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, March 12, 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
Zuzer Calero	Assistant Secretary
Lakisha Macias	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Monica Henning	Clubhouse Director
Oscar Borras	KWPM
Jennifer Mendoza	HOA Property Manager
Nick Quiroz	BrightView
Kayjay Miles	Fit for LYFE (by phone)
Arif Hosein	Resident
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 Organizational Matters

A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #5 (11/2026)

B. Oath of Office for Elected/Newly Appointed Supervisor(s)

C. Election of Officer(s)

Ms. Duque: The next item is organizational matters, and I would like to remind the Board of Supervisors that we have an open seat, seat #5 for the unexpired term of office which expires November 2026. Do I have any direction from the Board at this moment?

Mr. Pelaez: Not at this time.

Ms. Duque: Not hearing any, we can table this item for next time.

THIRD ORDER OF BUSINESS Approval of Minutes of the February 13, 2024 Meeting

Ms. Duque: Let's move forward with the approval of the minutes of the February 13, 2024 meeting. This is the moment to present any additions, corrections, or deletions. I did receive some changes provided to me by the District attorney, so on page 4 of the third paragraph under Mr. Cochran, there should be a period after the word "that" and then a capital "T" for the new sentence which starts, there's basically no requirement. Then the next one would be towards the end of that paragraph, on the last sentence that should be, to that effect, not affect, so we will make those changes. Also, on page 9, under Mr. Lorenzo in the middle of that paragraph, it should say, the place where it talks about the pressure cleaning at the entrance, as well as, that should also say pressure cleaning there, so that's on page 9. Are there any other comments, corrections, or deletions? Not hearing any, a motion to approve will take place with those changes.

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

FOURTH ORDER OF BUSINESS Acceptance of Audit for Fiscal Year Ending September 30, 2023

Ms. Duque: The next item is the acceptance of the audit for fiscal year ending on September 30, 2023. So, the Board is very familiar with the process, we have received the audit report and everything as per the letter by Grau & Associates and the financial statements of the District were found to be as required by Florida Statutes and following all of the accounting principles, so everything is good on our side. Unless there are any questions, a motion to accept the audit will take place.

> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, accepting the audit for Fiscal Year ending September 30, 2023 was approved.

FIFTH ORDER OF BUSINESS Discussion of Procedures for the General Election

Ms. Duque: The next item is the discussion of procedures for the general election. So, I would like to remind the Board of Supervisors that seats #1, #3, and #4 those being Lakisha for seat #1, seat #3 is Mauricio and seat #4 is Zuzer, those are going to be up for election this coming November 2024. So, those are 4-year term seats, it's very important to remind the Board of Supervisors, and also the community that the Board members shall commence their term on the second Tuesday following the election which will be November 19th. Now, the election day is November 5, 2024, that's the general election and the qualifying dates start at 12:00 noon on Monday, June 10, 2024, and this is very important, through 12:00 noon on June 14, 2024. Now, the qualifying office may also accept the qualifying papers submitted no earlier than 14 days prior, and that would be on Monday, May 27th, the beginning of the qualifying period to be processed and filed during the qualifying period. So, once again, this is very important for the Board from now until that date, we'll continue to remind the Board of Supervisors and all persons interested in those positions. Now, there is a set of documents that are required, and if anyone is interested, please just contact me, or contact Scott, and we will be more than happy to guide you through all of those documents that need to be filed, and they need to be submitted to the Miami-Dade County Elections Department which is located at 2700 NW 87th Avenue in Miami, Florida 33172. There is, as you might be aware, the statement of financial interest that is Form 1, and that, along with other applicable forms need to be filed electronically through the electronic financial disclosure management system. Once again, if the Board has any questions, or those who are interested in running for those open seats, can contact GMS, myself, or the District attorney. Are there any questions?

SIXTH ORDER OF BUSINESS Staff Reports

Ms. Duque: Not hearing any, let's move forward to staff reports, attorney.

A. Attorney

Mr. Cochran: Yes, just following up on one of the items from the last meeting on the damage to District property from the car. I apologize, it's taken me awhile to get the

letter out but, the letter has gone out and I've asked them to notify Jesus who was in contact with them before of the status of the claim including if they need any additional documentation and what the timeframe for us to receive payment would be and I've asked them to copy me if they choose to email them as opposed to calling them. So, hopefully, they will get in contact with him soon, and I've got a call in too just in case that gets returned first. Other than that, I'm still working on a couple of agreements that are pending but, that's all I have to report right now, thank you.

Ms. Duque: Thank you so much, Scott, I appreciate it.

B. Engineer

Ms. Duque: Nothing to report under the engineer.

C. Club

1) Monthly Report

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

Ms. Henning: Good evening, everyone. So, taking a look at the clubhouse report, as far as for work orders summary, a lot of the work that we had been doing over the month has already been completed. We have been working closely with Chandler Contractors to just continue to get some projects completed and some small repairs. In addition to that, we also have some items that are on hold currently while Chandler Contractors works on some additional projects that we have going on in the clubhouse and the District, and that's where we're at with those. As far as preventative maintenance, we had of course our weekly services from our pool vendor, the gym preventative maintenance was taken care of for this quarter, the HVAC has been as well. The biweekly landscaping of course is on schedule and then also our pest control is completed. No action plan information is available at this time, and neither is the value optimization either. Moving forward into upcoming social events, as you can see we do have a slide show, some of our last two events, both the Valentines BYOB, which was a great success, and with the assistance of the HOA, so a shout-out to Jennifer for providing crepes for all of our residents, they were excellent, and very well received. Then you can see that we had a very successful scavenger hunt which was pirate-themed and I know we had a couple of our Board members were part of that as well, and details later on how well they did on

that but, everyone had a really great time. So, moving forward to March, coming up next week, or next Saturday actually, we're going to be having our Easter Extravaganza to celebrate Easter, and then after that, we're going to have our spring snack break, all through the week, Monday, March 25th through the 29th we'll be serving snacks poolside again during the afternoon for all the residents that want to stop by. In April we'll have family game night coming up, and then another food truck night. At the last meeting, we had a request from the Board for me to look into pickleball courts and what that might look like as far as cost and where we would put it and things like that. So, at this time I am still pending one final quote, but I do have two quotes here from two different vendors, one actually was able to come onsite and measure the space. Where we had identified, that probably would be the easiest area, or the most workable area which would be in the circle which is where we had some of the practice soccer happening and going on, or an area that would be back behind the playground, so those are the two areas. To give an idea what we would be looking at for a pickleball court would be to level the land, lay concrete down, and then you would actually be putting the court on top of that. With one option, with one of the contractors, they would actually be like resurfacing, so they would lay down concrete and then a surface specifically for I guess the same application, and it's not turf but the material that you need for the court.

Ms. Duque: Monica, I'm sorry, how much is that one for since I haven't seen the quotes yet?

Ms. Henning: Oh, I'm sorry about that, so the quote for the first would be $27,500, and they explained that if we wanted to go ahead and invest a little bit more to the tune of $58,000 we would be able to use it as either as pickleball or as a tennis court, so we could double it as both, if you wanted to. The other quote that we have is around $52,000 and this one here also would include, and I'll pass that to the Board, it would include again, clearing the area, leveling the area, pouring concrete, and then applying a special material, and that one was a little bit more interesting because if you had a damaged portion you could pull out that section and replace it. That quote was for $52,000 and it does include placing fencing around it, the first quote, the $27,500 did not include fencing, and neither one includes permitting fees, so that's so far what I have as far as those and

then I'm just pending one additional quote, so I don't know if the Board had any questions about it or any thoughts on it.

Ms. Varela-Medina: I'm ok, no questions.

Ms. Henning: Ok.

Mr. Pelaez: My thought is we're going to have a lot of expenses right now, and I don't think we can spend on that at the moment but, I appreciate you doing the legwork but now seeing the numbers in reality I don't think we can do it right now.

Ms. Henning: Ok, and one seemed interesting but of course, it included a bit more, but I do recognize that they are a little pricey, in those areas, so just for the Board to keep in mind but, if we did put it in those areas there, for example, it would in a way reduce some of the space that we have for events because we wouldn't actually be able to put anything on it so as not to damage the court and for example when we have inflatables and things like that, in order to secure them we do need to place stakes in the ground, so that would completely take that area out as well.

Ms. Calero: Well at least we know what it would cost.

Mr. Pelaez: Yes.

Ms. Duque: So, I don't have direction from the Board but, just for the record since we are recording everything, the first quote was provided from NOAH Construction Plus, Inc. in the amount of $27,500, and the second proposal was from Sports Game PB in the amount of $52,650.90. Ok, thank you so much Monica, I appreciate it.

Ms. Henning: You're welcome. One last thing I did have is something that I know that we have been looking for awhile for the actual residents, something to bring to them, we'd be increasing the options for them to have some fitness classes here. I know that we have had yoga in the past but, of course, we've had our instructors move away and things like that. We have also had Zumba which has been a continuous thunder that we have here but, I was trying to see if we had maybe some other options that we would be able to offer, maybe more along the lines of boot camp classes, and things like that, ab classes, and things that we would be able to utilize with either a small amount of equipment or no equipment is needed. So, I have Kayjay Miles, he is actually the owner of Fit for LYFE, and he's here on the phone, and Kayjay this is our Palm Glades CDD Board. So, I brought him on because I just wanted him to give you a little bit more

information to give you an idea, and Kayjay does work with other KW properties, and so he has contracted with them, he brings them monthly fitness classes. So, he does provide monthly fitness classes to some other KW properties, and speaking with those property managers, the classes are well attended, and the property managers are really happy with the contribution that he's making to the gym itself and the overall lifestyle of the community.

Ms. Duque: And I don't know if you can hear Kayjay but, if you give me one second, I'm trying to connect to you.

Mr. Miles: No problem.

Mr. Pelaez: I was hoping he was going to make it in person.

Ms. Henning: Yes, unfortunately, he couldn't.

Ms. Duque: I think he can hear now, right?

Ms. Henning: Kayjay, can you hear us?

Mr. Miles: Yes.

Ms. Henning: Ok, perfect. So, Kayjay if you'd like to tell them a little bit more information about the things we can offer and kind of how we would set up the structure here, that would be awesome, and I'll pass around your flyer too, I have it here.

Mr. Miles: Sounds good. So, pretty much with Fit for LYFE, we want to bring fitness to you. A lot of times people complain about going somewhere, driving early in the morning or whatever it may be, and the buildings that have it in your residence and your communities, especially in the summertime because it's hot in Florida, we like to have aqua fit class, which is a really popular class. I mean we have 7-year-olds in our class, all the way up to 91 and it's a really good class to have. We make sure that we don't have just one instructor which is the best part, so if somebody is sick or something happens God forbid, we can have that class, so there's no need to sit here and try to find another person which is why we have the company. We tend to do 2, 3, or 4 classes a week depending obviously on the budget of the Board, and the residents of the community, and to be fair, make sure we have 2 classes which is about $700 per month, and there's no residents paying for anything. So, we tried to move forward with paying residents, and it has not worked because a few say, hey I live here, this is part of our community, and we get to have this for free, or this is what we want. So, we've been

doing this probably about 10 years now, and I've been training for 10 years, and we made it a business, and made a group about 5 years ago. So, it's really thriving, and it's something that not a lot of people have which is just the wellness niche and we want to bring that not just to Miami but, throughout Cutler Bay and have that for you all.

Ms. Henning: To also jump in as well, something that I like is that whenever Kayjay has moved in and started the process up, to get an idea of what it is that the residents would be interested in. So, they'll just send out a quick link which can either be sent to the whole community, I can also do a QR Code which he created one for us too, and we can put it on the digital display so they can just quickly go ahead and send that information and we can capture what it is that they would like to do, and we have some different options that we can work with as teams to implement those different classes.

Mr. Miles: Right, and we do that to make sure that it's something that the residents want because if it's something the residents don't want, we don't want to add on something that you're spending your money on or waste our time, and one thing people don't want to do is waste money and waste time. So, we want to be considering of that, and by giving people the option to choose, and as Monica was explaining that Zumba is not doing so hot, so other things we can offer to you all to make sure that people are coming, and you guys are thoroughly invested, and then the people are invested and they love it, and that's the biggest thing, that they love it.

Mr. Pelaez: Now, when you bring your event, if you can explain to the Board what you bring to the classes, the bands, the mats, what do you bring for the residents, or what do they need, what's included in the class, or what do they need to bring if anything? Do you bring weights, and kettlebells, do you bring medicine balls, like what do you bring to create your class?

Mr. Miles: Right, so when it comes to the residents, if they have their own mat, because everybody likes their own personal mat, that's all they should bring, a towel and water, and we will provide the rest. The bands, I can tell you we had bands at the property manager's meeting a couple of weeks ago, and we bring the bands to you if need be, there's no kettlebells, no dumbbells but, we do bring that as well, I'll have an instructor have everything necessary for that. Also, we'll have extra yoga mats just in case but, after the whole COVID thing, everybody is very crazy with that situation. When it comes

to aqua fit we have the dumbbells for you, so there's aqua dumbbells and certain stuff, the only thing we would ask for with the aqua dumbbells is if there's a place to store it, if we could have that, that would be perfect, if not we'll still work with it but, that would be the one thing that I would say that we would love to have is storage for that.

Mr. Pelaez: So, all we need to find is a grassy area, the residents come, you bring everything, and you do the workout, right?

Mr. Miles: Correct, yes.

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

Ms. Henning: As far as the space that would be the only thing.

Ms. Macias: Would it be maxed out at a certain number?

Ms. Calero: Right, are you capping it?

Ms. Henning: That would also depend, Kayjay, on what you would recommend as far as what we would cap it at. I know that for example if you were going to utilize the area right outside of the gym, at a certain point it would kind of cap there but, for example, if we wanted to move it more into the green space, or something like that, we would definitely have more area to move around.

Mr. Miles: I mean the biggest factor in that is going to be whether people want to be outside or inside because you know the summer is coming, and we know Florida, and obviously there's a pool, which is cooling, and when it gets to a point of how people want to feel, I personally like to workout, and I played football so a good workout to me is outside versus inside. So, I mean if you really want that sweat and get into, obviously bring your water but, I think that's the best but, again, residents are not me, and I'm not you and vice versa. So, whatever you all deem is worthy I will definitely make accommodations to make sure we're there, and if we need to make a cap, we can make a cap.

Ms. Henning: Something else that we could potentially take a look at too, again, depending on which classes it would be, we may not feel dumbbells are needed because they are weighted but, we could also utilize the grand room as well. Zumba does use the grand room, so we would just basically make sure that we're scheduling, that we're

working around any kind of meetings, and things like that, and other classes, and we would be able to use this area too, so that's an option, and then here you can have up to 74 people.

Mr. Pelaez: Now, can you explain a little bit about the pricing, I think it doesn't matter how many people come to the class, there's a package, like everything is included, can you go over that a little bit?

Mr. Miles: Yes, there's three packages, there's 2 days a week, 3 days a week, and 4 days a week. So again, it depends on, if we have 50 or 60 people saying they will definitely come to the classes, then I would suggest the 4-day classes, but if there's less than 50, and again I'm not sure exactly how big everything is when it comes to the community, how active your residents are in the fitness and wellness area but, if we have anything less than 20, or I would say less than 30, because then of that 15 or 20 people would come which is our normal size doing 10 to 15 people, you would have 2 to 3 classes per week. So, 2 classes per week is going to be about $700 a month, for 3 classes a week it's $1,050, and then 4 classes, $1,400 a month which is equal to about $87.25 per class.

Mr. Pelaez: So, in the class for $700 a month which you said was 2 days a week, correct?

Mr. Miles: Correct, yes.

Mr. Pelaez: And that could be 10 residents, or it could be 50 residents, or however many residents want to come, can come for the same price.

Mr. Miles: Yes, right.

Ms. Duque: And then is that going to be a split among the residents, like how is that $700 paid?

Mr. Pelaez: Right, so there's a couple of options, either somebody pays it, there could be a model where we pay for it for the first month to bring it on board, and then the residents can start paying their way, so there's a couple of different models depending on which way we want to take it. I think it just depends on the turnout of the residents as well because I think $700 is a small investment for having a service that I think people are going to come out and use for sure.

Ms. Calero: I agree.

Mr. Pelaez: Because people love their community, it's $8,400 for 2 days a week for the year, so that would be two days a week and however many residents want to come.

Ms. Calero: So, it would only be for residents, not my cousin, or my sister, or anybody.

Mr. Pelaez: Correct, exactly.

Ms. Henning: Well, it would be, you are technically allowed to bring a guest to the gym, so if it starts getting out of hand or something like that, then we can always monitor it and see if maybe we need to cap it.

Ms. Duque: But I think that's different because that's not going to be use of the gym, it's going to be more like an activity provided.

Mr. Pelaez: Right, so I think it's something that, I love the idea, and I think it's something that we should try, and let's just call it first month free, I'm thinking, let's see how the turnout is in the first month.

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

Ms. Mendoza: So, I was suggesting, like a wellness day where we do a trial and invite the residents out and maybe we have other activities and maybe even there take a survey, what do you like, what do you think, do you agree, would you partake.

Ms. Henning: Yes, I think that would be something where, I mean I don't know if we would want to maybe use that as a kickoff point.

Mr. Pelaez: Well, I think if we agree, we get them signed up with agreements and all of that, and then we do like a first free class maybe, and then see how the residents show up, I mean you could do an RSVP thing, and then we take it from there and I think just depending on how many residents show up deciding the payment format, or which option we pick, and again if it's a turnout this is the health of the community, and this is a good investment that the CDD could do, or we could split it, or they could pay for it, it just depends on how it goes but, we want to get the residents active and moving.

Ms. Duque: And how are we going to be doing that first trial, is that something that he's going to offer for free, so like how is that going to be? What I'm trying to say is, that we might need to have the flyer and all of that because we don't have it, sent to the District

attorney, and I don't have the flyer, so I haven't seen what's on the flyer but, we need to look into that, send it to the District attorney, we need to draft an agreement, even if it's only for one day, we need to make sure we have insurance, liability, etc.

Mr. Pelaez: Well, even if we set him all up with an agreement, the first class is the agreement but, even if we did one month, let's just say, and we start the classes, we can send it out in a mass email and all that, and have people start coming, then let's just call it the first month is free, and then we take it from there.

Ms. Mendoza: And remember we would have to do it against the different timeframes due to people's work schedule and information so that we can reach everyone in the community, so we would have like a morning class, an afternoon, and an evening class to be able to get everyone invited.

Mr. Pelaez: Right, and if we do 2 days a week, either one in the morning, or one in the evening, I don't think we'll have a big turnout in the morning class, then in the evening because more people work, so I would suggest starting it with 2 nights a week and then build from there, but people would definitely like it at least 2 days a week.

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

Ms. Duque: Mauricio, just for clarity, so it's free to the residents but, is it free provided by Kayjay, like I'm trying to understand, or is it the District pays for the first month?

Mr. Pelaez: The District will pay for the first month, and then after the first month we make a decision depending on the turnout and how the residents love it.

Ms. Duque: Ok, so then the Board would like to move forward with how many classes, 2 classes?

Mr. Pelaez: I think 2 classes, I think the free month because if it's free, because some people can't afford the gym cost or the boot camp classes, and they want to exercise, so I think if we offer this, I think it would be good.

Ms. Calero: I agree.

Ms. Duque: So, 2 classes per week?

Mr. Pelaez: Yes, 2 classes per week in the evening for right now, like a Tuesday and Thursday, or something.

Ms. Duque: So, Kayjay, a quick question, if we do the first month 2 classes per week, that's going to be a total of 8 classes for that month, how much is that going to be?

Mr. Miles: So, what I was going to say, or offer would be we pay half of the regular monthly price for the first month, and that way, it's like, is this something that we really want to have? Again, I'm big on making sure you're investing properly, and our time is not wasted because again, I know everybody is big on that end is key, and I like to be as transparent as possible and fair. So, if it's something that people like, then we can go ahead and take off with it and do the $700 full price a month but, to have that against the trial we do half the price and then go from there.

Ms. Duque: So, meaning the District would have to pay $350 for the first month?

Mr. Miles: Correct, instead of $700.

Ms. Duque: Ok. Quick question, you said you've been in the business for 10 years right, so you do have liability and insurance and all of that, right, Kayjay?

Mr. Miles: Yes, all you need to do is send us a sample COI, and that way we have that, because I'm literally writing COIs and calling the insurance every day to make sure that every place we go to has it, and we have thought the better practice would be to have that.

Ms. Duque: Ok, perfect, ok Kayjay, so I think I do have direction from the Board, so now I need a motion. So, it's going to be a motion to enter into an agreement, and Kayjay, what's the name of your company once again?

Mr. Miles: Fit for LYFE, LLC.

Mr. Pelaez: And we could build from there if we feel we can add that 3rd day and we can change to 4 days and so forth as we get the community built up, correct?

Mr. Miles: Yes, because normally what happens, and we try to do our best to make sure the classes are amazing and people like it, and then when it comes to you all, you can decide what you want to do, and that's when we have that conversation.

Mr. Pelaez: Perfect.

Ms. Duque: Ok, so then once again, let me just go back, I need a motion from the Board to enter into an agreement with Fit for LYFE, LLC with an agreement that Fit for LYFE will pay half of that amount, the District will pay $350 for the first month, and it will be for 2 classes per week.

Mr. Pelaez: Correct.

> On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, authorizing staff to enter into an agreement with Fit for LYFE, LLC, for 1 month, and Fit for LYFE will pay half the amount for the first month, and the District will pay $350 for 2 classes per week was approved.

Mr. Pelaez: Then following that month, or as we lead up into it, we'll make a decision for the months to come after that of how payment is going to be made, and who's paying for what after that.

Ms. Duque: Ok, so I know Monica just sent me the flyer, and if you could send it to Scott too, please Monica, so that we can start drafting that agreement. Also, have Kayjay provide you with the certificate of insurance, and all of his documents.

Mr. Pelaez: What time should we set the classes up? Is there a time, or do we pick the time, or do you have that?

Ms. Mendoza: It was on that list, he had times on that list.

Mr. Miles: In the flyer, it should have the time but the residents would choose because again, it's not about us, it's about what time they feel best and then say you have 2 night classes, 2 morning classes, then we would say, hey this is what it's going to be, and then we have people complaining about the classes. So, say we had like 12 people versus 2 people to have a 6:00 a.m. class versus the 7:00 p.m. class.

Ms. Henning: This one is a sample and I can work with Kayjay to make sure that we have some additional spots, this was just to get something in front of you so we could see what it would look like to the residents but, we'll go ahead and we'll fill it out with some additional timeframes whether it's the evening or the morning classes, and then I can even bring that back next month if we need to so that we can see the finalized version.

Mr. Pelaez: So, I think that for the first one, I think we need to pick a timeslot, we're going to send this out, we're going to have 10 million opinions, so let's just come up with an evening time, and go with it.

Ms. Duque: Do you want to pick it right now?

Mr. Pelaez: So, we can put it on the agreement.

Ms. Duque: Correct, yes, just so we have everything.

Mr. Pelaez: Ok, and obviously we're going to need to adjust it depending on the times or whatever but, for now, the time just changed so we can do 6:30 or 7:00 and most people are home by 6:30ish, so 6:30 p.m.

Mr. Miles: Alright so 6:30 p.m. and which 2 days?

Mr. Pelaez: We do Tuesday meetings, so Monday and Wednesday.

Ms. Varela-Medina: I say Wednesday, and Friday.

Mr. Pelaez: I say Monday, Wednesday.

Mr. Miles: Ok, so Monday, Wednesday at 6:30 p.m., and do you know exactly what class you want to present as the freebie, or do you want to let them pick for that?

Mr. Pelaez: I think we need to pick one as well, so I think something cardio-based.

Ms. Henning: How about a sweat HIIT class would be good because it's going to be high intensity, so there's going to be some cardio and he can kind of keep it well-rounded.

Mr. Miles: Ok.

Mr. Pelaez: Ok so sweat HIIT then.

Mr. Miles: Ok, so that's fine for both days?

Mr. Pelaez: Yes, and we're trying this out, and we can add to it but, 2 days a week sweat HIIT I guess.

Ms. Henning: Do you want two different ones?

Ms. Duque: Have one day one and then another one?

Ms. Henning: Well, we can do something else, other options could be, we could slow it down some and do yoga and meditation, or we could look at something that's more like boxing, strength training abs. I would say that maybe we want to try some of those more because we have had yoga classes before, we already have had Zumba, and we know what the attraction is to the community for that. I think that if we got a good handle on the different high-energy classes, we could gauge what it is they like.

Ms. Duque: So, it will be sweat HIIT and the other one would be strength training?

Mr. Pelaez: Yes.

Mr. Miles: Ok, perfect.

Ms. Duque: Ok.

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

Ms. Duque: Ok, perfect.

Ms. Henning: So, I'll work with Juliana and Scott as far as getting this ironed out and then we'll figure out exactly when we'll do the kickoff for it. Did we want to do something like Zuzer's idea as far as like have maybe the first class that we do, should we offer some healthy snacks, like have something as like kind of a welcome, and then also have a little survey available to them too, and really just kind of like during check-in talk with them, let them know and then also give them options to get the survey. Does that sound good? And I'm sure I could organize and collaborate with Jennifer.

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

Ms. Henning: So, I'll work on that then, and then more details to come as far as exactly what the idea would be for the kickoff.

Ms. Duque: Sounds good. Ok, thank you so much Kayjay, I appreciate it.

Mr. Miles: Thank you.

Ms. Henning: Ok, and we'll be in touch with you Kayjay, thank you.

Mr. Miles: Ok, no problem, bye.

Ms. Henning: Then as far as the clubhouse, that's all of the items that I have for the staff report.

Ms. Duque: Are there any questions for Monica?

Mr. Pelaez: Not at this time.

2) Discussion of Mr. Arif Hosein Club Membership

Ms. Duque: So, not hearing any other questions, we received a request from Mr. Arif Hosein who was here during our last meeting, and as the Board of Supervisors might recall he requested his membership to be granted, let's say that, he wanted to join again the clubhouse and the services provided by the club. So, it's up to the Board to discuss this item and before the Board discusses it, Arif, is there anything you would like to mention to the Board of Supervisors?

Mr. Hosein: I believe this was over 2 years ago, and my recollection of the events was that I got a notice of suspension that I spoke to one of the workers here inappropriately, and I still don't know, I've never done that. Then I was suspended, and I

didn't come back to the clubhouse. When I came back to the clubhouse, yes, I was impatient at the meeting and I left, and like I said that was 2 years ago. The initial reason that I believe I was suspended from the clubhouse was that I spoke to somebody that works here inappropriately and that's not the case, so that's why it was shocking to me and so that's what happened, so it's been 2 years now. So, if I did anything, or if I was harsh to anybody, or if anybody perceived it that way with my voice or my language was harsh or demeaning I apologize for that. That's all I have to say.

Mr. Pelaez: At least for me, I reviewed your file let's call it, over the last 30 days since the last meeting and your history at the clubhouse, and based on that, I can't vote to reinstate you.

Mr. Hosein: Thank you for your consideration.

Ms. Varela-Medina: I agree.

Mr. Hosein: Thank you guys, have a good night.

Mr. Pelaez: Thank you as well.

Mr. Hosein: Best of luck in your continued endeavors.

Ms. Duque: Thank you. So, I want to make sure for the record of the meeting, can each one of you let me know your position. I know Mauricio said he will not reinstate the rights to the use of the clubhouse, so I have a no vote from Mauricio, and I have no from Julie. Zuzer?

Ms. Calero: No.

Ms. Duque: No from Zuzer.

Ms. Macias: No.

Ms. Duque: And no from Lakisha, ok. Thank you so much.

D. Field Manager

1) Monthly Report

2) Discussion of Cat Food Left on Mailbox Cluster by Residents

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

Mr. Lorenzo: Good evening, everyone. Before I start with my report, we have Nick here from BrightView to present some proposals throughout the District.

Mr. Quiroz: Hello everyone.

Ms. Duque: Hello Nick.

Mr. Lorenzo: Nick is the supervisor for this District.

Mr. Quiroz: So, yes, I have a few proposals here just to help the community look better.

Ms. Duque: So, just to give the Board a little bit of background, we have met a couple of times with Nick. The main reason for our meetings as you might recall, and Jesus as the field manager meets with Nick regularly to visit the community. So, Mauricio, Jesus, and I, met with Nick also to review a couple of pending projects within the District, and things that are related to the day-to-day activities of the District but, one of the most important items that we are talking about right now is the mosaic virus. You might recall we talked about this during the last meeting, and pretty much all of our parks are affected by it right now. There is one park that is in really bad condition, and it seems that we need to perhaps replace the entire turf. There is a person that works with GMS who has his background and his knowledge of agriculture and horticulture, so he has been part of those conservations too and has guided us and as Mauricio, Jesus, and I because I know Nick and Damian they do have other knowledge as well. So, we are kind of putting all of this program together and I think we're going down the right path, there are a couple of things that were discussed in our meetings as to the procedure in terms of what equipment needs to be used, they need to disinfect the equipment when they move from one location to another location. So, all of that took place and BrightView is very diligent right now working on that process. Now, the other portion of it is the replacement of the turf, and one of the conversations that we had is moving with the Bahia grass which is a grass that is being used, like near the highways but, it is durable when it comes to the virus. The new grass that was actually created due to the virus is the cytra blue which is the one this is being recommended and we believe is the one we should move forward with but it's expensive. So, that is one of the proposals, and Nick you start with that proposal because that proposal only takes one park, which is the park all the way towards the end of 240th Street, 242nd, and 118th Place.

Mr. Quiroz: It's a very small park.

Ms. Duque: Yes, it's a very small park and what we're trying to do here is kind of test the area, see what happens if we install Bahia grass and if we do, what's the difference between that Bahia grass and another grass which is the cytra blue grass, how

it's going to look and one of the points that were brought up by Mauricio and also by Terry from our office, was that you don't want the community with different types of grasses. So, Nick did his due diligence and provided us with two proposals, as you can see one proposal has the Bahia grass and the other one has the cytra blue. Nick, can I have a copy of that, please?

Mr. Quiroz: Yes.

Ms. Duque: Just so the Board knows, and I don't want you to get concerned when you see the amounts, but just so you know the difference and going to Mauricio's point, the Bahia grass, and it's the same type of work, it's just a different types of grass. The Bahia grass installed in park #4 is $7,961, and the cytra blue grass is $8,906.49. So, going to Mauricio's point the difference in terms of the dollar amount is about $1,000, so it makes no sense as to, are we going to sacrifice the look of the District with the Bahia grass which tends to grow rapidly when you compare the Bahia with the palmetto or like other grasses, so it's different in certain terms of the look of the community. Our residents are upset, the grass hasn't been cut, no, it was cut but now it's taller because of the growth, so is that really worth the $900 or $1,000? Now, in our conversations with Terry from my office, he also recommended we look into the moisture of the ground, so we're going to be visiting those areas and we're going to be checking the moisture of the ground. So, our recommendation right now and what we have spoken with Mauricio about is perhaps we just wait. The virus comes alive, or it doesn't come alive but, you can see it more during the cold weather, during the cold months. Now, we are starting like the hot season it kind of goes into a dormant stage, it's there but you don't see it, and it looks good, it looks beautiful. During the cold months you're going to see the yellow patches or the brown patches, so do we need to move forward with this right now, perhaps not, we have other projects and that's where we are right now. Maybe we still do our due diligence, go and do the moisture reading, and do all of that, Terry also asked us to maybe compare the look of the pictures that we're taking these past months at the particular parks with the new pictures now from October, and November where it appears again, and compare, and then we go from there. So, for now, just take all of the precautions and measures and everything necessary to prevent it from spreading to other areas, which is difficult just so you know because even if you walk with your dog, if your kids are

playing in the grass, their shoes, you can move the virus from one site to another site. So, I think at this point it's up to the Board, we can discuss this, or if you agree we can just wait and tackle this at a later time during the year, so it's up to the Board. What do you think Nick?

Mr. Quiroz: Well, you basically said everything that we discussed which we've been doing some further research, and this virus is not going away, and as the years go by it's going to just get worse but, as the temperatures are changing now, the grass is going to start looking green which it's already doing it since probably 3 weeks ago. It slowly started changing more to green than having more brown spots like Juliana said, come October or November, temperatures will change, and it's going to start looking brown than it was in the summer, and the idea behind it is, say a circle this big has the virus, come October it may become this big or maybe very little, so that's the idea of whether to do it now or just continue to wait. Within 3 to 4 years that virus is going to eat up or kill the whole section and one of the parks is completely gone because it's been here for 3 or 4 years, very small areas that are still alive, the runners are still working their way around but they will completely die, so it's a long process and we can wait until October or November for the Board to make a decision and it also helps you with budgeting purposes.

Ms. Calero: So, I have a quick question, if it's still transmitted through bicycles or pedestrians or dogs and whatnot, so there's a likelihood that also properties would get this since they're in the front yards because they walk their dog and then they go to somebody else's property.

Mr. Quiroz: So, it's transmitted by insects, equipment, people, animals, you can't stop it. Yes, when the grass is moist it's much easier to move from one place to the other. If you walk your dogs during the early morning, yes, they're going to have wet feet and they will transmit it somewhere else. If you walk them when it's drier it's less likely to transfer the virus somewhere else. There's no cure for it, you can't do anything about it, you just have to let it work itself out, or whatever. So, I don't know what to say but, the thing to do is reduce the moisture in the backyards, if you have sprinklers, water accordingly, don't water too much, that will help, and if you walk in the public parks or parks here, try to do it when it's dry, and that's going to help. So, what we're doing is

we're using different equipment, bigger parks, bigger areas, bigger mowers, those mowers, the bigger mowers, we don't use them in your front yards because they don't fit. So, when we move from one park, we finish one park, we sanitize it, move to the other park, and do the same thing after each mow cut, that bigger mower is being used only on the parks, so that's one way of helping to reduce the virus from spreading.

Ms. Varela-Medina: Ok.

Ms. Calero: So, that equipment is not used in the front yards.

Mr. Quiroz: No.

Ms. Calero: Got it.

Ms. Duque: And they are not used on the lake bank or other big areas.

Mr. Lorenzo: Right, so they have a protocol in place to make sure we prevent the spreading and dedicate one piece of equipment for it.

Mr. Quiroz: So, even for us, we come here on site in the mornings and there's moisture on the ground, the guys are working even though we're not using the mower they're still working, they're there using different equipment, like edging and weed eating, until it dries out and then the mower is being used. So, that's another way of reducing the transfer of the virus by mowing when it's dry.

Ms. Duque: But I guess the numbers, and the reason why I wanted to show you the numbers is because we need to get prepared, we're going to be talking about our budget, we're going to be proposing the budget during the next month, so those numbers are important because at some point we have to do it. The virus is not going anywhere, the virus is going to continue killing the grass.

Mr. Lorenzo: So, you'll see on pages 73 through about 79, you'll see proposals from BrightView, those are just if we had to go to the worst case scenario.

Ms. Calero: That's what I was going to ask, if we need to replace more than just the one park?

Mr. Quiroz: So, one thing we did, we presented a proposal of what it would cost on just our regular numbers on a daily basis, we work with our vendors and also with BrightView doing their part at reducing cost to you guys as much as we could help out. We want to be here, we're working with the community, and we want to help the community look good at all times.

Mr. Lorenzo: So, on a good basis, since they're working here, and they don't want to transfer it to other communities and Districts, they're also trying to help us with the prices. So, we met a lot with them, and we're doing what we can and thank you Mauricio for all the time you've given us.

Mr. Quiroz: So, this other one is for the main entrance, it looks like it's a similar thing but it's not. So, we had a crazy weather pattern, we had rain, we had cold weather and what you see here is the effect from that weather. Sometimes we get a lot of rain and that creates a fungus or brown patch and this is the easiest thing that's going to affect it and maybe 10 months from now you'll start seeing it on a tree or palms because it takes longer for it to take effect. So, as we were doing our inspection, Jesus and I, we noticed, and I've been treating these areas, we stopped the fungus from spreading so it's somewhat contained but, it doesn't look that way. So, as we inspected the area we noticed that there's a drain, and the slope is not done properly, so the water is not going directly to the drain, so it's kind of just sitting there. So, what it did with so much rain, it just created this issue, so this is a proposal to remove the bad grass, level out to have the right slope, and put in new grass.

Mr. Lorenzo: And while they're there they're going to put cytra blue which is the same grass that is resistant to the virus.

Ms. Calero: To the fungus.

Mr. Quiroz: No, to the virus.

Ms. Duque: And you can get the fungus in all of the grasses.

Mr. Quiroz: Right, so when there's a lot of moisture.

Mr. Lorenzo: But the problem is, they would treat it, but it would still stay moist because the pitch of the area towards the drain is just sitting there. So, to level the area, that's this proposal, level the area and put the cytra blue down.

Mr. Quiroz: So, we're going to add just a thin layer of sand also, it helps with the moisture, the sand will soak up the moisture.

Ms. Duque: So, then this proposal is in the amount of $5,726.98. If the Board would like to move forward with it, I will need a motion.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the proposal from

> BrightView in the amount of $5,726.98 to remove the grass, level the area and replace with cytra blue grass at the main entrance on the SW side of 238th Street was approved.

Ms. Duque: You can move forward Nick.

Mr. Quiroz: So, this other one, there's the curbing at the main entrance, as you come into the property, and Juliana and I spoke about adding some grass, reducing some of the mulch bed just on the edge of the curb. On our last inspection, Jesus and I noticed that there was a drop in the curb, and if somebody was walking through there, they could easily twist their ankle. So, this proposal is to raise the height on the edge of the curb and add some more grass to those areas, and it's not only on this square where the mulch is located, it's in different areas here and then there's a much bigger area here, but it's on both sides of the entrance.

Ms. Duque: It's the entrance of the community and you also want to make sure the entrance of the community looks nice, so it looks just cut and the mulch is all the way to the curb, so we want to close those beds and make it just grass, it looks neater. So, if the Board would like, a motion to approve it will take place.

> On MOTION by Ms. Varela-Medina seconded by Ms. Macias with all in favor, accepting the proposal from BrightView in the amount of $1,638.41 to raise the edge of the curbing and add additional grass at the entrance curbside of SW 238th Street was approved.

Mr. Quiroz: So, this one here, it's in the area of 119th Avenue going west on 232nd Street on that part. There are some pockets that are missing plant material, and when we were moving forward when the construction was getting done, those empty pockets were out so Juliana said we should wait until that was done.

Mr. Pelaez: Right.

Mr. Quiroz: So, we waited until the construction was done, there's some areas where people can still see pockets.

Ms. Duque: And it's like the perimeter of the District too, so when you're driving down 119th Avenue, you know you want to make sure that looks neat.

Mr. Quiroz: Yes, so the idea was to have plant material all the way from Publix, all the way down to 119th Avenue, and also there's a hedge on the back which is the main one that's going to get to that height, and then there's the yellow trinettes, there's some empty pockets there that also need to be filled in.

Ms. Calero: And this plant material is sustainable, it's not like the ones start emptying out in the bottom?

Ms. Duque: Well, with time and with years, Zuzer, all plant material when you're constantly replacing them, with time and years, that can happen but, if you're at 232nd all along there just pretty much adding the same plant material that has been there for many years already. So, it's very strong plant material, and it's going to last us, different to what happened to SW 112th, in which we had the ficus, and the ficus is not really a hedge, it's a tree, and we cut it to maintain it has a hedge and the trunk gets big and leggy, that's what happened to the ficus, so it's a completely different plant material and it's very strong, we're going to have it there for many years.

Mr. Quiroz: Yes, these are durable plant materials, and all plants have their lifespan, and the more you trim them, sometimes the more you trim them they actually collapse because they're under stress and want to continue growing but, because we were manually trimming them, they are not going to like it so eventually they just die faster than what they should. So, yes, this proposal is for that area to cover the bad part of those.

Ms. Duque: And the amount is $3,980.02.

Ms. Varela-Medina: Would this change because it says, mulch is not included in the proposal?

Mr. Quiroz: Because if it was approved we're having mulch coming in next month and it wouldn't be a cost to you guys because it's coming and it's already in the contract, so that's why no mulch is needed.

Ms. Varela-Medina: Ok.

> On MOTION by Ms. Varela-Medina seconded by Ms. Macias with all in favor, accepting the proposal from BrightView in the amount of $3,980.02 to install trinette and cocoplum to fill in gaps at SW 232nd Street was approved.

Mr. Quiroz: That's all I had, so thank you and we look forward to working with you guys in the future on working on the parks, making sure that we move smoothly, and helping you save money as much as possible.

Ms. Varela-Medina: We appreciate the hard work.

Mr. Pelaez: Thank you.

Ms. Duque: Thank you for that Nick, we appreciate it.

Mr. Quiroz: Ok, thank you very much.

Mr. Lorenzo: Oh, before you leave Nick, if we could discuss the hedge right here at the median at the clubhouse because I know that's something that we have.

Mr. Quiroz: Ok.

Ms. Duque: So, just really fast, on 238th coming towards the clubhouse, we have the palms, the median, and we have the palms, and we have crotons. So, that plant, I don't know, Nick sent us a proposal, and let me tell you how this started, to install the crotons back, that area we had installed crotons before Nick and I think it's just waste of money because we have done this, and we've gone through this path already, so I told Nick I don't want to do this because we did that already as part of our regular maintenance.

Mr. Quiroz: And it's been awhile back, I think probably 8 months ago was the last time, or probably a year.

Ms. Duque: But for 8 months, and a new plant material, we should still have it, and we don't have it, so I told Nick, there is something wrong there that we need to, or maybe the plant doesn't like that spot, that's not the spot for that plant.

Mr. Quiroz: We can install another plant but then you have stuff like crotons and you put a different type, we can put other crotons which would be the same color, similar to it but it's up to you guys. It's going to be economical, and a lot cheaper than that type of plant.

Mr. Lorenzo: Is it going to look very different from what's already there?

Ms. Duque: You're going to be able to tell the difference because it's probably similar but the plant is not the same.

Mr. Quiroz: Right, the colors are the same.

Ms. Varela-Medina: What about the other plants if they don't work, if they for some reason don't want to grow there?

Ms. Duque: It's a different type of plant.

Mr. Quiroz: So, what I suggested is remove that mulch and some of that soil and put fresh soil in there and install the same type of plants, just so that we have consistency there, and not have different plant material but, if you guys want to change the plant material I'll leave that up to you.

Ms. Duque: We did that already, I mean we removed the mulch and we removed the plants.

Mr. Lorenzo: Did you do the soil the last time?

Mr. Quiroz: No.

Ms. Varela-Medina: So, you think it's the soil?

Mr. Quiroz: It could be, I've treated the soil more than once just to make sure there were no insects, fungus or anything, but I don't know what it was.

Ms. Varela-Medina: It's just not happy there.

Mr. Lorenzo: And I think this would be the third time since I've been here you guys put a different plant material there.

Ms. Duque: I mean what we could do is it's getting close to the clubhouse so that it doesn't look too weird because it's towards the end of a median so we can kind of mimic the end and the beginning, it's a roundabout, and so if we do something at the two ends of the median but, I don't think we should waste money on that plant material.

Mr. Lorenzo: Ok, so we'll go back to the drawing board.

Mr. Quiroz: Ok, yes, and see what I can come up with.

Mr. Lorenzo: That was the only other thing, they did a great job with arboricola and it's done, they cleaned up that whole area as well.

Ms. Duque: Yes, all SW 112th area, all of the berm was cleaned, and the fence was already fixed.

Mr. Lorenzo: With a couple of little repairs here and there.

Ms. Duque: And the green arboricola was already installed.

Mr. Lorenzo: Yes, it looks great, you guys did a great job.

Ms. Duque: It looks really nice.

Mr. Quiroz: Thank you.

Mr. Lorenzo: And 240th Street, they took care of that as well, you'll see that on page 63 of the report, that's done, nice and clean where the accident happened, and the doggie station installed there too, which I'll get into but, I just wanted to highlight all that stuff, and Nick is the who does the QSA's as I'm sure you already know, so I'll see you on the 26th Nick.

Mr. Quiroz: Yes.

Mr. Lorenzo: And I'll send you the invite.

Mr. Quiroz: Ok.

Mr. Lorenzo: Are there any other questions for Nick while he's here?

Mr. Quiroz: Ok, well thank you for your time and it was good to see you all.

Mr. Lorenzo: Thank you, Nick.

Ms. Duque: Thank you, Nick, I appreciate it.

Mr. Quiroz: You're welcome.

Mr. Lorenzo: The annuals have already been selected, you'll see them on page 61, they're looking nice, you'll see a fallen tree that was removed by BrightView as well. The ficus hedge that we just discussed on page 62, and on page 63 which we talked about on 240th Street, that was completed, and then we'll figure out on page 64 what we're going to come up with as far as the hedges.

Mr. Pelaez: Remember we still have the stones.

Mr. Lorenzo: And that I'm going to get to, yes. The lakes, everything is good, you'll see when they serviced back on February 14th, and now we've arrived to the field maintenance area on page 66. Light Er Up submitted the final holiday report and it wasn't reported in years past but, they sent us something which is what you requested, we finally have it and you'll see it there as exhibit F. We met with them last week, and we discussed what the District expected going forward this season, I think they understood that, and we had a mutual understanding of what to expect and they understood they dropped the ball in some areas and they're going to make sure that doesn't happen this year and going forward. So, that's in place and we will be getting reports, even if they come just to fix something we'll be getting a report every time they're here. The reporting might look a little different as years past but we'll see details of what they've done and pictures of their

visits. The playgrounds are doing fine, as I indicated in the report, with the exception of the mat at park #1. Chic is looking into that, and I should have an update tomorrow with regards to that. Then when we get to page 67 you'll see a bunch of little items that we've taken care of, you'll see pictures in the next report of completion, some sign repairs, rebar removal, electrical transformers along 112th is something that we're working on for the holiday lighting to maybe have an idea of what we can do there. Some repairs at 240th Street with regards to the columns and repainting some of them at the entrances along 112th, and the installation of the new pet waste stations that I mentioned on 240th, you'll see some of those pictures going into page 68, and now we're on page 69. We actually met with two different vendors today with regard to getting electrical and power at the median. Not only bringing in permanent light posts but also electrical receptacles for holiday lighting options if you guys wish, so we're looking into that and we should have more information hopefully for the next meeting. We were looking into the solar lighting option but the problem is it's not as consistent and then when it rains you're probably not going to have as strong lighting, and it's probably not worth the money you're going to invest in but, we'll see what the prices are for bringing power to the area. With the discussion with the vendors, they're thinking anywhere between 8 to 10 light posts there, and we can play with the numbers once we get them but, we explain it more as we get closer. On the bottom of page 69, you'll see that we're working on the pergolas for termites, we received an estimate from Flow Bugs Pest Control, LLC for $1,400 to trench, there is in fact, they see termites there so in order to go ahead and treat them they're suggesting treating both sides of the main entrance by trenching and injecting the wood for subterranean termites. You don't see that proposal in there, I didn't get it in time but I'll discuss it with Juliana, I'm not sure if that's something you wish to proceed but, I would propose that we do.

Mr. Pelaez: That's all along both trellises, the whole walkway.

Mr. Lorenzo: Correct, both trellises, both left and right, they've only really seen it on the entrance side but, it's best to treat it on both.

Mr. Pelaez: Ok.

Mr. Lorenzo: Do you need a motion for that, Juliana?

Ms. Duque: No, we just need direction from the Board which we already received.

Mr. Lorenzo: Ok.

Ms. Duque: That's part of the maintenance.

Mr. Lorenzo: Perfect. The lights on 240th Street were removed where they had the accident, there were two little lights. Chic capped the lights for now, there's no need for them at that location, and then you just heard the update from Scott, we're working together to make sure we get the reimbursement and now we're at the last item. So, that's something else after this but, feeding the wildlife at the mailbox areas, we sent two notices, it has improved, the west side mailbox, food is not being left there but, for some reason on the east side location there's still food being left there. We cleaned it twice and I believe we're going to have to clean it a third time or at least an inspection but, we did send a letter to both of the residents that we were informed were feeding the wildlife there.

Ms. Duque: Yes, and we would like to talk to the Board of Supervisors about this item once again, we have Jennifer from the HOA here too. This has been an issue, and it's still an issue, even the last time I went by the area, you can smell the cat feces, you can smell it from the street. So, those mail clusters belong to the CDD, we already sent letters to those two residents, the ones that we kind of knew were the ones creating the issues.

Ms. Varela-Medina: Do we know that those are the residents? Do we know for sure that those are the residents doing it?

Ms. Duque: We know they are doing it, that's why letters were sent but we don't know if there is more. Perhaps someone else is doing it, or they just received the letter and they are doing it again, I mean we don't know. We were never contacted back by anyone after the letters were sent but, we sent them as certified mail so we know they were received but, I know the HOA is having issues with that, and at some point, we need to do something. You might recall at the last meeting I brought one of the invoices that we authorized, Chic had to clean the area, it was $150 that we paid for it, and we might have to clean it again. So, it's like, how long is the District going to be paying for this, and I don't know what we should do. I don't know if a letter from the HOA can be sent to all of those areas, we're trying again, it is also here so that we can kind of work together on this. A letter sent by the HOA, I don't know to what extent and this is something for maybe the two entities to work together on, we can send a letter, we can pay, and we can demand

for them to pay but, the way this is going to be done is we have to go through Chapter 170, so that we can assess that specific amount to those units on their tax roll. So, on our side, on the CDD side can it be done, yes, but it's going to cost us a lot of money, it's going to cost a lot of legal fees, and $150 that we pay but, can we maybe work together with the HOA on something, we clean or we pay the HOA, I don't know how this can be done. Can the HOA perhaps send letters to all of the residents and let them know this was brought to our attention to see if it needs cleaning, and all of the homes around it, if this continues you are going to be charged for it. I mean I don't know, I'm just brainstorming, when people get a bill, they stop doing things sadly, but that's how it is, and it's a nuisance, and Jennifer you can also attest to that to the Board of Supervisors.

Ms. Mendoza: Yes, so we get a lot of complaints. (inaudible comment) To try to get these people to see what's happening and to put out if you know of anyone or take pictures or what address they're from, or take a video, or something like that. (inaudible comment) So, we continue to send those notices out. (inaudible comment)

Ms. Calero: So, can anything be done about the stray cats?

Ms. Duque: I don't know if Miami-Dade County if we can involve them, that has to come from the HOA, I don't know if Miami-Dade County can be called.

Ms. Mendoza: Stray cats, from my understanding with Miami-Dade they're now illegal, so you can call them but, you can actually get a trap from them, and they'll trap them, the cats, they'll come and take it, neuter them and once they neuter them, they'll release them back out to where they were picked up from. So, they might help in the way of not reproducing but that will not help get them out of the area. (inaudible comment)

Mr. Pelaez: I think we need to have Delta continue to try to actively go through and see if they spot somebody maybe in the evenings, and I don't know if it's in the evenings or in the mornings, we have to figure that out a little bit, a pattern, and if it continues then we just assess the whole community, I mean somebody will speak up once we assess the whole block, somebody will speak up.

Mr. Lorenzo: Maybe at the beginning of their rounds there, and at the end of their rounds there.

Mr. Pelaez: Right and start to narrow it down because they're probably feeding them at a certain time, so they either feed them in the morning or feed them in the evening, there's probably something that maybe we can narrow it down and see what happens.

Ms. Mendoza: (inaudible comment)

Ms. Calero: And you can tell, they're around the area that they get fed, and you see them all congregating there, they all come out of the woodwork.

Ms. Mendoza: (inaudible comment)

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

Mr. Pelaez: And it's probably one or two people and that's it.

Mr. Lorenzo: And I'm stopping by there during the day when I'm here also.

Ms. Mendoza: (inaudible comment)

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

Ms. Duque: So, once again, if the Board believes to just continue having Delta Five doing their due diligence or whatever, but I want to make you aware that we need to clean the area, and that's going to cost money to the District. It already cost us $150, the smell is strong, and I mean people go to that area, kids go to that area, so it's our responsibility to maintain it.

Mr. Pelaez: When we catch the resident and have proof we can invoice them for the cleanup, so we're going to get that on camera, video, everything.

Ms. Mendoza: We're trying. (inaudible comment)

Ms. Duque: Ok, so I guess we have direction from the Board to continue with Delta Five and the HOA, and hopefully we can find whoever is doing it.

Mr. Lorenzo: So, there was a letter sent, and encroachment letter to a unit here by the clubhouse, and I won't disclose the address on the public record but, a letter was sent, we haven't received a response.

Ms. Duque: For the patio, remember the patio was coming outside, and the cement.

Mr. Pelaez: That hasn't been fixed yet?

Mr. Lorenzo: It hasn't been fixed and we haven't received a response yet. The notice was sent on February 5th, and they have 15 days to respond.

Mr. Pelaez: So, if they don't, can we fix it ourselves and invoice them, or what's the course of action if they don't respond?

Ms. Duque: Scott, should we send, like a stronger letter before we move in any direction, what do you recommend?

Mr. Cochran: Well, it's up to the Board at the end of the day, and I'm trying to think, I would be consistent with how we've dealt with these kinds of issues in the past but, I wouldn't think it would hurt to reach out again, unless there's something that necessitates it getting done like immediately, it's probably better to give one more opportunity just to avert any problems, but again, I would be consistent on how we treat these. So, if we haven't done that before, then I wouldn't do it here but, if we have then I think we should do that.

Ms. Duque: No, we have.

Mr. Cochran: Ok, so I would try to treat them consistently.

Mr. Pelaez: So, just send another letter and then bring it back to the next meeting.

Mr. Lorenzo: Got it, sounds good. Are there any questions for me?

Mr. Pelaez: At the lake, by your lake or whatever, like there's a grass area and I saw it from the park side but, it looks like the grass has a big patch of almost dead area.

Ms. Calero: I see it, it's two houses down.

Mr. Pelaez: Ok, so at the single family homes, and this is the park, so this side.

Mr. Lorenzo: Ok.

Ms. Calero: It's right by the lake but, you know why it's like that, it's because of the ducks.

Mr. Pelaez: Ok.

Ms. Duque: So, we need to do something about that.

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

Mr. Lorenzo: I will take a look at that.

Ms. Duque: And I already talked to Jennifer about that.

Mr. Lorenzo: Ok.

Ms. Duque: Ok, so any other report, Jesus?

Mr. Lorenzo: No.

Ms. Duque: So, not hearing anything else, are there any question for Jesus? None.

E. CDD Manager – Discussion of Pricing Analysis 2024 with All Professional Cleaning, LLC

Ms. Duque: So, let's move forward to CDD manager's report, so one thing I have is the discussion of the pricing analysis 2024 and this is just a reminder because we're going to be talking about the budget, this was already presented by the Board, we talked about this item, we discussed it and we just need to make it official pretty much. So, that means making sure the amount is included in our 2025 proposed budget. Once again, I'm just bringing this back so that the Board remembers the discussion and when we talk about the budget and you see an official increase on the 2025 budget this is the reason. The next item is Chic from Chandler Contractors, he was here earlier today but, he was not feeling too good so that's why he's not present. So, this is for the main pool and kiddy pool fence.

Mr. Pelaez: I wish they could see it.

Ms. Duque: Maybe we can see it, no?

Mr. Lorenzo: No.

Mr. Pelaez: Because you can appreciate it if you see it.

Ms. Duque: Yes, and I visited the area with Mauricio today, so what we're trying to do is pretty much clean the entire fence, and then we're going add some epoxy paint to make it look nice again, so the fence around the pool. There is no need to replace it, replacing the fence will cost us around $7,000, so you can still see it, I will actually ask the Board to do a little field trip with me so you can see the difference. We did like a little spot, so it's up to the Board but, I strongly suggest the Board do this. So, let's take a walk out there right now and look at it.

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

Ms. Duque: So, you can tell the difference, this is the area that was painted, this is the old area, and you can even see it on that side too. During the day, it's actually a

huge difference and you can see it, and maybe the Board can see it from here. So, and I'm recording so maybe we can go back now but, it's $14,500 I think for the whole fence. So, once again we did our field trip and the Board looked at the fence, and the area that was already done, we kind of did that work so the Board could see the results. The amount of $14,500 to do it includes all of the main pool and the kiddy pool fence.

Ms. Varela-Medina: How long is that good for?

Ms. Duque: I mean he gives a warranty of a year in pretty much all of his work. This epoxy paint is the same one that we used for the splash pad which there's water running continuously and it looks amazing, it's beautiful and we did that like a year and a half ago, or a little bit more than that. So, I think this is going to save us a lot of money, it's going to keep up with the maintenance of the clubhouse, it's going to be a nice touch to that fence, and what he was mentioning to me too is that with time that fence tends to rust, so that will protect the fence from rusting and all of that, so I think it will be good. So, if the Board approves it, I will need a motion to approve the proposal from Chandler Contractors to work on the fence repairs at the main pool and kiddy fence in the amount of $14,500.

> On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, accepting the proposal from Chandler Contractors to repair the main pool fence and the kiddy pool fence for an amount of $14,500 was approved.

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

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: The next item is the financial reports, tab A is the approval of the check register, and tab B is the acceptance of the unaudited financials. Unless there are any questions, a motion to approve them will take place.

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

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor's requests? Not hearing any, there is no audience present, so no audience comments.

NINTH ORDER OF BUSINESS Adjournment

Ms. Duque: 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