: So, can you explain the different quotes between now and then?

Mr. Lorenzo: Yes, so I included the quotes, or she included the quotes from 2011, so these are 14 year old playgrounds, at least the one on 240th Lane and the one on 112th Avenue. If you guys go to page 202 you'll see a quote for playground A which is the blue and green one, and then on page 203 is playground B, and page 204 is playground C which is a different play system which is Playcraft, I still have to get with Playcraft to get the equipment replaced. The think with Playcraft, the way they constructed or developed their playground is that it's a whole system in sections, so when you replace a part in one section, you have to replace the whole thing. I'm not going to get into that one in too much detail because I don't have the pricing.

Ms. Varela-Medina: And where is playground D?

Mr. Lorenzo: That one, if you look on my report, you'll see it, that's the orange one on page 135, that's the one in the section of the single family homes back there.

Mr. Varela-Medina: Yes, that's on 118th.

Mr. Lorenzo: On 118th correct.

Ms. Varela-Medina: Ok.

Mr. Pelaez: So there's 3 playgrounds, right?

Mr. Lorenzo: Correct.

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Mr. Pelaez: Now this quote it's two different companies?

Mr. Lorenzo: So, Game Time is the one that provided me the materials, and that's the quote, which is on page 205, 206, and 207 but, it's all one quote, the final price on just the equipment for both playgrounds is $29,591.

Mr. Pelaez: Ok for two playgrounds.

Mr. Lorenzo: Yes, for both playgrounds.

Mr. Pelaez: Plus now you have to go to page 203.

Mr. Lorenzo: Yes, now you have to go to page 202 and 203 for the installation and the restoration of painting everything.

Mr. Pelaez: Ok.

Ms. Calero: What happens to the third playground?

Mr. Lorenzo: I need to find the parts, and get the quote for the parts so I'll hopefully have that by the next meeting is the goal but, they already gave me a quote for the equipment to install it and to restore it and you will see that on page 204.

Ms. Varela-Medina: So playground C doesn't have sand, they have the wood chips.

Mr. Lorenzo: Playground C, right they have the wooded chips

Ms. Calero: So, could you install sand there?

Mr. Lorenzo: If you guys wanted to, we could but again, you have to put poles.

Ms. Varela-Medina: But then that wouldn't be such a problem.

Mr. Lorenzo: As far as bringing it up to code with the sand, right, if that was an option you guys chose to do.

Ms. Varela-Medina: Could you get an estimate for that?

Mr. Lorenzo: Yes.

Ms. Mendez: Which one are you talking about?

Ms. Calero: The one that has the wood chips, it's on 118th, the orange one.

Ms. Duque: It would be the installation, so we need to make a plan of how much it's going to cost to repair, and how much it's going to cost for parts.

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

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Ms. Mendez: I would be interested to see an estimate if we are able to get the sand.

Mr. Pelaez: Yes, I think we should have A, B, C, etc.

Ms. Duque: Yes, having a total with the cost for each line item would be helpful, since it can get confusing going back and forth between numbers. Could you please include the individual amounts for each item? This will make things much clearer for review.

Mr. Lorenzo: So, it's going to be two proposals regardless per playground because it's two different companies but, ok.

Mr. Pelaez: That's fine, but everything related to A playground, is A, parts and labor, so it's clear.

Mr. Lorenzo: Got it.

Mr. Pelaez: It's almost like if we were going to do one park at a time.

Ms. Duque: Yes.

Mr. Lorenzo: Ok.

Ms. Varela-Medina: Where was playground C again, on what page?

Mr. Duque: Page 135.

Mr. Lorenzo: Correct, page 135 for playground C.

Ms. Duque: There are only three playgrounds.

Mr. Cochran: And just so you know, the proposal says D.

Ms. Duque: Oh, yes, it's confusing.

Mr. Lorenzo: Ok, so they put D?

Mr. Cochran: Yes.

Mr. Lorenzo: You know why because they probably put the clubhouse as C.

Ms. Mendez: Oh, so C is the clubhouse.

Ms. Duque: No.

Mr. Lorenzo: Hold on, I'll tell you right now.

Ms. Varela-Medina: It's the one on 118th Avenue, page 135.

Ms. Mendez: Ok.

Ms. Varela-Medina: It has the wood chips.

Ms. Mendez: Ok.

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Mr. Lorenzo: Yes, so that's what they did with the clubhouse one, they put it as C.

Ms. Mendez: Ok.

Mr. Lorenzo: And I showed them in the order of A, B, C and I told her that this one should have been D but, I'll take care of it but, I'll get this put together the way you guys want so that you guys can see them side by side and go from there, and I'll put the address for a better description than A, B and C but we'll figure it out.

Mr. Pelaez: So, we're going to have four for the next meeting.

Mr. Lorenzo: Three.

Mr. Pelaez: Plus the clubhouse.

Mr. Lorenzo: Ok, so four.

Mr. Pelaez: Ok.

Ms. Duque: Ok.

Mr. Lorenzo: Ok, no problem. So, you guys had asked me to, well there's a resident that had reached out regarding his hedge, he received a violation, and you guys are going to see that on page 130. The clusia hedge is overgrown but it's been trimmed as you can see now after that the hedge was trimmed. He received a violation because he altered the landscaping that's material and put a clusia hedge.

Ms. Duque: But the violation was provided by the HOA.

Ms. Lorenzo: The HOA, correct.

Ms. Varela-Medina: So it should have been a different hedge?

Mr. Lorenzo: You guys have different hedges, I want to say about three different hedges, sometimes it's cocoplum, sometimes it's a green island ficus or some type of other hedge but clusias is never one that you guys put normally, that's something that was added after the fact. So, he installed it, and he said, yes, I installed it but he just never got it approved by the HOA because he's encroaching on CDD property. So, he was going to come to the meeting to see if the Board would allow him to keep that hedge.

Ms. Varela-Medina: Is that similar to what we've done with other individuals or other homeowners?

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Mr. Lorenzo: We dealt with it on a case by case, so what you guys can do is, do a revocable license agreement for them to keep it as long as they maintain it, which he is.

Ms. Varela-Medina: Because this looks like it's been there for quite some time.

Mr. Lorenzo: Correct.

Ms. Calero: And they look good.

Ms. Varela-Medina: It does.

Ms. Lorenzo: Yes, but he also has, you'll see under the hedge, you'll see a widened circle or wave of a plastic with mulch in it, the mulch he's using if very light, it's like square cut, or flat and when it rains, as you can see on the bottom right picture, it just piles over the water meter.

Ms. Varela-Medina: It sits in that half circle around the tree, did he plant those trees or were they already there?

Mr. Lorenzo: Those trees were already there, those palms?

Ms. Varela-Medina: Yes.

Ms. Calero: He just did the little hedge.

Mr. Lorenzo: Correct.

Ms. Duque: Yes.

Mr. Lorenzo: And I'm going to show you some other pictures here.

Mr. Pelaez: Put the one of just the grass.

Ms. Calero: So, the concern is, or two concerns, the material he's using for mulch, and then the fact that he did the little cut out thing.

Mr. Lorenzo: Correct, and then the mulch is also killing the grass which is something that he brought to my attention.

Ms. Duque: So, he brought to our attention that the grass is dying,

but the grass is dying because of the mulch.

Mr. Lorenzo: He brought to our attention that the grass is dying in some areas. So, just for starters, FPL installed a new light post, they damaged the grass, we installed new grass, and that dried out, and I'm going to get with Nate to make sure it gets replaced, that shouldn't be an issue but some of the other grass, like I had mentioned, look at the mulch all over the grass, it's covering the grass. So, when it

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rains it just going out into the grass, it's covering and you can see the whole entire water meter, and you can see a better picture of it here where some of the grass is damaged. I told him, I would suggest getting rid of that mulch because it's just flying everywhere, and you can see it here, you can see it here, and you can see it here.

Ms. Mendez: And what did it look like before, did it not have mulch?

Mr. Lorenzo: It probably had grass before.

Mr. Pelaez: Do you have the other picture, the other one with the grass in the middle, it was on email?

Mr. Lorenzo: On the email.

Mr. Pelaez: It just showed the grass only.

Mr. Lorenzo: Oh, the email that I sent.

Mr. Pelaez: Do have a picture of another property, that just shows like grass in the middle and then you have the hedges on both sides, kind like how the norm is or how it should look, or the standard.

Mr. Lorenzo: Yes, and you can see some of these homes here.

Ms. Calero: Other homes that have the same design layout that he has, or what is he comparing it to?

Mr. Lorenzo: So, this is another home with another hedge.

Ms. Calero: Oh, so he's saying that others have it.

Mr. Lorenzo: He's also saying that this person is encroaching too which we're going to have to get with the HOA, and these I get, but we're talking about his concern.

Ms. Calero: Right.

Mr. Lorenzo: And I don't want to deviate from that.

Ms. Mendez: So, he didn't have a hedge there along the wall, or he did?

Mr. Lorenzo: He probably did and he probably removed it and it died. The plant material, just so you guys know, plant material and hedges, after you start cutting them, they have a life span, any hedge, 5 years, maybe 4, depending on when you start cutting it at the head, before it thins out, and then it dies, remember when we removed the hedge, we said we would remove the hedge and put turf because it was just too expensive to have the hassle of a maintenance item with the hedging and edging.

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Ms. Macias: I have a question, prior to this change, who would be maintaining that hedge?

Mr. Lorenzo: We do but when you alter it the landscapers normally, they keep their hands off it.

Ms. Macias: I understand that so whatever was planted there before, is he stating or has it been discussed that it died due to whatever reason, or what caused for him to change the hedge?

Mr. Lorenzo: Probably that it was dying or it was dead, and then he aesthetically wanted to make it look nice, which is what some residents do, some of them pull it out and then just leave it as is.

Ms. Macias: But it was maintained by us or by BrightView.

Mr. Lorenzo: Yes, prior to that, but once he changed it, it's been up to him. Now, you see the hedge, it was overgrown, it was pretty bad, he trimmed it and you guys are seeing the picture in my report that it's already been trimmed. So, he's ok with maintaining it, he wants to keep it. So, the Board would have to give me direction whether you guys want to enter into a revocable license agreement.

Ms. Calero: But he also has to fix a couple of things, it's not the hedge only that was the problem.

Mr. Pelaez: So, if we're getting an agreement for the hedge, and then depending on what we decide with the mulch, I think we should do an agreement for the hedge and he should take off the mulch that's running down, and he needs to resod, it needs to look like the other picture with the grass and then the hedge on the side of the house, and he would be responsible for resodding, under BrightView, under us doing it, and reimbursement.

Mr. Lorenzo: Right, and this is another unit which is grass, and this is another unit with just a hedge.

Ms. Calero: Right, which is dying now.

Mr. Lorenzo: Correct.

Ms. Varela-Medina: Do we know when he changed it? When he changed the hedge?

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Ms. Duque: We heard from him because he received a violation from the HOA, that's how we found out.

Mr. Lorenzo: Correct.

Ms. Varela-Medina: Yes, like Mauricio said, let's go into the agreement for the hedge but, he has to remove the plastic border, or whatever border that is and the mulch, and he has to fix the grass.

Mr. Pelaez: BrightView would do the grass.

Ms. Duque: BrightView will take care of the grass.

Ms. Calero: And then he pays for that.

Ms. Duque: So, I think we have a direction from the Board.

Mr. Lorenzo: Yes.

Mr. Pelaez: And I think that goes for all of them, I know the HOA works on violations for other similar areas but, just making sure the same thing is being done, and we've always been doing it but, just kind of do like a quick analysis.

Mr. Lorenzo: Yes, and he sent an email to me and Merlin today, earlier today just to point out some other homeowners that I guess have had alternations.

Mr. Pelaez: So, he's on top of it anyways but, just sometimes things grow.

Mr. Lorenzo: This grass was replaced, this area was replaced with new grass twice, this is likely dogs, if one dog pees there, and this was like this before we put new turf and it just seems like that area, the dog that's peeing there, and then every other dog is following along. So, we're going to put new turf and it's going to end up like this.

Mr. Pelaez: I mean maybe we could just put the new grass and cone it off a little bit so it last for a week or two or something and maybe that would just keep them out of that area.

Mr. Lorenzo: Ok.

Ms. Duque: Yes.

Mr. Lorenzo: Ok.

Ms. Calero: And what about the lakes, did you ever get that sorted out with the lake company?

Mr. Pelaez: We're getting rid of the other lake company, I think right?

Ms. Duque: Yes, there was already direction from the Board on that.

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Mr. Lorenzo: Yes, we're working on that. Now it's just executing the contract and then go ahead and terminating.

Ms. Calero: So we never got that one service?

Mr. Lorenzo: We're still waiting on confirmation, Juliana sent them an email, I sent them an email and no response.

Ms. Duque: But remember, if we don't receive a response, we have a 30-day termination.

Mr. Lorenzo: Correct, and we've already told the accountant to hold a month's payments because we never received services in August.

Ms. Calero: So, is the meantime the lakes are not receiving service.

Mr. Lorenzo: They being services, they're being maintained they just skipped August and we were never able to verify that because the employee left and they never sent any report.

Ms. Calero: Ok.

Mr. Lorenzo: So, it could have been serviced but, they could never provide a report or verify that, so we asked them, and he said no problem, we'll give you two services in September, and we only got one service in September. We got serviced in October just at the end of the month, last week, and we've already received the reports for September and October, but we're going to withhold the payment until they can verify that.

Ms. Calero: Ok.

Mr. Pelaez: So, where are we at? We're waiting on the new agreement.

Mr. Lorenzo: So, the new agreement, we just received it and we're going to go ahead and get it executed.

Ms. Duque: So, we can terminate.

Mr. Pelaez: So somewhere in the next 30 days or something, or by January it will start the new company.

Ms. Duque: Correct.

Mr. Lorenzo: And we're hoping maybe even in December but, we'll see. So, the Board had asked me to get some more photos of the lamp post request, and if you guys go to page 154 you'll see it, an overview of that block, everything in green is where

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there's an existing lamp post, and everywhere that doesn't have anything that little red dot is where the transformer is as we discussed at the last meeting, and you'll see the picture right below it. Then if you guys go to the next page you'll see those two blocks at night on page 155.

Mr. Pelaez: My only concern with this is the can of worms we could be opening across the entire community.

Ms. Varela-Medina: Are there any other streets that don't have a light?

Mr. Pelaez: I mean technically, I don't know, we'd have to drive the area, but there's areas that are a little bit darker.

Mr. Lorenzo: So, there's some areas that have lights, and some that don't.

Ms. Calero: And the trees too, I mean there's some areas that there's a lamp right by a tree and that obscures the light.

Ms. Varela-Medina: Correct.

Mr. Lorenzo: And all these are getting added into the queue with FPL, which is like I said, and I'm just going back and forth with them.

Mr. Pelaez: For the electrical?

Mr. Lorenzo: Correct.

Ms. Varela-Medina: And the house in that yellow frame that's the one?

Mr. Lorenzo: Correct, I believe so, yes, and this is how it was built. We have an idea to maybe have one around that blue square where the transformer is, maybe one on the complete opposite side where there's nothing, and a space. Some of the areas are well lit but, then some of the areas are kind of dark, and again, it goes back to what Mauricio said.

Mr. Pelaez: And again, just like the one on page 152, the first house doesn't have any lights on their house, so again, it's even darker or any backyard lights, where this other house that's facing this way, like it even had more, it was set up for this picture like perfectly. Like there's no lights even on this house on so it's hard to really analyze it.

Mr. Lorenzo: And page 152 is the one that you guys approved and that FPL said that they have access to that transformer that's on that side of the sidewalk so there's

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no trenching aside from going through or underneath the grounds and underneath the palm tree, but I'm still waiting on mobilization and completion of that one.

Ms. Calero: So these lights we get charged for what?

Mr. Lorenzo: Well, they charge a fee for the installation which shouldn't even be that much, remember we had to abandon the one 239th because they were going to break whatever was in the area and they didn't know what they were going to break and we were going to deal with a lot of what ifs, and unknowns, so we abandon that one but, this one they said they have access to that transformer which is on that side of the sidewalk, so that they don't have to do too much.

Ms. Varela-Medina: And the charge would be? We don't know?

Mr. Lorenzo: They just said they have access to it and I gave them approval and I just continue to follow up, and I'll continue to follow up.

Ms. Calero: But they'll give us their pricing before they go ahead with it?

Ms. Duque: Yes.

Mr. Lorenzo: Correct.

Ms. Calero: Ok.

Mr. Pelaez: So, the question is adding more from your page 154, that we've been discussing, adding more light posts.

Ms. Duque: Yes.

Mr. Lorenzo: And we started with page 152 a while ago, so page 152 was after 239th Lane and after the roundabout.

Mr. Pelaez: But I think we started with one and we kind of said ok to those dark areas and then I think the topic is coming up again. So, like I said, I'm just concerned about like how far we're going with this across the entire community after we complete doing this, so that would be the only concern that I have.

Ms. Calero: It would be more of a concern now since it's getting darker earlier.

Ms. Varela-Medina: Yes and I understand what you're saying that, they don't have any lights on, but even if they have a light on the porch it's not going to help much on the sidewalk.

Mr. Pelaez: No, it's not, I'm just saying that it's even darker without the lights on.

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Ms. Varela-Medina: Correct, but even if they had the little bit of the light on the porch, it's still not going to make a difference if you walk your dog, or you walk to the car or whatever.

Mr. Pelaez: Right.

Mr. Lorenzo: Maybe we need to get a representative from FPL out here to do a survey but, I don't know if you want that, that's probably going to turn it into a completely different price range and project.

Ms. Duque: Right, so we'll just address each section as we receive requests for it.

Ms. Macias: Ok, and that's for safety of the residents and they can feel comfortable in their community walking, so if it's something that needs to be done it would be on an as needed basis to evaluate and survey.

Mr. Lorenzo: Right, it's not just installing the light posts, it's also the monthly bill you're going to get for it too.

Mr. Pelaez: At this standpoint, which is fine we could do it as needed but it has to be kind of fair, cost of community too, if one feels unsafe then we're going to have to at some point almost have to start saying yes to all them that could potentially use the same reasoning.

Ms. Calero: Well, I think that would be the same reasoning for everyone, the safety aspect.

Ms. Varela-Medina: Yes.

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

Mr. Pelaez: That's exactly what I'm saying, so once we start then you can't say no.

Ms. Duque: What's the direction from the Board? Do you want us to go back and find out the price?

Ms. Calero: I think at this point we're waiting on them right, the balls in their court.

Mr. Lorenzo: Well with regards to the one on page 152 which is on 113th Passage.

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Ms. Varela-Medina: They have the transformer or something, right?

Mr. Lorenzo: Correct, and the good news is the one on 117th Court there is a transformer nearby if that's where we put the lamp post, anywhere else it's going to be going back to what we dealt with at 239th Lane which was too many amperages.

Ms. Duque: We had to go through a survey, we had to get that, we had to pay for a deposit.

Mr. Lorenzo: We had to pay for a deposit, fill out a form.

Mr. Pelaez: What we did on 239th, right?

Ms. Duque: Yes.

Mr. Lorenzo: And that took about a year.

Ms. Duque: So, what is the direction from the Board?

Ms. Varela-Medina: If it would be my house I would not want to be in the dark, I would want the lamp post.

Ms. Duque: Ultimately, this is the Board's direction and decision. How would you like us to proceed?

Ms. Mendez: Well, I agree with Mauricio's point in regards that if we go in this direction then we're going to need to just remain consistent, it's not a bad direction, but we just need figure out how to move forward in anticipating that potentially other residents are going to positively respond and say, hey, that post was put there, which is great we want that but, as they continue to present to us, we need to be consistent, we can't say yes to one and no to the other unless the implication is like what happened with the prior request.

Mr. Lorenzo: Which now we can maybe forecast beforehand based on where the transformer is located and where they want the light.

Ms. Mendez: Correct, right, and these are topics and answers that if the resident were to come to us in regards to why we can't move forward we can present so it doesn't appear that we're just picking and choosing what we want to do, if there are some matters that are out of our control, structure, etc. So, safety, I think nobody cares if we give that top priority, cost yes, but perhaps we can continue to remain optimistic that we're going to make the best with the budgeting and we're going to adjust accordingly to first and foremost to provide a safe community. I think most residents,

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including I trust all of us sitting here would rather have a safe block than an extra palm tree or extra flowers. So, if that's the direction that we can go, personally I support it, I think it's a great direction to go in and offer a safe community, keeping the perspective that Maurico brought up moving forward when we see other requests, so be fair across the board, and transparency, that's the only way we're going to move forward for ourselves and for the community and I trust that's what we're here for, so that's what I have to say on that.

Mr. Lorenzo: Now this lamp post, if you look at it, I don't know if it's going to make a huge impact based on the location of the transformer but, it would be nice if there was something more in the middle of the block.

Mr. Pelaez: It's this one on page 152, so it's going to have a lamp post right there by that transformer, right?

Mr. Lorenzo: Correct.

Mr. Pelaez: Now, there's also somebody's backyard that's right there, that's right by the transformer, right?

Ms. Duque: Yes.

Mr. Pelaez: So, is there any affect on that light, does it matter?

Ms. Mendez: Could it be more along to the building slightly?

Mr. Lorenzo: Well, if you look on page 152 you'll see the circled area, that's where I think would be the best location.

Ms. Mendez: Ok.

Mr. Pelaez: So, it's not going by the transformer then?

Mr. Lorenzo: No, that's where the transformer is, you see the transformer is right there.

Mr. Pelaez: Ok, and what page are you on?

Mr. Lorenzo: I'm sorry, right here on page 152, you see right there.

Ms. Duque: So they will still need to trench.

Mr. Lorenzo: Yes, but they will be trenching through grass instead of going under a sidewalk or into the street, which is what we did on 239th.

Ms. Calero: And then you mentioned getting FPL to do an assessment of the entire community.

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Mr. Lorenzo: I've never done it.

Ms. Calero: Do we know what that looks like, can we find out?

Mr. Lorenzo: I can look into it.

Ms. Calero: Because then at least we have some data on our end to know what the suggestion is before we decide this is something we want to proceed with because then we have an idea of how many lamp posts we would need, and then what's the associated cost before saying yes to one and no to the other. I think that may be a better way to get more information on our end.

Ms. Mendez: Correct, we need to get ourselves as much information as we can.

Mr. Lorenzo: I think that would be easier instead of going one by one because I think that is just making it very difficult for me to be on top of it and for them to follow through.

Ms. Mendez: Right.

Mr. Lorenzo: So, if we had somebody here, and say hey, ok this is what we need, this is what you can do, these are the ones they're going to need to trench, I think it will be a little bit easier because everything will be on one order.

Ms. Calero: And if he can have some sort of a guesstimate of what each of those would run, I mean I'm not saying give us exactly, if it's 50, what each of it is but a ballpark figure so then we can kind of estimate is this something we do over time, maybe if we do 1 or 2 a year.

Ms. Mendez: And I'm not expert on this subject but, I don't like what is the recommendation, how many feet apart should you have a post, so can you say, and hypothetically speaking, 20 feet apart, you'll still have enough lighting, 30 feet, you're still ok, anything after 40 feet, you're having coverage.

Mr. Lorenzo: So, every year the lumens are changing but what's the building code, so when they built this there was a certain luminescence that needed to be per 40 feet or whatever, and that's what they had to adhere to. Now, the building code is probably a lot different it's a little bit more, and it's usually more, it's never less.

Ms. Calero: So, it would be good to know that too.

Ms. Mendez: Right.

Mr. Lorenzo: So, they would do a survey or a light study, if I'm not mistaken.

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Ms. Duque: I don't think FPL will do that; we might have to hire someone to do that.

Ms. Mendez: And is that based on, is it maybe just changing the bulbs, is it an updated bulb that allows for more lighting?

Mr. Pelaez: We did replaced the bulbs a couple of years ago.

Ms. Duque: Yes, we did that.

Ms. Macias: Also the tree trimming that makes a huge difference.

Ms. Mendez: I understand.

Ms. Varela-Medina: And when we replaced the bulbs those were the blue ones right?

Mr. Lorenzo: Some of them, yes.

Ms. Duque: Yes, some of them were blue.

Mr. Lorenzo: You guys were the only ones, and you guys have seen it in other places and across Florida. So, I'll look into a possible light study.

Ms. Duque: Yes, we can do that, and we may need to hire someone to assist. If so, we should obtain a proposal first and review the cost before moving forward in any direction.

Mr. Lorenzo: Ok, and I don't want to bore you with the details of my report, does anybody have any questions? There's a lot going on as you can see, it's nonstop, I'm going to have to create a spreadsheet as you can see on page 122, just to keep track of all these homeowner concerns.

Ms. Mendez: Just out of curiosity, how many requests do we have to add light posts to any section of the community.

Mr. Lorenzo: Up to now it's three, this is the third one.

Ms. Duque: I mean there's been three, but we already took one out.

Ms. Mendez: And that install lights in the roundabout area, that could also get people talking.

Mr. Lorenzo: I don't know when they see holiday lights there too I'm sure.

Ms. Duque: So, I think we have directions.

Mr. Lorenzo: Yes. So, I have nothing else to report unless anybody has any questions, we're working on a lot of stuff, like you can see on page 122 that list has

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changed, you'll see in the next report a lot of it has been completed already and we'll be removed, and we'll add whatever is new so you guys are up to date, so there's a lot going on.

Ms. Duque: Do I have any additional questions for Jesus?

Mr. Pelaez: No.

Ms. Varela-Medina: No.

E. CDD Manager

Ms. Duque: Not hearing any, I don't have anything additional to report under the CDD manager's report.

FIFTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests or audience comments? We have no audience present, no audience joined over the teleconference, so no audience comments. Are there any Supervisor's requests?

Ms. Varela-Medina: No.

Ms. Duque: None.

SIXTH ORDER OF BUSINESS Adjournment

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

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

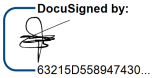
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Payment Events	Status	Timestamps