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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, December 9, 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
Alejandro Aleman	District Engineer (by phone)
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager
Wendell (Chic) Chandler	Chandler Contractors
Eduardo Ferrero	Resident (by phone)
Ms. Brittany	Resident (by phone)
Several residents	

FIRST ORDER OF BUSINESS — Roll Call and Pledge of Allegiance

Ms. Duque called the meeting to order, called the roll, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS — Approval of Minutes of the November 4, 2025 Meeting

Ms. Duque: The next item is the approval of the minutes of the November 4, 2025 meeting. This is the moment to present any additions, corrections or deletions, if there is none, a motion to approve them will take place.

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On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, the Minutes of the November 4, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS Staff Reports

Ms. Duque: The next item is the staff reports, attorney, Scott.

A. Attorney

Mr. Cochran: Yes, so this will be your final reminder to complete your 4 hours of ethics training if you haven't done that already, you still have a few days but, the time is approaching so get that knocked out. Other than that, I still have some agreements that I'm working on but, nothing specific to report, unless there's any questions for me.

Mr. Pelaez: Thank you.

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

B. Engineer - Discussion of GIS Proposal

Ms. Duque: The next item under the engineer's report is the discussion of the GIS proposal. I would like to inform the Board of Supervisors that Angel Camacho and Alejandro Aleman from Alvarez Engineering have finalized the GIS system, and we have already received the link, which will be posted on the District's website for tonight's meeting so that residents and HOA staff can access it. We also have Alejandro Aleman from Alvarez Engineering on the line, and I will now turn it over to Alejandro to present this item to the Board.

Mr. Aleman: Hi, good afternoon this is Alejandro from Alvarez Engineers, nice to see you all. I'm not sure if all my screen is already visible?

Ms. Duque: Yes it is.

Mr. Aleman: Ok, great. So, I'll walk you through the GIS system that we put together for the Board and if there are any questions afterward, feel free to comment. We wanted to be sure of everything as part of the GIS system (inaudible comment) Once you click on the link it will take you to this front page, and there's a small disclaimer there, and all it says is that accuracy is to the best of our ability, so this will

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be the front page and from here you will see the GIS Map. Just to show you some quick tools that you will have available before we go into details with the layers. You'll notice here we have search bar, and you're able to type any address here, this is linked to Google so basically anywhere on the globe you will have access to but, of course our concerns is primarily in the District. So, once that's open, if you drift away from the District and you're not sure how to get back, you can just hit this home icon here that we have in the far left, it will bring you straight back to the home page. The same thing with the plus and minus, that's pretty straightforward, you can zoom in and zoom out. Some additional things that we've been adding, we've linked Palm Glades CDD, so you're ever interested to latest news that management has posted on the website, I think this link goes directly to the CDD website, and this is our linked to our homepage as well, to the District engineer's website. A little bit more into the details now, here on the right side you will see 4 widgets, the first widget is the legend, at any point you can click the legend and depending on whatever layers are turned on you'll be able to see what is each color, or each layer. So, here right we have all of the plats, so you'll see what each color represents of which plat each color represents. Now, moving on to I guess the bulk of the contents, these are the draft plans as well, I will do the whole thing every visit, so this is the drainage, and then you have plats, and you'll be able to toggle on and off what you would like to see on the map. So, right now we have the plats on, and anyone of these shapes will generate this popup and you will see the plat name. Hitting this link over here will actually trigger a download where you'll be able to see the contents of that PDF, so it's a really streamlined way of finding, in this case for the plat it would be the legal boundaries of each tract, and if there's ever an addition or any question where the property lines are at, this is a good source of information, the plat. So, I'm going to go ahead and click this option here, right next to the plats, so you'll be able to turn all of them off, and then you're going to see the District. Obviously, this black line represents the boundary of the CDD District. Turning the drainage infrastructure we'll turn on, and basically all the survey and taking out of the stormwater during inventory, you'll see inlets, manholes, and full structure headwalls, french drains and pipes, and the lakes. So, we made a layer for all of these components of the infrastructure, you can toggle them on and off as needed. Then getting into a little bit

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more of the details, clicking on any one of these structures will generate this tabulation, this is how we're able to keep track of the structure name, the elevations of the inlet, the elevation of inverts, for example, if something were to happen to these structures and needs an emergency repair, this would be all the information the contractor would need to quote out their service for that catch basin. Moving down this list here, premium service needs, that's what we're incorporating now, and we like to know the service schedule of the structures, Miami-Dade County likes for there to be some form of scheduling, some form of maintenance schedule associated with every structure, so we're looking these up, so it would service date, due service date, classified type permitted, and this is important, every time that a structure gets serviced a classified type of permit needs to get pulled, so this is also a good way of us keeping track of the class type permit that was pulled for these structure. Every classified permit expires within a year, so this is a good way of keeping track of the classified permit that was pulled for the structures and in the event that a contractor needs to go out there they'll be able to operate under that service permit and not incur any violation or fees from Miami-Dade County. Again, as a part of us rolling out a service time, we continually recommend a 5 phase plan which we recommend that 20% of the structures get serviced every year. So, the main phase, you could say 1 through 5, and phase 1 would be the first 20% of the District and so on. This is general notes section, the elevation system, that's a little bit more technical information that pertains to the elevations here but, more importantly, the picture of the catch basin where you're able to see the state the catch basin is in. Then in the surrounding area, sometimes the catch basins get damaged by trees, they get damaged by certain features surrounding the catch basin, so it's good to have a picture representation of the catch basins, and then the last piece of information are the plats. Again, hitting on any one of these blue links will trigger a download where you'll be able to access the community in which that particular structure is in, back then we were dumping all of the plats but, now the since the plats are unique to every community, we've been able to isolate the plats that pertain to that specific community. So, again, if a contractor needs to go out there and take of whatever, scheduled services that need to take place, this is a one-stop shop and they can obtain all the information they could potentially ask for regarding that catch

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basin of that structure, and the other components such as the orange signs you see here, and these orange sides are perforated pipes or french drains as we call them, and again, there's actually a pipe, the diameter, and just some basic information that any contractor or any emergency service provider would ask for before quoting out service on that particular component. The other things are, we also have the yellow pipes, and this imply that they're solid and again, if you ever for whatever reason aren't sure what any one of these symbols are, the red dots, the orange lines or yellow lines, you can just refer back to the legend and as you can see, since I've turned on my drainage infrastructure, the legend will only show the drainage components. In this case, as mentioned the french drains, pipes, lakes, and all the control structures, manholes and inlets. Are there any questions so far?

Mr. Pelaez: No.

Ms. Varela-Medina: No.

Mr. Aleman: Perfect, ok. So, moving on, links also contain a lot of valuable information, specifically when you have a contractor that's going to service the shoreline for example they'll ask the area of the lake, so that's something that we like to provide. The name has a title tool as well, in this case Palm Glades, and then again whatever plats pertain to that lake. So, again, this is a really easy way of organizing a lot of information, in this case the lakes, the sections, and all the pertaining information to the lake could be found obviously in this link. In this case this would be an example of the lake section. So, given the infrastructure in our case the stormwater, that basically covers all of the information regarding the stormwater, and then you can check out other structures, and these are the control structures, they're a little bit more techie and we were able to obtain good pictures showing the state that they're in. (inaudible comment) So, moving on to the rest of the widgets here, we have a baseline, and if for whatever reason maybe the street numbers aren't to your liking and you would like to see something that's more akin to what you would see on Google Maps for example, we have the different layers that will show different details. In this case, you are able to tell where the building wall is, where the property lines are with respect to the building walls, the pavement. So, sometimes when you play with these maps will go a long way but, the default map as we have it is a satellite view with the street names. The last tool that

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I want to show you is the one here in the corner that says print, let's say for example, we're trying to convey a message that this catch basin keeps clogging, we can zoom into this catch basin, maybe in a way that shows the intersecting streets, maybe something like here, and we could type catch basin here, and this will be the name of the map that I'm about generate. So, let's put in this catch basin here, you can leave this as the standard paper size, and you can hit print. What this will do is, it will generate a printout of that structure, and it's a very easy way to obtain the best map, so this is generating a map that's going to have a scale of what's there, it's going to have the legend printed on the bottom so you'll be able to know what each line implies and again, just a very easy way of getting a message out maybe to the Board, or maybe to a contractor. So, here is the print tab, and if you go to the results tab which it just finished generating, and this is the print out that it generated. So, as I mentioned, you have lines, and some red dots, since not everybody may be familiar with the legend, so the legend automatically copies on here showing the lines and you can see that, you have the yellow pipes, the solid pipes, the orange french drains and the inlets. So, with that being said, that's pretty much it, and I'm not sure if the Board has any questions for me, and again, this will distributed as a link, and anybody can access it, and again, this is meant to be a tool, it's meant to organize all of the boundaries, and encompasses the entire District, in this case the multiple communities and you have quite a few different as-builts and plans of when the community was built, so it's going to be quicker to react to certain situations or to be able to find information, maybe legal descriptions of the community, plats or more technical information regarding infrastructure. This is again just a way of organizing all that information and then also organizing and scheduling these pipes to get cleaned out, and as I mentioned the permitting associated with every cleaning phase and it can be quite a bit easier to keep all the information organized in a timely manner. So, I'll open it up to the Board for any questions.

Ms. Duque: Thank you so much Alejandro. I don't think we have any questions from the Board, or any comments.

Mr. Pelaez: Thank you.

Ms. Duque: Thank you so much Alejandro.

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Mr. Aleman: Yes, sure, and just one last thing I would like to add, if in the future maybe the Board would like to entertain any lighting or landscaping, it's really a minimal effort to add things now that we have the base map in place, adding other components like roadway maintenance and the shape files, or anything that the District maintains that they would like to add to this map, that's just something to just keep an eye out. We can always add more information to this base map and again, it will be just a fraction of the time that this takes to put together. So, that you Board for your time and again, if you ever have any questions Juliana is very familiar with these systems and we're also one call away.

Mr. Pelaez: Thank you.

Ms. Varela-Medina: Thank you.

Ms. Duque: Thank you so much Alejandro, we really appreciate it, and as always great job. It's going to be a tremendous tool for us and the HOA, so we appreciate it Alejandro.

Mr. Aleman: Thank you for that, and letting me part of this.

Ms. Duque: Thank you, we'll talk, bye for now .A link has been provided, and I will email it to each of you, including the HOA, and it will also be posted on the District's website so that any resident or vendor can access it. By clicking on the link, you will be able to view essentially everything Alejandro presented today, and, as he mentioned, if at any point the Board wishes to add lighting, easements, landscape areas, or roads, that can all be incorporated, including ownership and maintenance responsibility.

Ms. Varela-Medina: Isn't there another piece being built next to the Walgreens?

Ms. Duque: The annexed area?

Ms. Varela-Medina: Is that going to be included in that too?

Ms. Duque We can definitely talk to them to include that section.

Ms. Varela-Medina: Because it wasn't part of our CDD, right?

Ms. Duque: Correct. What we are doing, Julie, is saving money by including the cost of the GIS mapping when we issue bonds for new Districts, so that expense is built into the project rather than paid separately.

Ms. Varela-Medina: Ok.

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Ms. Duque: We are still in the very early stages for the annexed area and have not yet begun the methodology report or the engineer's report. Once those are completed, they will be presented to the Board, as you are ultimately the ones who will make those decisions.

Ms. Varela-Medina: Ok.

Ms. Duque: And when we are at that stage we can definitely talk about it.

Ms. Varela-Medina: Thank you.

C. Club – Monthly Report

Ms. Duque: Ok, so we're going to continue with the meeting, let's move forward to the next item, which is the clubhouse manager report, Jennifer.

Ms. Mendoza: Yes, for the month of November, as we do every month we continue to complete some of our projects that we've mention throughout different months. Particularly for the month of November we went ahead and we completed the waterproofing and A/C french drain that was approved at our last meeting of the south planter area, as well as we finished our regular annual mulching and some additional landscaping work that was presented at prior meetings and approved. I'm not sure if you guys have noticed, we went ahead and finished the landscaping area that we've had pending to do on the south side by the front of the entrance, as well as the plants on south planter side. A lot of landscape was removed, and now it looks cleaner and nicer with new landscape, and primarily the reason for this was just more about during the rainy season we did have a little bit of flooding on that old landscaping and a lot of root growth and lot of the landscape that was in that area was affecting water to accumulate towards the building so we did have to kind of brainstorm and be able to kind of install and clean up that area to able to go ahead and help, and again, at the end of the day it does help flower that area and beautify it even more which is something that will be presented in upcoming meetings to kind of do something similar on the other side, so both sides look nicer with the landscaping. Something else that is not shown completed but, it was part of some of the action plan for the summer which was the pressure cleaning of the pool furniture which actually was completed today, as well as the pressure cleaning of the parking lot and the back of the clubhouse, the sidewalks in

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the back of the clubhouse, so that is something else that has been done, just as a reminder something that we kind of do on an annual basis towards the holiday season. Aside from that, I do have Chandler Contractors here, and I have two projects to present, so let me pass them down real quick, and we're going to start off with this one. So, this one is kind of put together with our landscaping project that we did outside, just more altogether in regards to ways to help with the flooding that we had in that particular area. So, on this particular project it would be to go ahead and raise the sidewalk area that's by the office entrance door, that we have there, which we noticed that when it would get flooded all the water would tend to go towards the building and accumulate there, and this would be something that would just raise up a little bit, the sidewalk. Chic, do you want to explain a little bit more?

Mr. Chandler: Yes, so actually Mauricio brought it up, just sloping the wrong way and the whole nine yards, and we always had this water problem there but, we weren't ready to tackle it yet until we had a big problem with the condensation from the air conditioner, there were two big pipes that cause a tremendous amount of water. So, realistically we put all the rocks in and if you look at it now the finished rocks are there, it looks great, and Juliana and I picked a really nice color of rocks, Jennifer came up with a good idea, and so it really looks clean down through there, it's amazing how good it looks. We stripped it all out, you can see the picture there, and resealed it but, the sidewalk really does need to be raised, and we had a picture of it. So, this will take care of the sidewalk, I believe we should be in really good shape after we put the drain in and then we have drainage rock there.

Ms. Mendoza: Thank you.

Mr. Pelaez: How much is it?

Ms. Duque: It's $1,850.

Mr. Pelaez: Ok.

Ms. Mendoza: And again, this is all kind all put together with part of that area to be able kind of see ways to be able alleviate all that accumulation of water, all the flooding and standing water that was staying there, so all this kind of comes together with this landscaping.

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Mr. Chandler: It was so bad that we rerouted the downspouts, the gutter system, and it didn't really help. The one photo that you sent me it was so bad.

Ms. Mendoza: Yes, and it was on different occasions when we had those really bad rains that it was just the water accumulation there, no matter what you did it wasn't going anywhere. I had to have the staff on standby to make sure the water wasn't coming inside, and Ricardo being out there kind of trying to clear out the water as much as possible so definitely we tried different solutions.

Mr. Chandler: You guys must have had one of those storms that when I came in, the mulch was up to people's garages and I had called you.

Ms. Duque: Not only that, when we called the District engineer, remember when he looked at the entire area, he did report it via email that area needed to be corrected.

Mr. Chandler: Yes.

Ms. Duque: So, we forwarded it to the District engineer.

Mr. Pelaez: And it looks great now, it's low, I think it's going to be awesome now.

Mr. Chandler: Ok.

Ms. Duque: Ok, so at this moment I need a direction from the Board, if there is a motion, I'll need a motion to approved the $1,850 for the repairs.

> On MOTION by Ms. Varela-Medina seconded by Ms. Macias with all in favor, accepting the proposal from Chandler Contractors for sidewalk repairs by the office entrance in the amount of $1,850 was approved.

Ms. Mendoza: Ok, so the second proposal it's a topic that we touched on last month which was for the repairs of the playground. So, if you guys recall, I had presented a proposal from Safe Surface Services which Jesus helped me get in contact with that company, so they have provided us a quote on resurfacing the full playground area which based on the proposal they were providing and some parts that we needed to get directly with the company that installed, the manufacturer of the playground, it was a total of $32,807, so that was the proposal that we were getting from them. So, I did approach Chic to be able to walk the area and be able to get a second opinion on his thoughts on what additionally we could do on that playground, whether it was

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something that could be matched together with this or any other recommendations that he had. So, on this proposal he has given us two options, one is to kind of resurface the full playground entirely, or option two would be to just touch up some of the areas that may be needed, like some areas that are immediately needed, rather than doing the full playground.

Ms. Varela-Medina: Has this every been retouched or repainted or anything like that?

Ms. Duque: Like 4 years ago.

Ms. Mendoza: So, my understanding is certain areas were retouched, and some of the areas that were rusted.

Mr. Chandler: And I tried to figure out when it was done, it was like 4 years ago and we just patched up the rust spots and I can explain it to you.

Ms. Mendoza: Ok, no problem, you can explain the two different options.

Mr. Chandler: Ok, so if you go to the pictures, and I can walk you through it real quick. So, I'll just open up with this, in my opinion, what's on there now is powder coating and it's in really good shape, it's a little bit faded because it's been there for 12 years and they're all so vibrant colors and they tend to fade a lot faster but, the paint is in really good shape. So, in my opinion, anything you put on it is not going to be as good as you have and it's just a matter of time that's going to fade a lot faster. If you look at the pictures, and we'll go to the first one here, which shows all the blues, the plastics, the slides and all of those things are in really good shape, I mean they're a little bit faded but, I wouldn't paint them, I wouldn't touch them, maybe in a few years but, you can see some of the blues are little bit lighter, and a lot of that is just sun faded and/or there's, I mean I went out there and I cleaned some of them and they cleaned up pretty good and they got a little more vibrant. So, if you looked at the second page, the brown capped ones, it looks a little darker than this, so it's not as bad as it looks, it's in really good shape, and that's like a plastic coding that's over everything, and if you try to paint over top of that, you're just adding lamination over top of it. I think if you really clean it up really good, you're ok.

Ms. Varela-Medina: When you say clean it up, what do you mean?

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Mr. Chandler: Pressure clean it, and I'm not just talking about just pressure cleaning and maybe scrubbing it down with brushes and really do a good job as far as cleaning it up.

Ms. Varela-Medina: Ok.

Mr. Chandler: If you go to the next page, which is the blue monkey bars or whatever you want to call that, that thing should be painted because it's really out in the sun, a lot of this other stuff is covered and it's not so bad.

Mr. Pelaez: That's the worst part of the entire area, this one thing here.

Mr. Chandler: Correct, exactly. If you look at the next which is the yellow, the same thing it's faded, it's out in the sun, so I would paint that also, and maybe we change the color. I think red would look really good but, you guys can decide that but, I would definitely paint that. If you go to the one with the little ladder, it shows the little ladder, I don't have a close up of that but, you can see these little rust spots in the corners, a lot of those were touched up 4 years ago and I bought like 3 cans of blue paint, 3 cans of yellow paint and tried to match it up, and we went ahead and brushed them, and just touched them up, and I couldn't believe that it lasted. This is not even a rusty spot, and I don't even believe this was hit, there were a lot of spots back then so that touch up 4 years ago held up very well, and it was even great paint. Now, this is one I showed you before, and this a step down, I think you can see the rust, and it's not a great picture but, that needs to be ground down and prepped and painted. Then if you go to the next one, there's a big rust hole on the bottom, and this sent up a red flag for Jennifer.

Ms. Varela-Medina: Those are the monkey bars.

Mr. Chandler: That's right, and you can see how this one is faded, in this picture, that whole thing should be painted.

Ms. Varela-Medina: Yes but, it cannot break through or do anything, right?

Mr. Chandler: Oh no, that's all at the bottom.

Ms. Varela-Medina: Because the kids are always on that thing.

Mr. Chandler: Correct, yes.

Ms. Varela-Medina: So, it cannot break or anything.

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Mr. Chandler: No, although there's on where the leg is little bit loose, we're going to have to dig it up and put a little concrete on the bottom.

Ms. Varela-Medina: Ok.

Mr. Chandler: Then with that same monkey bar, if you look at the next picture, there's a lot of rust, see the rust in the corner, so that one needs to be grounded, that's why that one you need to paint the whole thing.

Ms. Varela-Medina: Ok.

Mr. Chandler: But, once again, I think I gave a couple of different options, and doing the whole thing is going to be a lot of work, and I wouldn't do it, not now, so just the ones to do all the prep work, the swing, paint the monkey bars, and there's the telescopes that are there. I looked up the price of the telescopes, they're like $1,000 a piece.

Ms. Mendoza: Yes, it was $1,284.

Mr. Chandler: So, the ones that are there still work, we'll just take them apart and we'll paint them up, we'll clean them up real good, no big deal, you don't need to replace those.

Ms. Varela-Medina: Ok.

Ms. Duque: So Chic, your recommendation is option #2?

Mr. Chandler: Absolutely.

Ms. Duque: Which is $6,500.

Mr. Chandler: Correct.

Mr. Pelaez: Plus option B to add the telescope repair and cleaning.

Mr. Chandler: Right and take them.

Ms. Duque: So, plus $1,250.

Ms. Mendoza: Correct.

Ms. Duque: So, it would be $6,500 plus $1,250.

Mr. Pelaez: Correct.

Ms. Duque: So, $7,750.

Mr. Pelaez: And after looking at it, I agree as well, that all we need to do is paint them.

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Mr. Chandler: Right, but you know what I was thinking now, because the blues, the blue that's kind of like sun faded a little bit because a lot of the other stuff is good, like the main poles and stuff, they're great. So, I'd like to try maybe sanding down the blues, maybe a clear coat or something on them, because it's going to continue to fade and it's just a matter of a couple years but, maybe we can do something on the blue to bring it back.

Ms. Varela-Medina: With an epoxy or resin?

Mr. Chandler: Well, like a clear coat but, I would have to research that a little bit because a clear coat you spray on there, and you want the whole thing, you want it pealing off in the next year or two years.

Ms. Mendez: Would anything similar to what you used on the pool playground help or something like that?

Mr. Chandler: Well, that would be repainting the whole thing, repainting them all again as far as the kids splash?

Ms. Mendez: Right.

Mr. Chandler: That's painting everything again.

Ms. Mendez: I understand.

Mr. Chandler: And the bottom line is you're not going to get the paint that you already have on there, it's just not going to happen, and if it's ripped, it's all there still, except for when they welded them together, there's a few little pockets all around them.

Ms. Varela-Medina: So, having that clear will that change the color.

Mr. Chandler: Well, just thinking outside the box here, maybe bring back some of the vibrant color, and maybe there's something that we can come up with talking to the manufacturer.

Mr. Pelaez: I think she wants to know what that's going to cost more or less.

Mr. Chandler: Oh, I have no idea. We know what we have to do, if while I'm doing it and I'm working on it, and I say, well we may have a product that might work, then I would present it to you then and it has to be something that lasts because I don't want to do something that's not going to last, so it has to work.

Ms. Mendez: Thank you.

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Ms. Duque: Ok, Chic, so I need a direction from the Board if you are willing move forward it's $7,750 for the playground repairs, I need a motion.

> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, accepting the proposal from Chandler Contractors for playground repairs, Option #2, plus Option B in the amount of $7,750 was approved.

Ms. Mendoza: The aside from that, I don't have anything else, so we're done for 2025, thank you to al that joined us during this year's events, we really appreciate you guys coming to many of our events and we're going to have more to come next year.

Ms. Duque: Thank you, Jennifer.

Mr. Lorenzo: Hello, yes this is Eduardo Ferrero, I'm calling in reference to a violation, can I talk with Jesus?

Ms. Duque: Eduardo, we will address your comments when we get to the residents' comments section. I believe your concern is already included in the field report, so when we reach that line item, we will speak with you.

Mr. Ferrero: Ok, thank you.

Ms. Duque: Thank you, Eduardo. Ok, so thank you once again Jennifer.

D. Field Manager – Monthly Report

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

Mr. Lorenzo: Yes, so you'll see some proposals from Chic. So, these proposals are just for some sidewalk shavings throughout the community, you'll see pictures on the follow pages and I don't know if Chic has anything else he wants to add, we marked them already as you can see in the pictures, you were fine to get them repaired as soon as possible.

Ms. Duque: And once again, just for the record, the sidewalk repairs are being done only on CDD property.

Mr. Lorenzo: Correct.

Ms. Duque: There are a lot of roads and sidewalks that are not CDD property, ok go ahead Jesus.

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Mr. Lorenzo: Does the Board have any questions?

Ms. Duque: I think previously the Board had received all the pictures that show the area that you'd be repairing, and it's for $1,950.

> On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, accepting the proposal from Chandler Contractors for sidewalk shaving throughout the community in the amount of $1,950 was approved.

Mr. Lorenzo: Thank you very much. Moving over to the roundabout project, which is the lamppost and additional lighting. I'm pleased to inform you guys that we have the revised survey. So, Chic do you want to jump in on this one?

Mr. Chandler: No, you can take the initiative.

Mr. Lorenzo: Ok, so you'll see on page 3 you'll see the survey with all the indications, and if you guys refer to page 89 in your packages, you'll see a picture of the new revised survey, this includes the relocation of the electrical panels to keep it outside of the roundabout, the other ones were inside the roundabout. You'll see the locations of the posts, as well as the 13 GFIs receptacles.

Mr. Chandler: So, as we all know, it takes a village, and so when we initially went over this we had an idea to put "X" amount of lamp posts in, and then obviously we start to move on it, and then other people come up with ideas, what about lighting, what about future lighting, we'd like to put Christmas lights up here. So, when we originally sat down we had a figure that was what we came up with, and going back to the drawing board, talking about future lighting and maybe adding a few more poles, so obviously the scope of work changed, and that's why I had to go back to the engineer because the scope of work had changed. This time around when the engineer drew it, the numbers got considerably higher because of the box and the way he designed it, and it had to be at the pass, that had to be done, the extra trenching that has to be done for the outlets.

Ms. Duque: Chic, the additional work that was presented by the District engineer was to comply with the requirements from Miami-Dade County.

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Mr. Chandler: Oh yes, exactly, so right now this is the scope that we have. If you decide, yes we would like to move forward on it we have to apply for the permits, and I just wanted to let everyone know Dade County may kick it back and adjustments would be made but, these are pretty accurate numbers, I'll just tell you that, and obviously we'll try to keep it as tight as we can but, I think we're almost there.

Ms. Duque: And Scott, if the Board moves forward with it, we will need to revise the agreement because the agreement that we currently have is for a lower amount. I think it's around $70,000.

Mr. Lorenzo: $73,000.

Ms. Duque: $73,000, and this new proposal and following up with the new drawings provided by the District engineer goes to $96,280, so might have to make an amendment to the agreement.

Mr. Cochran: Yes, so we can do that, or we can restate it depending on how it is.

Ms. Duque: Yes.

Mr. Chandler: And I just want to be clear that this is what the engineer designed, working with us and all his collaborating on how we want to do it and what we want to do, and once again, with Dade County, we don't know what they're capable of, there might be some additional stuff, I don't think so but, we won't know.

Ms. Duque: And FPL, because remember FPL have the poles and all of this.

Mr. Chandler: FPL, exactly, and you know just to let everyone know, in theory we want to jack and bore and go underneath the road, that's what we want them to do but, until now we go to the next level and say, because we've invested a lot of time on this, we really have, I have, that we want to jack and bore and go underneath but, now we have call it in, and we have to have all the pipes and everything located, we're going to have to determine where all the power is underneath the road and stuff. If it becomes an issue, so everyone knows that there's also a possibility, I don't think it's going to happen but, we might have to saw up the road, and instead of going under, we're going to have to cut the road and go that route which means we have to direct traffic, and do al that stuff. I don't think it's going to happen, I think we'll be ok in this case, but that could be the worst.

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Mr. Pelaez: So, our biggest obstacle is just getting through the permitting process, making sure of all that will go through.

Mr. Chandler: Yes.

Mr. Pelaez: Then once we get that, then it's a little bit easier in terms of making sure that we're good to go.

Mr. Chandler: Correct.

Mr. Pelaez: And then they would approve it.

Mr. Chandler: Correct, and ultimately there's nothing else, and I don't think there's going to be out in that island because we're going to have to trench down 18" for every single pipe that has to be run and go past sidewalks and all that good stuff, so we'll have to probably block off that whole island, just barricade it off until all the trenching and everything is done because there's a lot of trenching.

Ms. Duque: Chic, do you anticipate this being completed in phases, or do you see it as a single, one-time process?

Mr. Chandler: Well, let's just go, yes, right away just start trenching and digging it and getting the inspection. The only other think is the underground pipe inspection, you lay the pipe, get an inspection for that, and then you get your final lamp posts, that has to be coordinated through them.

Ms. Duque: So, thinking about the cost the District will incur, could this be done in stages, for example, starting with one section such as the light poles first, and then proceeding to the other components afterward?

Mr. Chandler: No, it's all going to have to be done at one time.

Mr. Pelaez: No, I think it needs to be done in phases because we have like rough stages of construction, and permitting in a rough stage, and then the final, so I think it needs to be divided up on how this is done.

Mr. Chandler: Ok, and that's why you need to tell me what you need.

Mr. Pelaez: You're going to do all your pipe work and all that, and that's going to be like a rough inspection, right, so that's like phase one, that's the first part of it, making sure you get the inspection. So, the first phase is going through all the permitting and all of that, all the legwork and preparation.

Mr. Chandler: Correct.

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Mr. Pelaez: Then the next phase is cutting and piping.

Mr. Chandler: Jack and boring and trenching.

Mr. Pelaez: Right, and then the final phase of the project would be the final lamp posts going in, and so forth, and then final inspection.

Mr. Chandler: Right.

Mr. Pelaez: Ok.

Ms. Duque: But there is perhaps a way of doing this in stages.

Mr. Chandler: Yes.

Ms. Duque: Ok.

Mr. Pelaez: Thank you.

Mr. Chandler: But we really want to expedite this, like one week, everything is done.

Ms. Duque: Ok, so if funding is available we can proceed, and if it is not, we can simply stop after completing a phase

Mr. Chandler: Ok, so you can take a draw a request and stuff like that.

Ms. Duque: Yes, correct, ok.

Mr. Chandler: We'll have to lay out that going forward.

Ms. Duque: Ok, perfect. Ok, sounds good, so I need a direction from the Board.

Ms. Mendez: I have just one question, just to clarify, so it's just one panel only in this whole design?

Mr. Chandler: One electrical service, yes, correct.

Ms. Mendez: Ok.

Mr. Chandler: But there's a lot of junction boxes.

Ms. Mendez: Ok, because I thought at one point we talked about, oh we were just exploring having a second panel.

Mr. Pelaez: So at the meter can, at the transformer on this side there's going to be the whole meter and all of that, and then there will be a small junction box on the inside of the island as well.

Mr. Chandler: Multiple boxes.

Mr. Pelaez: Yes, but what we're not doing is what we talked about before is doing all of that on the inside, we're going to do a minimum on the inside roundabout.

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Ms. Duque: And we're going to do it next to the meter box.

Mr. Pelaez: Next to the transformer, to divide it up so it's not so much in that little park area.

Mr. Chandler: Correct.

Ms. Mendez: Ok, got it, that verifies it, thank you.

Mr. Chandler: Good questions, seriously.

Mr. Pelaez: So I guess that first phase is important which is really getting this off to the building department.

Mr. Chandler: Yes, submit for a permit.

Mr. Pelaez: Correct.

Mr. Chandler: With the engineering drawings that we have.

Ms. Mendez: Yes.

Ms. Duque: Ok, do we have a motion from the Board to proceed with this revised amount, authorizing staff and the District Attorney to prepare an amendment to the agreement, and granting Chic approval to move forward with the lighting project? The motion, as stated by Shirley, is for the new amount of $96,280.

> On MOTION by Ms. Mendez seconded by Ms. Macias with all in favor, accepting the proposal from Chandler Contractors for the revised roundabout lighting project in the amount of $96,280 and authorizing staff to prepare and amendment to the contract was approved.

Ms. Duque: Chic, thank you so much.

Mr. Chandler: Ok, I'm done.

Mr. Lorenzo: For now you're done. So, moving forward on page 96 of your packages you'll see a proposal from Nelco Testing and Engineering which is a company that we discussed at the last meeting to do the testing behind SW 114th Court.

Ms. Duque: The Board has approved a not to exceed amount.

Mr. Lorenzo: Yes, a not to exceed amount of $2,000 and the proposal came in at $2,200, we asked them to reduce it and they said no, so it's $2,200 if the Board is ok with that.

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Ms. Varela-Medina: It's not like we have a choice.

Mr. Lorenzo: And this is a reputable company that does this, and this is what their expertise is in.

Ms. Duque: And just to remind the Board, this item relates to the drainage design for the alleyway behind 23766 SW 114th Court. The Board previously approved a not-to-exceed amount of $2,000; however, the actual cost is $2,200.

Mr. Lorenzo: Which is on page 79, you'll see the proposal for that.

Ms. Duque: Yes.

Mr. Pelaez: Did they give us a quote or something, why did we come up with a not to exceed amount of $2,000 before?

Mr. Lorenzo: Because we were just talking with the engineer preliminary, and he said it shouldn't be more than $1,500 but, maybe go to $2,000 and then we did the $2,000, and then it came it at $2,200.

Mr. Pelaez: Ok.

Mr. Lorenzo: So, it was just a guestimate, we never got anything in writing.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the proposal from Nelco Testing & Engineering Services not to exceed $2,200 for drainage design testing was approved.

Mr. Lorenzo: So, if you guys go to page 69 of your agenda, you'll see pictures of the side of a unit.

Ms. Duque: And we have the resident joining us today, and Eduardo we're going to talk about your case right now.

Mr. Ferrero: Ok.

Mr. Lorenzo: At the last meeting the Board had decided to go ahead and enter into an agreement with Mr. Ferrero so long as the mulch was removed and his landscaping border was removed, and the homeowner reimbursed the CDD and covered the cost for the installation of the new turf.

Mr. Pelaez: Ok.

Mr. Lorenzo: Eduardo, do you want to chime in?

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Mr. Ferrero: Yes, I guess we'll go back to the beginning when I bought the house preconstruction, the association installed the ficus which we all know has been notorious for white fly, and so is the gumbo limbo, and I've had major issues with the gumbo limbo with my old truck and now I'm having it with my brand new truck that I just bought, and I do apologize, I wanted to be there in person because I do like having face to face meetings but, unfortunately, my brand new truck has spent more time at the dealer's than I've been able to use it. So, I do apologize for that but, I definitely wanted to attend the meeting, so long story short, it's been two years of owning my townhouse, the ficus are getting white fly and as you know, at the most corner units from the white flies, they're either missing or they're dead, and I literally just had twigs and I was pulling there were no roots. I guess it's my fault, I didn't know the parameters, I didn't know the rules but, in 2018 I installed the clusias and I installed bark mulch, I'm not a big fan of the red mulch, that you guys provided, and so I installed the bark mulch. Since then I've always been providing and supporting the trimming of the clusias, we just had the special assessment for the painting a couple of years ago, and you guys had some questions for me to trim the back, so the plan was to trim that, and many times I trimmed it but, it was never an issue. So, I just don't understand why it's an issue now, and the border, I called for the whole process, I asked several times, but how are you guys going to penalize me for having the border and trying to protect the mulch because the red mulch that we tried for the association, every time it rains with the pitch on the roots especially the coordinates, it just washes out. So, we just had Thanksgiving not too long ago, and all of them, and I took multiple pictures and I shared them with Jesus, there's no mulch, it's gone, at least the bark mulch is thicker and heavier, and it stays, and yes I've been attending to my yard like I normally do, but I'm always on top of my things, and try to do the best I can for the community but, again with the border, if you go to the mailbox, there's a border on there. Again, I asked forgiveness now because again, when I saw it at the mailbox, the hedges, you guys changed the hedges, and there was marble chip mulch and you put the border on there, so if we can have it around the mailbox, why can't I have it to be able to try to protect and eliminate the mulch from flying out, that flies from everybody's corner unit. So again, I will assume responsibility as I have since I tore apart the ficus that was riddled with white fly and

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again, I continue to do so. I'm just asking you to give me some kind of leniency, and again, I've sent pictures from my next door neighbor, I got pictures from around my perimeter where everybody's fiscus looks like crap, honestly.

Mr. Pelaez: Can you remind the Board what we decided last meeting Jesus, just one more time?

Mr. Lorenzo: Yes, so just to kind of go over it, the Board agreed to leave the hedge, so long as he maintains and enter into an agreement but, the homeowner was responsible for removing the mulch, and bark mulch that he's talking about is not what you guys want, which was the red mulch, and it's actually lighter and thicker but, anytime it rains it floats out and you can see it in the grass on the pictures on page 69. It's also over the concrete, where the water meters are, you can see it there, it's piling up on the grass too, and then you also said that he needs to remove the landscaping border, and then reimburse the CDD for the cost for then new turf. So, you have a proposal in front of you, which totals $418.04 and that includes the new St. Augustine grass install which is the 45 pieces that you see there, as well as the labor to remove the pine bark nugget which is the bark mulch and the discard the landscaping border, however, if the homeowner does that, I'm sure he can revised his proposal to reflect the same and it would just be turf.

Mr. Ferrero: Again, why are you having me pay for turf when there was never any turf in that area, and on top of that, all the areas, I have other pictures and I sent them to the association where my next door neighbor in the building adjacent to me put up a pergola, they had a little thing where they were breaking the ground in the back, they tore up all the grass but, again, you still have divots in the middle of that and nothing has been done about that, and that wasn't me but, again, why do I have to pay for turf when there was never any turf.

Ms. Duque: Ok, just for clarity of the record, Eduardo, the pergola was not installed on the CDD property, it was installed on the resident property.

Mr. Ferrero: Yes, that is correct but, in order to get to the resident's property they were going through the CDD property, and those were all the divots and the tears in the grass.

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Ms. Duque: So, we have received the information that you just told us and we're going to be inspecting the area.

Mr. Ferrero: And that was told to the association.

Ms. Duque: Yes, but we are not the association, Eduardo; we are the CDD, so what we will do is inspect the area and ensure that your concern is addressed appropriately. Thank you very much for providing that information.

Mr. Pelaez: And I think we talked about it, it's not the mulch that we've been using it's been washing out everywhere, that's where they're putting grass, we're staying consistent with what we've been doing with other residents that we had them put grass as well. There was another resident that we had them paid for the grass because they messed up the area or changed it, so I think it's fair entering an agreement to keep the hedges that he wants and all of that.

Ms. Varela-Medina: And is the hedge being maintained?

Ms. Duque: Yes.

Mr. Lorenzo: Yes, and you see the photos right there.

Ms. Duque: The hedge is being maintained Julie, and you guys decided the hedge to be maintained.

Mr. Lorenzo: Yes, you guys are in agreement with the hedge but, the landscaping border and the mulch needs to be removed and reimburse the CDD for the grass.

Ms. Duque: For the purposes of the meeting and the record, the bark mulch and the red dyed mulch weigh roughly the same, so one is not significantly heavier than the other. With organic mulch, weights are generally under about 1,000 pounds per load, depending on moisture content and the specific product. In practice, during a heavy rain event, both bark mulch and red dyed mulch are likely to wash out.

Mr. Ferrero: I have to disagree with you because again, if you look at my neighbor's house adjacent, the building next to me, there is no red mulch.

Ms. Duque: Eudardo, it does not necessarily have to do with the mulch, it also has to do with how the area is, if it's a little more elevated, the area, it has to do with many other items, if there is a fence around that particular area.

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Mr. Ferrero: No offense but, all the red mulch is gone, my neighbor in the corner, has no mulch, and again, the reason why I started doing it was because nobody addressed the problem in 2018 and we're almost in 2026, so again, I took it upon myself to put the clusias and put the bark mulch, and then I always had the issue, just like with the red mulch, my neighbors and everybody else around, again, every time it rains, with the pitch of the roof it blows out, and I come back and I rake it and I put it back but, I can recover the bark mulch, but the red mulch, when the landscapers come and they drive the lawnmower and again, they run over it and they shred it but, again, like I said, I'm trying to do what's right by the association and by the community. You guys don't want the bark mulch, you guys don't want the border, I don't agree with it because again, how can we approve a border around the mailbox, and I'm assuming that's CDD area because it's common area, but I can't have a border to try to protect my mulch and do the best that I can. That's coming out of my pocket because I'm paying for the association fee but, I'm not even consuming your mulch, so again, if you don't want it, that's fine, I'll remove the border, I'll remove the mulch but, I'm completely disagreeing with having to pay for the turf when there was never any turf, there was always mulch, so if you guys want to come back and put red mulch on there, that's fine, put red mulch. Now, if this is the direction that you're going moving forward as far as the CDD and the common areas, and you're putting turf everywhere because again, the mulch, unfortunately, does not last very long. Just like I said, we had Thanksgiving, and there's no mulch in 90% of the four units, and it looks like crap but, ok, if that's the direction you want to go, me, as a homeowner, I don't understand why I have to pay for that. If you want me to rip everything out with the bark mulch and borders, and I'll even pay for the red mulch, I'll put red mulch on there.

Mr. Pelaez: So, we're not going to put mulch because the mulch is going to continue to wash out.

Mr. Ferrero: I understand but, is that the direction you guys want?

Ms. Duque: And you mentioned you have been trying to address this since 2018; have you contacted anyone on the HOA side, because the CDD has not previously been notified of this issue.

Mr. Pelaez: Right.

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Ms. Duque: This matter first came to our attention as a result of a violation issued by the HOA. I want to clarify that, although you have stated you have been trying to resolve this since 2018, the CDD, the entity meeting today, has never received a request from this specific unit regarding CDD areas or their maintenance, and I am not aware of any actions that may have been taken on the HOA side.

Mr. Ferrero: And I've always addressed directly with the HOA.

Ms. Duque: If you can give us a second Eduardo, at this point we're discussing with the Board, so give us a second, and then I'll give you the word again.

Mr. Pelaez: So, the homeowner change the hedges as well.

Ms. Duque: Yes.

Ms. Mendez: So, to clarify what the homeowner is saying that, so this area where the mulch was placed, that prior to him placing that mulch, it was just what, dirt?

Mr. Lorenzo: It was ficus hedge that died, maybe white fly or just old age, or maybe constant pounding of water that's coming off the side of the building because there's usually no gutters there.

Ms. Mendez: I understand, so that entire area, that big wave around the palm tree, all of that.

Mr. Pelaez: And can you give us a second please, so the Board member can speak.

Ms. Mendez: All of that was full with greenery before?

Mr. Lorenzo: Yes.

Ms. Mendez: I understand.

Mr. Lorenzo: But as you, and I'm sure we've discussed this in the past, hedges have a lifespan, so after awhile they eventually need to be replaced because they get thinned out because of trimming, because of just like he said, maybe it got white fly, or maybe it got a virus or something.

Mr. Pelaez: Possibly, yes.

Ms. Duque: Ficus plants are trees, not hedges, and the Board has previously discussed that when they are repeatedly trimmed and maintained as hedges, the tree is prevented from growing naturally and can begin to decline over time. This growth

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restriction, along with other potential factors, can explain why the Ficus in this location has deteriorated.

Ms. Mendez: And what the homeowner is stating that, so basically under the ficus there was not grass, and there was never mulch, is that the statement that he's making because he's saying, that there was, why replace it with grass if there was never grass there, so was the mulch there before the ficus died because if there was mulch there before, then is that what he's saying?

Ms. Duque: That is the typical condition on the other buildings: there is a hedge with mulch underneath, so you normally do not see grass directly below the hedge, only mulch. Then there is an additional section extending toward the palm, where you can see a defined border running around that area.

Mr. Pelaez: It like opens up.

Ms. Duque: That border curves around and opens up toward the palm, and that entire section is the additional area in question. Since there are no photos from 2018 on file, it would be very helpful if Eduardo can provide any pictures from 2018 that show the area without grass, as he has indicated he has been raising this with the HOA since then, so the Board can make a more informed decision on how to proceed. Eduardo, do you have any 2018 photos of the area that did not have grass?

Mr. Ferrero: Yes, I think I do, if I do, I still have the invoices from the landscaper that I paid from that time to not only provide for the clusias, the bark mulch, the trimmings but, none of the areas, and again, I have corner unit, none of the areas on the corner unit that have the ficus has ever had grass, they've always had the red mulch and the red mulch, like I said, if you walk around my complex, from block to block, I walked around and I got pictures from I don't know, a week ago that I walked around and I took pictures, all the corner units, there is no mulch, there's no red mulch but, it's always had red mulch or just dirt.

Ms. Duque: Yes, we understand that there is no grass directly beneath the hedge, Eduardo. What is being discussed is not the area under the hedge, but the additional section that extends beyond it and curves around the palm, outside the hedge line.

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Mr. Ferrero: The round bottom at the palm, yes, there was never grass in that area, that was always mulch.

Ms. Varela-Medina: There was also a border around that at all times?

Mr. Ferrero: No ma'am, I only put the border on when I went to the mailbox one day and I realized after calling and asking for permission, and I saw again, the common area at the mailbox, they placed the hedges and they put the marble chips and they put a mortar, so I took it upon myself, hey I'm assuming, just like when I first moved there and having the issue with the gumbo limbo tree, and I was spending every 3 or 4 months for $500 or $600 and getting car details because of all the tree sap and my white truck, my hood, and my roof was riddled in black. I tried to get them to come out and fumigate, BrightView, and it took forever, and I requested them and that took over 8 months. So, again, we're moving forward with growing pains, I get it, but, like I said, if you guys don't want the border, I don't agree with it, you don't want the mulch, I don't agree with it, you want the red mulch, then put back red mulch then, and if this is the direction that you guys are going and you're moving forward because it is a constant issue again with the corner units and the pitch on the roofs, so yes, the mulch rolls down, it doesn't matter if it's bark mulch, it doesn't matter what kind of mulch.

Ms. Duque: Eduardo, the Board has heard your concerns and your statements are very clear. At this point, the recommendation is to go back to the HOA, obtain more information about the area and any correspondence or actions taken at that time, and then proceed from there. Since none of this has previously been brought to the CDD or requested as CDD maintenance until the HOA's violation letter was received, it is ultimately up to the Board how to move forward. Eduardo, please give me one moment. If the Board agrees, staff can gather additional information from the HOA and bring this item back at the next meeting so the Board can make a more informed decision.

Ms. Varela-Medina: Excellent.

Ms. Duque: Do you agree?

Mr. Pelaez: Agreed.

Ms. Duque: Ok. Eduardo, just a quick question: when was the last time you made any landscape modifications?

Mr. Ferrero: Right before the rainy season, so the beginning of June 3rd.

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Ms. Duque: Ok, so like 2023 you're saying was the first time you change it?

Mr. Ferrero: No, June 3 of this year.

Ms. Duque: Ok, understood, and then the first time they did it was back in 2018?

Mr. Ferrero: 2018, yes, and I believe I sent Jesus the pictures of it when there were three little pieces that I put in bark mulch, that was 2018.

Ms. Duque: Ok, so we'll take a look of all of that the information that would be HOA Eduardo, and we will bring this back for discussion at the January meeting.

Mr. Ferrero: Like I said, with the special assessment, when we painted all the buildings, again, I got a violation because they wanted me to trim the back of the clusias, they've always been trimmed as far as the top and I've always kept them trimmed.

Mr. Pelaez: Those are not the issue.

Ms. Duque: Ok, that is not the issue here, Eduardo, and I'm very sorry, but I already have direction from the Board. I do not want to cut you off; however, what you are raising now is an HOA matter and does not fall within the CDD's responsibilities.

Mr. Ferrero: Like I said, I apologize to all of you guys because in the past I never got redirected to the CDD, the only time I found out was when I got a violation because I was trying, they drove over my hibiscus and I had the pot outside, and that's when I realized there was two different entities, and prior to that I never knew. So, again, I apologize.

Ms. Duque: And we appreciate that, Eduardo.

Mr. Pelaez: We heard you nice and clear and this is the reason we're going to consider it and bring it back to the next meeting, so I think we're leaving it on a good note and we'll move on.

Mr. Ferrero: Ok.

Ms. Duque: Thank you, Eduardo, for being here today, we appreciate it.

Mr. Ferrero: Ok, thank you for your time.

Ms. Duque: Ok, Jesus, let's continue please.

Mr. Lorenzo: So, moving forward we have Brittany here on the phone line.

Ms. Brittany: Hello.

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Ms. Duque: Hi Brittany, how are you doing? Jesus, for the record of the meeting can you please remind us of Brittany's property address, or Brittany can you please provide us with your property address?

Ms. Brittany: Yes, it's 23901 SW 114th Place.

Ms. Duque: Thank you.

Mr. Lorenzo: So, if you guys go to page 81 of your packages, and you remember the fence that was installed.

Ms. Duque: But the fence was installed on another property, 23911.

Mr. Lorenzo: Correct, remember the resident of 23911 was complaining about the traffic constantly in their front yard, so we entered into an agreement for them to maintain the fence, install and maintain the fence, the CDD did the work, we were reimbursed and the fence has been installed.

Ms. Duque: So, Brittany is the neighbor.

Ms. Varela-Medina: I was going to say, because you said it was not installed on the right property?

Mr. Lorenzo: No, everything is fine.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: So, now Brittany is from the unit that backs up to that fence.

Ms. Brittany: The unit where the fence is now attached to it, I think.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: Just to clarify, the posts, there is no attachment of this new fence to her fence, and the post is I believe over a couple of inches, however it does comes towards or right near the other fence but the posts are 2 feet I want to say from the actual fence.

Mr. Pelaez: Ok.

Mr. Lorenzo: But the panels of the fence are butting up to it.

Mr. Pelaez: Ok.

Mr. Lorenzo: But it's not attached to it.

Mr. Pelaez: Ok.

Ms. Brittany: So, I want to explain my issues with this because there are quite few. If the homeowner had a problem with people walking there, there's people still

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walking on the sidewalk which is also in front of her home, it makes no difference. The last time I checked walking on the grass is not illegal, unless you don't live in this community because it's private property or whatever the case may be. That fence, when I did my fence, and my next door neighbor had a fence, when I got city permits, I first had my panel touching their panel, and they told me, this is not approved because you need a 4x4 post here in the corner. My first concern was that there's no 4x4 post in the corner, that panel is touching my panel, and my biggest concern is that now that I don't have access to my backyard. There's a reason I was very meticulous about when I bought my house from Lennar, I bought it directly from preconstruction and that's why I bought my unit, I had access to every single part of my fence except for the neighbor's side which I was fine with. If the homeowner had a problem with this then she should have thought about it before she purchased the home. So, now, if I get a notice from the association that I have to pressure wash my fence guess what Brittany is going to have to do, get in her car and drive all the around the block to access my back fence. Another issue, I'm in the process of selling my house, and there's certain boards that are rotted out from the weather, that's normal, that I'm trying to fix so when my husband went around to fix a board and nail something up, he couldn't go around. It is common sense and common decency that when a neighbor is going to attach something to another neighbor that you talk to them and say, hey, I'm going to do this what do you think, so that's normal, the same thing I did with my neighbor when I put up my fence. My home was not taken into consideration, also it has to do with permitting, are you guys getting permits for this because I'm not having the inspector to come out and check it out if there's no permits, so if there's no permits why was the structure put up without getting permitting first. So now we're stuck with, my feeling that you guys did something to benefit one homeowner and that's not what a CDD should do, it should be benefiting the community as whole, the same way as a HOA, so how are we going to fix this. I spoke with Jesus and said, I would like the fence to come down because I need access to my backyard the way that I bought this property, or add a door where I can easily go to the back and fix my fence.

Ms. Duque: Brittany, I'm sorry to interrupt for just a moment, do you mean you don't have access to your backyard, or that you don't have access to the common area?

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Ms. Brittany: To my back fence that I paid for.

Mr. Pelaez: Let me just make sure I'm clear on this, from the fence outward is it an easement, or common area, or CDD?

Mr. Lorenzo: It's CDD area.

Ms. Duque: It's outside of the CDD area, and she is saying she cannot get to her backyard, so clarification is needed on exactly what she cannot access.

Mr. Pelaez: Ok, and I was confused as well.

Ms. Brittany: Sorry, not my backyard.

Mr. Pelaez: So, access to the whole common area.

Ms. Duque: Right to the common area, so you're saying access to the common area, right?

Ms. Brittany: Access to my back fence.

Ms. Duque: Ok, but in order to reach your back fence, you would need to walk through the common area in front of your neighbor's house, correct?

Ms. Brittany: Correct.

Ms. Duque: Ok, so now that the fence has been installed, you can no longer walk in front of your neighbor's house to access the common area, is that correct?

Ms. Brittany: To pressure wash and fix any missing boards from the back of my fence that I paid for.

Ms. Duque: Ok.

Mr. Pelaez: But even if that fence was on the common area, right, or on CDD property, so basically her fence is up to her property line.

Ms. Duque: So, I think this is what is going on here.

Mr. Pelaez: So, it's private property, it's CDD area, the neighbor's property, ok. Is that the neighbor's yard in front?

Ms. Duque: That's the neighbor's yard, yes.

Mr. Pelaez: And if she's cleaning the fence she's actually in the neighbor's yard cleaning the back side of her fence.

Ms. Duque: So, Brittany, if you could give us just a moment, we are trying to better understand the access area and remind the Board how this area was configured,

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since it was discussed a few meetings ago. I just want to be sure everyone is on the same page, so please bear with us for a second.

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

Ms. Brittany: So, I'm going to share my screen to show the Property Appraiser website, this fence goes from here all the way over here on to my fence, if this is common area, why is there a fence there? All of this is open, all of it.

Ms. Duque: Yes, I know.

Ms. Bittany: Even though there's no fence there, somebody can walk right from here to the side, and right from here.

Ms. Duque: So, Brittany, please give us one moment, because what you are seeing is essentially the same as what I have, and I am trying to show it to the rest of the Board. Since you are on the Property Appraiser's website, if you click on your neighbor's property, you will see that the entire yellow-shaded area, where the fence was installed, is part of her property.

Ms. Brittany: Her fence is at the corner of her property, so as you can see right here, this is not her property.

Ms. Duque: Correct, and what I wanted to clarify is that the area you used to walk through to reach your back fence is actually part of your neighbor's property. Please give me one moment, Brittany, because I need to show this to the rest of the Board. The area beyond the yellow line you are seeing there is the common area.

Ms. Brittany: And that's where the fence is.

Ms. Duque: No, the fence is right here where you have the mouse.

Ms. Brittany: No, they put the fence up from the corner of this right here, to this corner, it's not right here where her diagonal line is, I have pictures of it, it's right from the corner to over here, she put up the fence right here, not on the property line.

Ms. Duque: So, it is still CDD property, ok. Brittany, let me show everyone what you are seeing so they understand the layout. This is Brittany's property, this is the neighbor's property that requested the fence, and the fence has been installed running from this point to this point along that boundary.

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

Mr. Pelaez: There's an imaginary line between the neighbor's yard and the CDD area.

Ms. Duque: Yes, so there is like a line here. So she used to walk here, through the other person's property.

Ms. Brittany: Well, about that, let me make a clarification here, I'm not taking a daily stroll through her yard, that's not what I do but, when the HOA sends notices out, and how the HOA does every couple of years, every couple of months to pressure wash your fence, I have to walk through there to pressure wash the fence, whether it's driving around or going to the front because the violation is on me if don't pressure wash my fence.

Mr. Pelaez: Even if that fence wasn't there, the common courtesy would be to go to your neighbor's door and say, hey can I pressure wash my fence in your yard, in this scenario because of the way the house is.

Ms. Brittany: Here is a picture of it.

Mr. Pelaez: Even if that fence is not there.

Ms. Duque: Yes, and that's the example that I'm showing them right now.

Mr. Pelaez: The only thing is that once a year when you pressure clean the fence you have to go to two sides of the fence.

Ms. Duque: No, but the fence is not connected from this fence to the back of the other building.

Mr. Pelaez: No, it's between the owner and the CDD.

Ms. Duque: Exactly, and that area is still CDD property. So now the issue is that, when Brittany received the HOA violation letter, the expectation was that she would access her rear yard from the back through that area. Let's now look at how the area directly behind that point is configured, Jesus.

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

Ms. Mendoza: Those common areas, you can enter through there.

Ms. Duque: Ok.

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Ms. Calero: So, where is here house again?

Mr. Pelaez: Like right here I think, it's the two-story right Brittany?

Ms. Brittany: Yes, this one right here on the screen.

Mr. Pelaez: Ok, so it's this two-story.

Ms. Duque: So, let me just check something really fast, give me one second.

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

Ms. Duque: Brittany, could you please click on the parcel directly behind your property in the common area and then zoom in so that your lot and the surrounding area are clearly visible?

Ms. Brittany: Ok, so her fence, you see this is common area, it's right here in the corner.

Ms. Duque: Ok, so all of this is common area, and we authorized the fence to be installed from here to here within CDD property, which means there is still a portion of common area on her parcel where the fence line ties the corner of her fence to Brittany's side. All of this remains common area, and previously Brittany accessed her rear area from here; now, because the new fence is in place, she would need to walk around through the remaining common area to reach and maintain that section.

Ms. Mendez: Through the common area.

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

Mr. Pelaez: So, I think it goes with the pressure cleaning, the same thing, but if you're going to change boards on this side, the same as pressure washing, you still have to go, common courtesy, talk to your neighbor that you can work in their yard, and then the only thing would be is that you have to go around to work on the other half, that would be the only difference.

Ms. Duque: Well, there is no gate or anything installed on the fence, right Brittany?

Ms. Brittany: Right.

Ms. Duque: Ok.

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Ms. Brittany: I'm fine with that, I couldn't even have access to that part of the area. Now, again, she doesn't want people walking through here but, what's the difference of people walking in front of my sidewalk, it makes no difference.

Ms. Varela-Medina: It makes a difference because it's her grass, I wouldn't want anyone to walk on my grass.

Ms. Brittany: But it's HOA maintained so it's not really her grass.

Mr. Pelaez: But it's still her property.

Ms. Varela-Medina: Yes, it's her property, if she doesn't want people constantly walking over it.

Ms. Brittany: (inaudible common) And she didn't ask me about this.

Ms. Varela-Medina: Why should she, it's her property.

Ms. Brittany: Because it's connected to my fence.

Mr. Lorenzo: No, these are not connected.

Ms. Varela-Medina: It's not connected.

Ms. Brittany: Ok. (inaudible comment)

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

Ms. Duque: So, I guess we can go to the vendor, and Brittany, the work is meant to be done with permits.

Ms. Brittany: And from what I've been told, the city is getting issues about giving this fence a permit.

Ms. Duque: Brittany, I do not know the specifics of that situation at this time, so I will need to contact the vendor to determine exactly what has occurred, and if there is an issue that needs to be corrected, we will address it, as that is our responsibility and duty.

Ms. Brittany: Ok, and it's encroaching on my property line, and again, I'm having the city come out next week, and as much as you want to shake your heads yes, it's encroaching on my property line, it is touching my fence.

Mr. Pelaez: And we'll make sure the board, cut the board and we'll make sure the board is not touching, I mean as long as it's a couple of inches off.

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Ms. Brittany: If it goes by city permits and city codes, I'm not going to have a problem with that, I'm not even going to complain about it but, it's just not ok that somebody put something, taking my access from the back of my fence when I have that neighbor, who has her son with a corvette racing at 3:00 o'clock in the morning here in the community, and I've sent videos to the HOA, and the HOA doesn't want to do anything. When he kills somebody and we get a lawsuit on our hands, not only is the HOA getting a lawsuit but, so is the CDD.

Ms. Varela-Medina: So, this is a personal issue, it's between you and the neighbor, is that what you're saying?

Ms. Brittany: This is not a personal issue, this is the issue of the fact that I cannot gain access to the back of my fence that I paid for back in 2016 as an original owner. So, again, if this goes by permits and city code, I'm fine with it but, why was the fence put up with no permits. (inaudible comment)

Ms. Duque: Brittany, I'm sorry, but the fence is located on District property and was installed in accordance with the direction of the Board of Supervisors. What is important now is that we follow up to confirm the vendor obtained all required permits and that everything was done correctly; if not, those issues must be corrected. As part of our due diligence, we need to verify this, so, Jesus, please treat this as a priority and ensure that any necessary permits or related items are addressed on the CDD's side. Brittany, we will make sure this is properly reviewed.

Ms. Brittany: And I'm going to get a follow up on the city permits because I deal with the city more than I would like to, so I just need to make sure if I'm going to get a follow up or is this something that I'm going to have to follow up on with the city myself on a weekly basis when I go over there all the time?

Mr. Lorenzo: Hello Brittany, just like we discussed, I'll follow up with you.

Ms. Brittany: Ok, thank you, I appreciate your time everybody.

Mr. Lorenzo: No problem.

Ms. Duque: Ok, thank you.

Mr. Lorenzo: Moving on to page 62 of your packages, and I'm sorry for the back and forth but, you'll see unit address 23720 SW 114th Place, and this is the project that we've dealt with since earlier this year for the permits, and I'll just refresh your

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memories. The homeowner wanted, there was an invasive tree which you'll see on the top left picture, they wanted it to be removed, and they got permits, and just finally got them. So, if you go to the next page, you'll see the 5 new trees to remove that one tree, so you'll see all the 5 new trees which was installed by 119th or 118th Avenue, between 118th and 119th. So, if you guys look at the photos, so it changed ownership and the homeowner came out when we going to do that.

Ms. Varela-Medina: The new owner.

Mr. Lorenzo: Yes, the new owner, it changed ownership in September or October. The new owner came out and said, no, stop, so I got a phone call from I think the HOA who was helping me, as well as Nick from BrightView to see what was going on, all in all, we were able to get approval from the new owner to remove this tree that was already approved by the Board to go ahead and remove, and was removed for the previous owner. So, long story short, they approved the removal, they said if we can install a new tree in replace of that, and obviously not the same tree because that tree is going to grow really large, the mahogany tree, so I'm going to pass out this proposal to the Board.

Ms. Varela-Medina: The first one didn't want a tree.

Ms. Mendez: So, this new owner does want a tree.

Ms. Varela-Medina: We removed a tree to now put back another tree?

Mr. Lorenzo: No, they didn't want to destroy this tree, they like trees and they were trying to prevent it from being removed.

Ms. Mendez: Ok, but it was removed.

Mr. Lorenzo: It was removed, they allowed us to go ahead and remove it.

Ms. Duque: The tree was removed due to issues caused by its root system.

Mr. Lorenzo: Right, so she finally gave us an approval to go ahead and remove it, and the roots were going under the pavers, lifting the pavers and eventually going into the foundation of the house.

Ms. Macias: So, the new owner wants us to replace it with another tree.

Ms. Mendez: Not the same tree.

Mr. Lorenzo: That's not the same tree, so you'll see a proposal, and just to give the Board an update, the roots were not removed or grinded and the stump wasn't

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grinded after they removed the tree, I don't know what happened to the equipment but, they came back and they did it today, so that's been done. This proposal that I just passed out is for the new St. Augustine grass to cover that area and on page 62, as well as a one new orange Geiger tree. We would place it in that blue circle or closer to the side, away from the home but, there's an empty space there so the homeowner would like a tree or two, and this is just for one tree, so I don't know if the Board wants to approve two trees, one tree, or whatever.

Ms. Varela-Medina: And we already planted five others.

Mr. Lorenzo: In the park. So, five new trees which you'll see on the next page, on page 63 of your package.

Ms. Calero: Which is equivalent to the big one that we removed.

Mr. Lorenzo: Correct because we have to replace the same canopy that you guys removed.

Ms. Calero: Right.

Ms. Mendez: I have a question, are there other orange Geiger trees in the vicinity or is this going to be the only one?

Ms. Duque: We do have orange Geigers; we do have them at the entrances of the community.

Mr. Lorenzo: Not as common by the homeowners.

Ms. Duque: The one that has the orange flowers.

Mr. Mendez: Because like Jesus just said, they're not very common in the residential corners, they're more in the common areas, I see them in the exits too.

Mr. Lorenzo: Common areas, just technically on the sides of the CDD common areas.

Ms. Duque: It's not common because it's not often installed by developers.

Ms. Varela-Medina: So is this for the CDD to pay or is for the homeowner to pay because he wants a new tree in there, how does that work?

Ms. Duque: It's up to the Board.

Ms. Varela-Medina: Oh, that's the question.

Mr. Lorenzo: Yes.

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Ms. Mendez: Question, when we removed the first tree, which tree was that again?

Mr. Lorenzo: The mahogany.

Ms. Mendez: The mahogany, when we removed the mahogany, what was our initial plan for that area, once that tree was removed?

Mr. Lorenzo: Remove a tree and put sod.

Mr. Varela-Medina: To put grass in there.

Ms. Mendez: So, we were already planning on having St. Augustine grass replaced at our cost prior?

Mr. Lorenzo: Correct.

Ms. Mendez: Ok.

Ms. Calero: And then the other ones that were planted to replace the other ones.

Mr. Lorenzo: Correct.

Ms. Mendez: So, we already agreed on that, ok.

Ms. Macias: And the homeowner, the previous homeowner never informed the new homeowner, so they had no clue that this was happening.

Mr. Lorenzo: Probably, correct, so on the day of it was a whole big deal but, we got it taken care of.

Ms. Mendez: So could we split the amount, can we move forward with our prior approval, replacing the grass as we originally planned, and could we request maybe from the homeowner, if they want a tree then they take the cost and they maintain it?

Mr. Lorenzo: So they do want a tree but, whether you guys want to fund it or not, that's something that you guys can let me know.

Ms. Mendez: No, I'm saying if they want a tree, they fund it, they maintain it, just like we did with the prior resident where they agreed to maintain the hedge.

Ms. Duque: You can do that.

Mr. Lorenzo: You can do that, you guys let me know.

Ms. Calero: Who maintains that tree since it's on CDD property?

Ms. Duque: Normally when the residents change the landscaped area, the original area, they are responsible for the maintenance of those plants.

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Ms. Calero: So, we need to let them know they would have to be responsible for the space and whatever tree is planted.

Ms. Varela-Medina: When we cut that tree after the hurricane, is that part of the plan, or will that never be included?

Ms. Calero: No.

Mr. Lorenzo: I mean it would be included.

Ms. Duque: Yes, it would be included and would require direction from the Board, as it is located within CDD property, and it is ultimately up to the Board to decide how they wish to proceed.

Mr. Lorenzo: Right, you guys can add to that.

Ms. Duque: So, we can install it, the CDD can continue maintaining it in the future.

Mr. Pelaez: I think that other tree needed to come out already, right, so it's on CDD area, I think we put one tree, sod it, take care of it, it's on the CDD area anyway, and that's my thought.

Ms. Duque: Yes, it is CDD area; the tree was removed by the District, and the District can reinstall a replacement tree and restore the grass if that is the direction of the Board. The orange Geiger is one option, and we can also ask Nick to provide additional planting options if the Board would like to consider alternatives.

Ms. Varela-Medina: I think we're going to take the cost to continue.

Ms. Calero: So, we take on the cost this time, we continue to take on the cost moving forward.

Mr. Pelaez: Well, it depends on where it's at, and stuff like that, it was CDD area, it was a CDD tree that we needed to take out anyway, and the area is kind of big, and it needs to have something filled in there too.

Ms. Mendez: Jesus, you said they also wanted two other trees?

Mr. Lorenzo: No, they wanted one or two trees.

Ms. Mendez: Oh, I see, ok.

Ms. Duque: It could also be a palm.

Ms. Calero: No, not a palm.

Ms. Macias: And there's no guarantee that the roots once again will not grow.

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Mr. Lorenzo: This tree shouldn't cause that same issue.

Ms. Macias: Ok.

Ms. Varela-Medina: So, let's go with that.

Ms. Duque: So, you can go with the orange Geiger, and it's on CDD property; it's your decision.

Ms. Varela-Medina: It's a bit shaded, it's a bit greenish, so let's go with the orange Geiger.

Mr. Lorenzo: And the reason for the homeowner purchasing the property was because it had the tree, I'm just giving you that information.

Ms. Varela-Medina: So, do you need a motion?

Mr. Lorenzo: Yes, so to approve the orange Geiger tree, and the turf, for $1,005.65.

Ms. Varela-Medina: Yes.

> On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, accepting the proposal from BrightView to cover the cost and install an orange Geiger tree with new sod for the area where the old tree was removed in an amount of $1,005.65 was approved.

Mr. Lorenzo: Moving on, these are the palms, so as you guys know there's Bismarck palms on 322nd Avenue that were removed, there are additional ones that we noticed during our latest drive that are still up against the power lines.

Ms. Duque: And those were not included in the prior ones.

Mr. Lorenzo: Right, these were not included in the 5 that were removed last time, these are an additional 4, I don't want to say that there's a timeline but, they are leaning into the power lines, so eventually they're going to need to be cut. Do we need to do it right this second, maybe we can wait a little bit of time.

Ms. Varela-Medina: Do you recommend doing it now?

Mr. Lorenzo: They think it's best to start getting ahead of this before it becomes a problem.

Ms. Calero: BrightView?

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Mr. Lorenzo: Yes.

Mr. Pelaez: So, I feel like we're talking more in some of these meetings about all these trees that have to come down or cut, or trimmed, or moved as a whole, so like are we going to be doing this like every meeting, like more trees, or is this it?

Mr. Lorenzo: I mean these are an assessment of our drives.

Ms. Duque: This is an older community, and all of those trees were originally installed by the developer, so as they mature in certain locations, it is expected that issues will begin to appear over time.

Mr. Pelaez: No, but what I'm saying is, should we make like an assessment, like a whole big thing, like this is where we're at, like as whole, or are we going to do every other meeting like a couple more trees, or are we just waiting to see as they come up, or should we say, hey we did a drive and we got 30 trees that need to be addressed or not, or I don't know.

Ms. Varela-Medina: But I think it's the trees that grow the fastest.

Mr. Lorenzo: And these are along the power lines on 232nd, and it's unfortunate because they're on slope and they're right up on the power lines. They were already planted in the wrong area to begin with, now they're growing and they're growing into the power lines, these in specific.

Ms. Varela-Medina: And how much do you cut off?

Mr. Lorenzo: No, they need to remove the whole tree.

Ms. Varela-Medina: Oh, they completely remove it, alright.

Mr. Lorenzo: And you've already removed 5 but, these are an additional 4 that we were looking at and we're still noticing that they're going into the power lines.

Ms. Varela-Medina: Do we need to replace them with 10 more then?

Mr. Lorenzo: These are palms.

Ms. Calero: Aren't we just trimming them?

Mr. Lorenzo: No, and we already removed 5.

Mr. Pelaez: Now, what did we do with the 5 that were removed, just remind me, or maybe you said it.

Mr. Lorenzo: We just removed them.

Mr. Pelaez: No, but I'm saying there's nothing in its place.

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Mr. Lorenzo: No.

Mr. Pelaez: And this is on 232nd?

Mr. Lorenzo: Yes, and there was 2 dead ones, and 3 removed from the power lines.

Mr. Pelaez: So, is 232nd going to start to look weird with 9 trees missing?

Ms. Varela-Medina: Right.

Mr. Lorenzo: There's a lot of Bismarcks there.

Mr. Pelaez: So, should we assess putting something in those other spots as well?

Mr. Duque: But we shouldn't install anything Maurico there because of that area.

Mr. Lorenzo: Not in this area.

Mr. Pelaez: No, I'm not going to say that but, a little something in a little area.

Mr. Lorenzo: That area is very restricted because the power lines are running right through that area.

Mr. Pelaez: Ok but can you move it back, do we still have something on the other side of the berm?

Ms. Duque: There is that area with the berm, and in some locations, there is a hedge in front of the property fences. Those areas need to be evaluated, because the homes are visible in several spots, and the hedge conditions should be reviewed.

Ms. Varela-Medina: As long as we don't have to replace them somewhere else with other trees.

Mr. Lorenzo: And this is one of the areas where you have the power lines right along the easement, this is the only area, 232nd there's no other area that has the same power lines right along the easement, and if you guys look, these two pictures that he took, there's another area, if you go closer to 119th, that there's less space than this.

Mr. Pelaez: Ok, so we'll remove them and then we'll assess how it looks after and we'll take the next step from there.

Mr. Lorenzo: Ok.

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> On MOTION by Ms. Varela-Medina seconded by Mr. Pelaez with all in favor, accepting the proposal from BrightView to remove 4 additional Bismarck Palms leaning into the power lines for an amount of $3,001.56 was approved.

Mr. Lorenzo: This is the last tree removal, these are dead.

Mr. Pelaez: You see what I'm saying about tree removals.

Mr. Lorenzo: These are just trees that have died.

Ms. Duque: We should ask Nick for a discount since the same crew will be completing all of the work on the same day, so the pricing needs to be revisited with him.

Mr. Pelaez: So, they're only removing one here on this proposal?

Ms. Duque: No, three.

Mr. Pelaez: Ok, so we're putting something there?

Mr. Lorenzo: No, just removing them, this is just a removal.

Mr. Pelaez; Ok, so we don't need to put anything there, this is just going to be bare here?

Mr. Lorenzo: That's kind of what we've been doing.

Ms. Calero: So the three are going to cost us $678.78, total?

Mr. Lorenzo: Yes.

Ms. Mendez: And they schedule them on the same day.

Ms. Duque: Yes, and that's what I'm saying.

Mr. Pelaez: And we don't need anything there, they're just going to put sod or what are they going to do now?

Ms. Duque: Correct, the trees located around the Clusia hedge will be removed, and the hedge itself will remain in place.

Mr. Pelaez: Ok.

Mr. Lorenzo: And once they remove it technically includes the turf, but I can ask him just to go ahead and confirm.

Ms. Varela-Medina: Ask him if he can do those for free since he's taking out the others.

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Mr. Lorenzo: And I'm in agreement with that.

Mr. Pelaez: So, you're saying this is going to look ok just with sod, right?

Ms. Duque: Yes.

Mr. Lorenzo: Yes.

Mr. Pelaez: Ok.

Mr. Lorenzo: I can obtain a quote for a new tree if you want.

Ms. Duque: It's a corner, you're approaching a U-turn.

Mr. Pelaez: So, you're not going to see any of this, ok.

Mr. Lorenzo: So, I'm working on the playground repairs, the restoration project, and I have two of the playground equipment, plus the shade structures that we requested, as well as the restoration part, and the installation of the shade structure for two of them. I'm still working on the third one, and when I get the third one, I'll provide everyone with those. I met with the other company last week, finally got somebody from the company to come out just to take some measurements, provide us a shade structure option, as well as give me all the pricing for the replacement. So, the equipment is safe and fine for right now, we're just getting ahead of the curve, so there's not a timeline to get this done but, eventually it does need to get done, so that will be available at the next meeting. So, I think we discussed the whole lamp post project, adding in the streets where it's dark, and I'm going to work with the electrician on that, possibly even Chic to go ahead and compile a project, and proposals so we can discuss it further, and that way they take the lead with FPL, I think it will be easier to get this rolling because dealing with FPL has not been very successful, we're on their time, so maybe if we have a contractor that's willing to do the work, they'll probably I'm sure will let them know what they need to do and go from there, and I think we'll get the project done a lot sooner. If you see the areas, and I don't think you guys need this information but, it's there in your reports on page 85 you'll see the three locations that I have thus far, I don't know if there's any other but, a night drive would probably be advised to them to figure out if there's any other areas so we don't have to go back to doing this, we just do it once, come up with a price if the Board wants to move forward, see what the costs are. I've already met with the electrician to kind of go over these three locations, they seem very feasible and we came up with new routes, so that's some good news, so we

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don't have to, like on 239th Lane which you'll see on page 85, we don't have to go through the sidewalks, or maybe go along the sidewalk, so we're coming up with ideas just to keep it short.

Ms. Varela-Medina: Excellent, thank you.

Mr. Lorenzo: If there's any other questions regarding the report, I can take them but, I have nothing else but to report that the drainage structures that you guys approved to be the outfalls, that should be done this week, so they'll be mobilizing and then going ahead and cleaning the drain on 114th on the north side closest to the parking lot, near the guest parking spaces, so that should all be done this week weather permitting.

Ms. Varela-Medina: Thank you.

Mr. Lorenzo: Does anybody have any questions? I know I covered a lot.

Mr. Pelaez: Where are we at with the lake company?

Mr. Lorenzo: The lake company started this Monday, and I'm going to be meeting with them on the 22nd, and he's already been assessing the lakes and they're working on the treatments, so they're going to have two services this month, and I'm going to meet with them on the 22nd to go over everything.

Ms. Duque: And from what we have, Maurico, since really everything was already provided by the other company was provided.

Mr. Pelaez: Ok.

Mr. Lorenzo: To give you an update on the state, reimburse on 112th for the damages and the mysterious blue markings, we had some detective work from Mauricio who shared that information with me and I took some additional pictures today to show their overspray too, so I'm going to send that information to them tomorrow, if not tonight, to see if this gets them and we have the company information as well, so it makes sense on what Maurico had mentioned, they're marking with blue to show treatment of the weeds, which makes sense for the overspray. So, I made sure we have pictures of the overspray along all of US 1 between 248th and 243rd, and I took pictures from different areas, so that's some good news because it's a $12,000, almost $13,000 reimbursement for all that grass. Then as far as the accident, it's a little bit

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tricky and I'm not going to get into the details of it but, it's a little tricky to get the actual police report so I guess I have to go through that.

Ms. Varela-Medina: Is that a new accident?

Ms. Duque: Yes.

Mr. Lorenzo: Yes, a new accident, it seems like it happens once a year, that seems to be the trend, every 8 months to about a year, so they hit 236th, it's already been restored, and I do have the driver exchange information, I have the report from security and then the total cost for the reimbursement is $676.55.

Mr. Pelaez: And we can't just send that letter to the person at fault, like through Scott's office, and hey we need to be reimbursed?

Mr. Lorenzo: I don't think we need to go that route because I can go straight to the insurance company, the thing is the insurance company is going to ask me for the police report, so I can start opening the claim but, they're not going to do anything until I give them the police report.

Mr. Pelaez: Ok.

Ms. Duque: He is just routing it, and if Jesus continues to have issues obtaining the police report, then we will coordinate with Scott instead. Ok, Jesus, thank you very much for that detailed report

E. CDD Manager

Ms. Duque: I don't have anything additional to report under the CDD manager, and Scott already reported regarding the ethics training, just a reminder to do that by December 31st.

FOURTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

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

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

FIFTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

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

SIXTH ORDER OF BUSINESS Adjournment

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

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

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Notary Events	Signature	Timestamp

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Payment Events	Status	Timestamps