MINUTES OF MEETING
PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Palm Glades Community Development District was held on Tuesday, November 14, 2023, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Monica Henning	Clubhouse Director
Keslee Desulme	Clubhouse Manager
Wendell (Chic) Chandler	Chandler Contractors
Nicole Vernon	Resident
Several Residents	

FIRST ORDER OF BUSINESS Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS Organizational Matters

A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #5 (11/2026)
B. Oath of Office for Elected/Newly Appointed Supervisor(s)
C. Election of Officer(s)

Ms. Duque: The next item is the organizational matters, so I just want to remind the Board of Supervisors that we do still have an open seat for the unexpired term of office, seat #5 which will expire in November, 2026. Do I have any direction from the Board at this moment?

Mr. Pelaez: Not at this time.

Ms. Duque: Not hearing any, let's move forward to the next item.

THIRD ORDER OF BUSINESS Approval of Minutes of the September 12, 2023 Meeting

Ms. Duque: The next item is the approval of the minutes of the September 12, 2023 meeting. This is the moment to present any additions, corrections, or deletions to those, if there are none, a motion to approve them will take place.

Mr. Cochran: I just have one on page 25, in the motion block in the middle, it says $840 per month, I think that should be per year on the Fitness Solutions contract.

Ms. Duque: Ok, so it's $800 per year?

Mr. Cochran: $840 per year, because I think it's a quarterly service and it's like $150 per service, and then there's a separate amount for the treadmill, and you can double check if you want, but I looked back at the agreement and I think that's what it is.

Ms. Duque: Yes, you're right. Ok, thank you, Scott.

Mr. Cochran: You're welcome.

Ms. Duque: Are there any other changes, additions, corrections, or deletions? Not hearing any, a motion to approve them with the change stated by Scott will take place.

> On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, the Minutes of the September 12, 2023 Meeting with the indicated changes were approved.

FOURTH ORDER OF BUSINESS Ratification of:

- **A. Small Project Agreement (Mailbox Areas Flood Prevention 2023) with Chandler Contractors, Inc**
- **B. Small Project Agreement (Pressure Cleaning 2023) with Chandler Contractors, Inc.**
- **C. Services Agreement (Swimming Pools Maintenance) E&J Quality Pools Incorporated**
- **D. Small Project Agreement (Parking Space Repairs 2023) Chandlers Contractors, Inc.**
- **E. Services Agreement (Holiday Landscape Lighting) with LED Are Us, LLC**
- **F. Recreation Program, Agreement with Isabelle Susko d/b/a I-Swim**

Ms. Duque: The next item is ratification of a couple of agreements that we worked on with the District attorney. Those were already discussed and approved by the Board of Supervisors but we like to bring those back, so they are part of the record of today's meeting. I'm just going to state them all and then at the end, I will ask for a motion from

the Board to ratify them all. So, the first is the small project agreement mailbox areas flood prevention 2023 with Chandler Contractors, the second one is the small project agreement pressure cleaning 2023 with Chandler Contractors, the third services agreement swimming pools maintenance E&J Quality Pools Incorporated, item D is the small project agreement parking space repairs 2023 with Chandler Contractors, item E is service agreement holiday landscape lighting with LED Are Us, LLC, and the last one is recreation program agreement with Isabelle Susko d/b/a I-Swim, so a motion to ratify all of those will take place.

> On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, ratifying all agreements, A through F, listed above as stated on the record by Juliana Duque was approved.

FIFTH ORDER OF BUSINESS Consideration of:

A. Resolution #2024-01 Amending the Fiscal Year 2023 General Fund Budget

Ms. Duque: The next item is consideration of resolution #2024-01, so this is a resolution amending the fiscal year 2023 general fund budget. So, there's factors that determine adjustments in the budget and they consist of inflation or changes in the level of services. So, this resolution pretty much amends the budget to transfer revenues between those funds to properly account for increases, or the increase received in our past 2023 fiscal year and just so the Board knows, the Board at any time can amend the budget during that fiscal year. Now, for our prior fiscal year what we have to do is within 60 days from that prior fiscal year which ended September 30th, and once again, we like to do that so we reflect the proper amounts. Remember that we generally work on our budgets in the middle of our fiscal year so we do work with a lot of projected numbers, things that we believe are going to happen, and expenses that we believe are going take place and those are compared to prior years to the current fiscal year. So, this is something that can happen, and I think it gives more clarity to our audit report, also to the expenses of the District, and it helps us to be prepared for the coming fiscal year too. So, unless there are any questions, a motion to consider resolution #2024-01 amending the fiscal year 2023 general fund budget will take place.

> On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, Resolution #2024-01 amending the Fiscal Year 2023 General Fund Budget was approved.

B. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2023

Ms. Duque: The next item is the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2023. So, we just received that letter stating and accepting that they will provide those services to the District. At this moment we just need a motion to accept the engagement letter.

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

SIXTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Mr. Cochran: Good evening, everyone. I don't have too much specific to report, I worked on a bunch of those agreements that were ratified since the last meeting obviously. Then I just wanted to touch back on, we are still looking for options for you all to satisfy the ethics training that will come into play next year. I know one of the attorneys from our office who has sat through one of them and she said it was pretty easy, it was just like two 2-hour chunks basically to do online and it's free, so we're going to give you that information either before the end of this year or the beginning of next year, give you some options that you can use to fulfill that requirement. Other than that, I don't have anything specific to report.

Mr. Pelaez: No issues with our property taxes this year that came out in November, that's all good?

Mr. Cochran: I haven't heard anything, so GMS as the management company is typically the way that's handled I discovered, if there's an issue with that because what they do is just give you a lot of ideas, they apply for exemptions for all the District properties before the deadline which is pretty early in the year, I think it's April maybe, and

then the county is supposed to, if the Property Appraiser is intending to deny the exemption or assess the property, like if they're intending to deny the exemption they have to let us know by the end of June I think, and then when the TRIM notices get sent out in August, if there is no exemption, there's going to be an assessment that will appear on the TRIM notice, and then obviously the final tax bill in November. So, usually, in the past for different Districts, different managers, I will find out at one of those points, either of a denial of the exemption in July or so, or as the TRIM notices come out in August, and then you have a while before you can file an appeal at that point or then when the final notice itself comes out. For this District, I haven't heard anything, so I assume no news is good news, and you can actually check that online too, you can look at the TRIM notices online.

Ms. Duque: But we have not received anything.

Mr. Cochran: Right, so that's good.

Ms. Duque: Thank you so much for that Scott.

B. Engineer

Ms. Duque: Nothing additional to report under the engineer.

C. Club

1) Monthly Reports for September and October

2) Clubhouse Proposal 2023-2024 with All Professional Cleaning, LLC

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

Ms. Desulme: Good evening, everyone. Since we did not have the meeting last month the report is already attached to this one, there were no major things to report, it was just regular service upkeep, and everything is marked. The second one is for this past month also, all the maintenance services have been provided, and we are up to date. The only thing you guys might notice there is that we have a bunch of work orders open which are what we're doing from the holiday decorations and the walls, and the patching and the painting, so that's why we have that many compared to the previous one but, they are all in progress and moving smoothly. As you guys can see also, there are some pictures attached, the shed is already installed from the last time you know it was like a few days on that one, and there's a picture there all set and looking pretty nice back there. Also, the pool furniture, everything is also perfect and all setup, and we are missing one of those but, it has been delivered, so now everything is completely uniform back there.

Ms. Duque: Keslee, did we close the permits for the shed already, is that completed?

Mr. Chandler: May I step in?

Ms. Desulme: Yes.

Mr. Chandler: So, we called for the final, they wanted us to get an elevation certificate, so I spoke to the engineering company today out of Davie.

Ms. Duque: I'm sorry, elevation certificate?

Mr. Chandler: Elevation certification for the shed, yes, and it goes further than that, so Dade County is requiring that, so we have to get an engineer out here to shoot the elevations and give us a certificate for the elevation, which is 9" higher than this finished floor. So, they made us put it on that floor of the shed, which is much higher than this floor because that way if the whole property gets flooded that shed is still going to be good. After we get the certificate of elevation, we have to call for a fire inspection to come out and look at it, then we have to call for a building final.

Ms. Desulme: So, it is a final in progress, we are working towards it, we're just waiting on the confirmation for elevation, and Chic already sent out the email so I'm just waiting on an answer on which date they have, and how they're going to provide it.

Mr. Pelaez: Ok, so we're in progress then.

Ms. Desulme: Yes.

Mr. Chandler: So, anyway, I spoke with them today and they said that we're scheduled for next week.

Ms. Desulme: Ok, that was the last item I had on that one, and then the last thing I have is value optimization and recommendations, I brought it up at the last meeting, where I showed you guys a picture of the field where we have the soccer field and I was working on a couple of options to present to you at the next meeting, so I have a little package back there for you guys on the artificial turf as our primary option. It is a great option for us to transfer to and as you guys can see I have a picture of how it looks right now so you guys can see that on the bottom of page 3. Just to give you guys a quick overview of what the situation is and a fresh reminder, we do have the soccer program with Elite and it's going pretty great, we have about 20 to 23 students and they are super excited, they really love the program. I have a picture up there where all the kids are playing, they have their uniforms and it's a really great program, unfortunately, in that area, the grass is not

sustainable to keep it like that. So, I've been doing some research on companies and that was another option because even replacing the grass that we currently have, it will not be cost-effective, it will take time to grow back and it will die again if we keep the same movement on it, so it will not be anything long term. I have the companies included and we are looking at three companies for these proposals, we have Monster Grass which is a company located locally in Miami, and they'll be doing the full work, which is providing the grass, doing the installation, prepping the field, everything will be exact with that one company. We also have U.S. Sports Turf which is the one that provides us an artificial grass and will be using another company to do the actual installation, we also have the same situation for Artificial Turf Supply, they provide their own installer but, it will be based on the area you are in, and you will have to make two purchases first, one for the installer and they will also do the turf through there, so it's not just one package like they do with Monster Grass. Actually, Artificial Turf does provide you with the installer but, you still have to go ahead and pay for that, and schedule that, and then U.S. Sports Turf, we have to look for an outside installer for that one.

Mr. Pelaez: So, I'm looking at the pictures, and I see they're playing on this side, at least in this picture, so have they moved to that side because this side is already getting bad with too much dirt, or this just happens to be this one day?

Ms. Desulme: This just happened to be this one day because I was asking Gilberto for a picture and he said the grass was getting pretty tough, so he said let me move it please, so it was just for the picture. (inaudible comment)

Mr. Pelaez: So, I guess part of this is, so the basketball court was upgraded, and then it died out, so now it's pretty dead at the basketball court. So, I'm just wondering on the soccer field, is it just like a temporary thing now that we have all these kids and is it going to start to dwindle away and then we spend all this money on this grass and the soccer field and all that, if that's what we really want, or do we want to move to a different section, we can let this grow in, re-sod it, fill it in, and then essentially kill another area, and then grass that one in as we see how this plays out before we spend $30,000 to $70,000 on an official soccer field for right now when we're not 100% sure.

Ms. Desulme: That is also an option if you look on the last page on that one, it has an additional option, and I will just give you that option of that particular grass. If we want to continue with the program, you have the quotes and everything like that but, yes, if

we're not going to continue with it, but I was also thinking if we want to do like you were saying, we just have to verify how we could save that particular one a little bit longer because we have to see how it takes for when they use it that kills the grass because we have three green areas more or less. So, we have that side that you see in the picture, we also have this side, although there are like 4 trees in the middle that will not work as a field but, I also included the price that it would take to remove those, and just do one but that would mean it would mean constantly paying for us to keep regrowing the grass. So, I'm not sure if that is an option you guys are open to because in the long run, it's not the best option but, it's something that we're not sure either how it's working but, one thing I can say since we've opened the program, they've been consistent with the amount of kids they have.

Ms. Duque: I mean if the Board sees that area as a multi-purpose area, let's say, it can be used for clubhouse activities, other events, so you're not on the grass, you're on a synthetic grass, you don't see any other purpose let's say in the future, and then I'm going to give you an example, perhaps to be a tennis court. So, going with synthetic grass can facilitate, and I understand about the soccer but, perhaps it can be positive on the other side of the clubhouse in terms of activities. Once again, I don't know if the space that Monica has is already sufficient and in reality there is no need to use that. I think those are like the pros and the cons that you need to discuss because I agree with Mauricio just changing the area to be a soccer field, I don't think that's the idea. Now, I met with Tony to do an inspection in the clubhouse and talking to him, he mentioned to me too that he had spoken with Keslee to kind of replace the turf but, if he replaces it and that new turf, that turf cannot be touched for at least 3 months because it needs to actually attach to the soil, and it's pointless to install turf and then a month after, or two or three weeks after kids are playing again, it's going to be a disaster, it's going to be even worse like that, so that's just something for the Board to think about.

Ms. Desulme: As of right now, to keep in mind also, they are meeting 3 times a week, so there is Monday, Wednesday, and Saturdays, so that's 3 times with that field, so just keep in mind that the constant wear, even if we have the second one we'll have to open the third one, and I cannot verify the amount of time it's going to take for them to kill this grass while the other one is growing in if it's going to be ready on time at 100%.

Mr. Chandler: If I may?

Ms. Desulme: Yes.

Mr. Chandler: So, I looked at it, studied it, and I played ball for many years, and all the ball fields that I used to go to, Brian Piccolo Park, and all the parks, those soccer fields grow in crowns, football fields have to be crowned, and there's a reason for the little bit of crowning which is for water runoff, and that was a giant pool. So, what happened is it's low lying and if you look at it you have the drain, you have the main drain at the very end, and that area is even lower than the drain. So, part of the problem is they were playing out there when it was soaking wet, and you'll tear it right off, so if they play a couple of games in the rainy season, in the summer, that's what killed your grass. My opinion, if it was me, and if it was my dollars, I would, like the area we talked about, the 4 trees that have to be removed, if you do rotate those areas and you move over there, and now we're kind of in the dryer season, either way I would recommend raising that section at least a little bit, and planting new sod because the sod will take a couple of weeks or three weeks or whatever, and you do your rotation that way I think you might be better off having two fields because all the fields that we ever played on, we had to switch, they would just set the goals up here, and then next week they'd move them over a little bit because you have a high traffic area, so they'd only move them over 10' or 15'. So, I think that's an option to maybe consider when you start putting your dollars in because it's going to be "X" amount of dollars to move the trees, it's going to be "X" amount of dollars to build it up a little bit and make sure of the drainage, and then sod it.

Ms. Duque: I want to remind the Board that those 4 oak trees, I mean those are oaks and to be able to remove them you need to go through a permit process with Miami-Dade County, and we're going to have a lot of time with that, number one. Number two, I think we need to think about, like the mentality that Mauricio has, we cannot think about that area as a soccer field. It's being used like that right now as a soccer field but, I don't know if that's what the Board would like to do so even like if we go there, we have never had any issues in terms of flooding, like never, even when we have big rains, the grass has always looked beautiful in that section, so we don't have water puddling in that section, so we haven't had any of those issues. So, again, using the money to kind of level the area, and I think we're working towards that soccer field but, once again, I want to make sure that the Board uses those funds the way you believe needs to be done because

I'm just concerned, like Mauricio mentioned, how long did the basketball program last Mauricio?

Mr. Pelaez: Three months, so I think we should fill this in a little bit, re-sod it to make it look good, and let them play a little bit over here for a little while, they can move a little bit from side to side, they don't have to play in the exact same space, and let's just keep an eye on it through now, December and January and see what happens and then we make a final decision if we really need it but, for right now let's just fix this area and not spend that kind of money on this at the moment I think.

Ms. Desulme: Ok, but I can proceed with having Tony start fixing the area that we have open right now.

Mr. Pelaez: I think we should re-sod this, I think you have a quote I saw.

Ms. Desulme: Yes, it's on the last page.

Ms. Duque: Yes, for $1,560.

Mr. Pelaez: I do want to flatten it out a little bit so we just need to analyze with Tony to make sure like a little dirt needs to go in because it could be from them running on it that makes it now look lower.

Ms. Henning: One thing though, I did want to jump in and say is, we do have the Christmas event on December 15th which means that we will have equipment loading in that space so just be mindful that we can't do anything while we're doing that. We won't have another large event of that magnitude until April again, where we're going to be loading in heavy equipment and bounce houses and stuff like that out there.

Ms. Duque: So, Monica, do you use that area often like for bounce houses and things like that?

Ms. Henning: Yes, that specific area.

Mr. Pelaez: So, once we put a soccer field there, essentially you can put stuff on top of it, so right now it's what we use for all of our events.

Ms. Henning: Yes, and also the dirt and stuff like that was a bit of an issue and yes, I understand that, but also my thought is, I don't know specifically how it works with sod, just thinking oftentimes we put bounce houses there, and they have to stake those down for security reasons, they have to affix them to the ground for safety and I don't know if you can do that through sod, or we would plan around it.

Ms. Duque: You're talking about the synthetic turf?

Ms. Henning: Correct, if you can like hammer stakes through it, so then we would just have to look at placing bounce houses somewhere else, which we have other space out there, we can navigate that some.

Mr. Pelaez: Well, we've had events where we have stuff all going on here, and here.

Ms. Henning: Correct, and then in that section there is a specific limit of things that we can pull into that center section because of the oak trees, we have to work around those and get things underneath, we obviously can't pull large trucks and trailers through there.

Ms. Varela-Medina: Is that why you are planning on removing the 4 of them?

Mr. Pelaez: No, we're not going to remove any, that was just an idea.

Ms. Varela-Medina: Ok.

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

Ms. Henning: For events, I just work around them where we place things.

Ms. Calero: Yes, because everything is usually in the middle anyway.

Ms. Henning: Depending on what they are because I specifically plan with the team that we bring the equipment in.

Ms. Calero: Right.

Ms. Henning: And what we can fit in there and what can't, and what we can get in with the truck or what they carry over by hand.

Mr. Pelaez: So, I think it needs to be re-sodded, and then just have a conversation with him and the set up on the day these activities are three times a week, so we'll have it this way this week, and then try to save the grass in that back area as long as possible and then we'll take it from there.

Ms. Desulme: Ok.

Ms. Varela-Medina: So, I have a quick question, re-sodding, that's a cost that we're going to be incurring on a routine basis as well, so that's something to consider because if we're moving from field to field or whatever is decided, we have to sod this, then move over here, and then sod this one, and move over here, if I'm understanding this correctly.

Mr. Pelaez: Yes, so it could be essentially, probably, like a two-time investment because we're going to do this now, we're going watch the other side, and if the program

continues, we may have to re-sod this one, and then have the conversation, listen this soccer thing is amazing, and we may have to do this. So, we might have to re-sod that other section that they're at, so we're testing the waters by doing that.

Ms. Vernon: And are we married to having it here, is there a reason why it has to be here, we have lots of parks in the neighborhood, does it have to be here? Can it be in that big park by the playground?

Ms. Calero: I think this is because it's kind of fenced in.

Ms. Varela-Medina: Right, now I understand the reasoning for the protection of the children.

Mr. Pelaez: Yes, and this is like part of a club activity type thing, now if the kids were just playing at the park on their own or something like one of those other parks, like any other kids in the community just go over there to play soccer then that's up to them but, as a club event then it has to be here, so we can't really put it at the park, unless they were just on their playing like anything else.

Ms. Duque: But remember the agreement that we have with the company is for the members of the club, so you might recall that the kids need to be members of the club, and members of the club can be residents or anyone that is paying from the public that is paying the membership. So, the outside parks are Miami-Dade County parks, they're public parks, they're maintained by the District, and I guess it's going to be a little bit challenging in terms of putting our trust in the vendor but, anyone who is going to that park is a member of the club.

Mr. Pelaez: And we're still going to be at the same issue unless he switches from park to park, we're going to have to take care of that.

Ms. Duque: We had that issue years ago, there was like someone that was coming, like an outsider that was using the park to play soccer, and this was a couple of years ago, almost 2 years ago, and it was being used by an outsider bringing kids to play in the park, and we found out about that because we started noticing the grass.

Ms. Varela-Medina: But being as though it's a Miami-Dade County park that's not allowable for someone on the outside to come in?

Ms. Duque: It's a Miami-Dade County park that is being maintained by the District so, I don't recall exactly what conversation took place at that time because it was many years ago but, we did meet at a park at that time I think it was someone with the Parks

Department, and I don't remember his name right now but, the person in charge of the parks and we met him on site and they do have very restrictive rules for that type of activity and who can and cannot use the park, so it's not like you can go and just start your recreational program in a Miami-Dade County park.

Ms. Varela-Medina: So, if it's organized.

Ms. Duque: That helps us because it had nothing to do with the District, so Miami-Dade County took the lead and assisted the District back at that time. Like even if you go to a Miami-Dade County park that has the little sheds, or the shelters, the pavilions, like you can have parties and all of that, you need to rent, you cannot just go there and show up, so it's kind of like the same practice.

Mr. Pelaez: And then at that point, we have to make a decision, this is not what we're going to do, and the soccer thing is just messing up the grass, at that point, we can decide maybe the program here is not the best option because of what it needs. So, you may have to go to another park that's not even one of ours, you can just go to a regular one, or he can make that decision, but I guess we can give it a shot and see how it continues and then make a decision in the next couple of meetings.

Ms. Desulme: Ok, so I will make sure I speak with Tony, then I'll speak with Gilberto for the soccer so he can start practicing on the other field and we can start working on that, and I think it will be better if we start working on it after the Christmas event, so I will tell Tony after the holidays.

Mr. Pelaez: Especially if he's scheduled already for the events on the 15th.

Ms. Desulme: So, then after that, and then at that time we can monitor how the grass is progressing, and if anything, we can have a timeline on how long it takes with the games and playing according to that.

Ms. Duque: So, I need a motion from the Board to approve the $1,560 to replace the grass, the proposal presented by Tony's Nursery & Garden Services.

> On MOTION by Ms. Varela-Medina seconded by Ms. Macias with all in favor, accepting the proposal from Tony's Nursery & Graden Services to replace the grass at the soccer field for a total amount of $1,560 was approved.

Ms. Desulme: That is all on the clubhouse side, thank you.

Ms. Duque: Are there any questions for Keslee?

Mr. Pelaez: Let's just make sure that in the summer we revisit it and see the progress of that area and all that.

Ms. Desulme: Of course, yes.

Ms. Duque: Keslee, and just make sure they're not using that part during the time the turf needs to settle, we need to make sure they know that.

Ms. Desulme: Yes.

Ms. Duque: Ok, so the other item that I have before we move on to the clubhouse coordinator, is that we received a clubhouse proposal for 2023-2024 with All Professional Cleaning and this is the company that provides the janitorial services to the clubhouse. You might recall that we talked about this last year, we actually amended the agreement in October 2022, they requested an increase, and the Board authorized that increase, in that conversation, we agreed that increases were never made, that this item was brought to our attention during the pandemic but, because of the services that were being provided to the District or the needs that the clubhouse had at that time it didn't make sense. So, you finally approved an increase last year, and we entered into an agreement as I mentioned in October, 2022. Now, I have received another request to increase, and the conversation that we had back at that time when it was very clear, that we need to receive proposals from vendors but, not during this time of the year because we have already started a new fiscal year, we already discussed the proposed budget and adopted a budget. So, number one, we don't have the funds allocated for that specific line item, we might have it in contingency, or we might have it in other line items but, I don't know if the Board is going to be using those funds for other things. Like for example, the $1,500 that we were not expecting, now we're using it, and we just amended the budget for those reasons. So, the increase is, that we're currently paying $4,800, that is $57,600 per year, and they are increasing to $5,300 per month and that is $63,600 a year. So, $500 is the increase per month, and once again it's up to the Board to let me know how you would like to proceed.

Mr. Pelaez: I think we talked about this with them before, they already know the way we work, we already increased it last year, so I don't think an increase at this time would be appropriate.

Ms. Varela-Medina: I agree.

Ms. Calero: We're in agreement.

Ms. Duque: Ok, so I believe the entire Board agrees the same, so no further discussion at this moment and I will pass on this information to the vendor. Let's move forward then to the clubhouse coordinator, Monica.

Ms. Henning: Good evening, everyone. Not much for me this evening other than just to give you some updates and feedback as far as Halloween. As most of you know because you were all in attendance at some point throughout the evening, we had a very spectacular turnout for our Halloween bash. We had over 70% of the ticketholders actually in attendance and then the walk-in residents that we had of course, signed their waivers as well, we had over 150 of them come in. So, the total over the evening we were looking at a little over 600 residents that came through at some point during the duration of the event but, it was very smooth, a very easy flow of people going through the whole time. They had a lot of fun with the haunted house, they were very excited about it, and basically, we're taking off November to do some touch-ups and some repainting and packing away of all of the Halloween décor and things like that and just basically getting ready for the December 15th holiday event. That's pretty much all I have.

Ms. Duque: Thank you so much, Monica, we did receive a lot of compliments from residents, so we appreciate all your hard work.

Ms. Henning: My pleasure, it was definitely a lot of fun, so thank you all for letting us do that.

Mr. Pelaez: You did an amazing job, Monica.

Ms. Henning: Thanks.

Ms. Duque: Are there any questions for Monica?

D. Field Manager - Monthly Report

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

Mr. Lorenzo: Hello everyone, before we commence with my report, I know that there's a couple of proposals and two from Chic and I'm going to pass them out now.

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

Mr. Chandler: I'll explain to the Board, so we'll go to this one first, it's the signs one.

Mr. Lorenzo: Correct, we're doing the signs first.

Mr. Chandler: So, all the signs have to be replaced. I made some signs out here, and we'll look at this first and I'll show you exactly what we're replacing them with. A lot of the green signs I've replaced over the years, the poles, they're very thin and they're very cheap. They're driven into the ground, the dogs pee right on the bottom of them, they're rusting really bad, that's where they rot out and they're encased in concrete, so obviously with all the new parking spots they want to put the new signs in. So, the signs are here but I want to show you the difference in the posts, they are expensive but, you'll see the difference in quality. So, I listed the scope of work, ordered the posts, and paid for the posts, they all have to be cut and modified and I'll show you out there. We need to hand drive a 4' section into the ground which would be galvanized, and then we'll have to bolt the extension pole on top of that. In the event that they have to replace it, that makes it much easier, and then we're going to have to drill the signs, bolt them, all new bolts, all new hardware, and then once we get that in, we're going to have to try to get off the concrete and take off the old poles that are down below ground level or at ground level. If you're interested, I'd like to show you the difference in the quality of the poles that we're putting in which are right here.

Ms. Duque: You did an amazing job with that.

Mr. Chandler: Do you want to take a look outside?

Mr. Pelaez: So, this is like a workshop now?

Ms. Duque: Yes, we're just going to take a quick field trip outside right now.

Mr. Chandler: So, replacing so many of these over the years, these are what came out, these are metal, they're driven into the ground, they're rusted out. This one is not so terrible, this is below ground, and this is above ground and then obviously the pole goes up through. So, these are just metal poles, painted green, we're going to recommend that we literally take it up a notch, and go with this which is hot dipped galvanized, this is highway grade materials, we've been replacing a lot of the stuff with these. They have to all be custom cut, driven in the ground, once this gets in the ground it's up about that high above the ground, with new signs it would be like this. This would be the handicapped signs here, they're in, all new bolts and hardware, and then we have this one here, which I'm going to recommend, we have to redrill these, and I'm going to add a bolt into these. All those signs, the ones that are out there that are all bent, they're really flimsy in the wind, so I'm going to add probably another bolt similar to what's here.

Ms. Duque: But remember, just for the record, and because the Board of Supervisors are seeing, those signs are the rules and regulations for Silver Palms by Lennar, those signs were already ordered and paid for by the HOA. So, this is a completely separate project from the CDD, I just want to make sure everybody understands that. I think it's like 45 or 50.

Mr. Chandler: I think it's 35 plus 15 or 14.

Ms. Duque: Yes, something like that.

Mr. Chandler: So, it's around 50 altogether.

Mr. Pelaez: So, can you go into that little space without getting there?

Mr. Chandler: Yes, and that's been a problem with the other signs too, they're bending up, I mean they're not the best but, they're fine, so there's a huge difference between the two.

Ms. Duque: Thank you, Chic, so we'll go back inside now. Ok, are there any questions about the signs and pole installation proposal for Chic? Not hearing any, at this moment I need direction from the Board, that means, do I have a motion to move forward with this project?

> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, accepting the proposal from Chandler Contractors, Inc. for installation of 50 signs and poles in the amount of $22,250 was approved.

Ms. Duque: And at the same time authorizing District staff to assist us with drafting the agreement. Ok, let's move forward with the next one.

Mr. Lorenzo: This is for the trellis.

Mr. Pelaez: So, all the signs have arrived already?

Mr. Chandler: Yes, and there's one thing I wanted to mention Juliana, the parking signs by the tow company are something different. I was just going to use the signs they have, and I noticed that I can clean them, and I'll put them back up because they said that's not your responsibility or whatever.

Ms. Duque: But the HOA can also request the tow company to bring new signs, we just want to make sure, since we're doing this project, like all of it, everything should look the same.

Mr. Chandler: Well, why don't we, we'll clean them, I'll put all new hardware on them, I'll clean them up, we'll put them in and then if you don't like them, you just tell them to come back and replace them, the poles and everything will be new because a lot of these the bolts are rusted really bad.

Ms. Duque: Ok, thank you, Chic.

Mr. Chandler: So, the next thing is the trellis system that I was approached for quite a while to do something with them. We replaced the trellis system a few years ago, and I don't know if you guys remember that, they had termites so bad and they were really rough and falling apart. We ordered these beams, they took awhile to get in because it was right during COVID and it was really hard for me to even get material back then. They're #1 pine pressure treated, #1 is the best, but they really weren't the greatest, I'm being honest, it was the best we could get and they were all handpicked.

Ms. Varela-Medina: And they lasted what, two years?

Mr. Chandler: No, they lasted five, they're great, what's happening though is we decided to just use a clear sealer on them, and a penetrating seal for waterproofing to help protect them but, in the last two years they're expanding, they absorbed water and they're contracting and expanding, and you're starting to get, if you look at some of the pictures here, I got a picture of one of the beams where it's called checking, it's normal, that's what wood does, what happens is over a period of time, and as we go into the next 2, 3, 4 or 5 years, water gets in there, settles in there, insects get in there. I think, and we all agreed that maybe this is the time to protect them, to prime them, and paint them really well and seal them all. If you look at the one picture, we did these when I first met Juliana, as a matter of fact, she actually got on the scaffolding on the trellis system, so I'm out there, and I didn't even know her then, she climbed right up on the scaffolding and she's looking around, and she got right up there and said yes, we have to replace them.

Mr. Pelaez: So, this one we don't need to do that on?

Mr. Chandler: No, we're good.

Mr. Pelaez: So, the same thing that you did to this one, is what you're going to do on this one.

Mr. Chandler: I would recommend doing it to those also, yes.

Ms. Duque: I think we have 35 on one side, and 36 or 37 on the other one, or something like that. Ok, then we will match the same color of paint?

Mr. Chandler: I would recommend going with that color there, that's why I showed you guys a picture of the one here, it's a soft chalk color, neutral.

Ms. Calero: How long with this last with the weather?

Mr. Chandler: Well, this one here is 4 years and it looks like it's good for a while, it's hard to tell, I would say maybe 5 or 6 years should be no problem. You know in 5 or 6 years you go back and you look at it, and you say, hey do we want to save that system, it's just like your house, it's ready for another paint job, and we're going to use the best paint we can which is going to be Sherwin Williams Super paint, and we're getting into the dry season where these things really have to be dry, so you have to wait a good week or so to make sure there's no rain or anything and then put your primer on and go that route, so it probably won't be until after the first of the year if you decide you want to do it.

Ms. Duque: So, if the Board would like to move forward with this project, I'll need a motion to approve the main entrance trellis painting in the amount of $9,500.

Mr. Pelaez: I think we need to do it, I think that wood looks really nice up there, and it would be nice to protect it, so I make a motion to approve.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the proposal from Chandler Contractors, Inc. for the main entrance trellis painting in the amount of $9,500 was approved.

Ms. Duque: Chic, I know you mentioned something earlier but, the project for the sealing of our guest parking spaces, can you please give us a little update on that?

Mr. Chandler: Yes, so we're probably 98% done, all the parking spots are sealed, and the lines are in. I have a little punch-out list to do like on the first page, there's a handicap spot but, we're going to go ahead and put a handicap on the bumper and that stencil is not in yet, it's on backorder, and it's not a requirement but, they wanted it and it's not a bad idea, so I'm waiting on that stencil. The mailbox areas have a little sign that says, mail pickup only, there's a sign there, and these all have two spaces, so in other words it would be between two spots, and of course we painted guest. So, anyway, that stencil is on backorder, and that was my fault, well actually, I wasn't paying attention to that, so that has to be done, and the mail pickup one has to be done, so I'm waiting for those to come in, and everything else is done.

Ms. Duque: And everything else is completed.

Mr. Chandler: Yes, and I'll go through a little bit of a punch-out list because I have a couple of other things, you know where the long road is for parking, there were yellow lines that went around that, even though it's not part of the parking, I'll take a look at it with you and if you think you want to do it or whatever, we'll figure that out but, they really look good, I mean it makes such a difference doing it by hand, and I by doing it by hand is that you're able to take the time to do it and do it in detail, and it's really thick, so we'll see how long it lasts.

Ms. Duque: Thank you, Chic.

Mr. Lorenzo: Since we have Chic here, the concrete drains along 117th are done.

Mr. Chandler: Yes, we're done with that.

Mr. Lorenzo: And a bunch of repairs that you'll see there in my report, and the pressure washing was done.

Mr. Chandler: Yes, that's been done.

Mr. Lorenzo: So, more sidewalks need reviewing, the ones on 112th since we're looking at the ficus hedge project on 112th, assessing the whole area, there were a couple of them, give or take 10 or 12 of them that we did see while we were driving in different areas that there were some that we had missed, so we'll do another drive.

Ms. Varela-Medina: The pressure cleaning you mean?

Mr. Chandler: No, the sidewalks.

Ms. Varela-Medina: Ok.

Mr. Chandler: It's funny because he mentioned it to me about going down 112th, so I said I think we'll do a quick ride, and we saw a few spots, not a real big deal, but we were just driving through but there's one area right at the front, and he said, let's check out this, and I said, oh my God I can't believe you said it, and there's a spot right in the main entrance on the south side that I tripped over and fell about a year ago, back when we were doing the trellises.

Mr. Pelaez: Ok, alright, anything else?

Mr. Chandler: That's it, thank you.

Ms. Duque: Ok, so just for the record that was Chic talking.

Mr. Lorenzo: I can go through my report.

Ms. Duque: Sure.

Mr. Lorenzo: The tree trimming, we've already commenced that and hopefully they'll be done by Thanksgiving, we've been putting a lot of pressure on them to get that done. The enhancements on the 112th mailboxes were completed, there was an irrigation mainline break which was repaired last week, thanks to Chic and Brightview we got that taken care of, as well as the sidewalk that had to be removed and it's been replaced, we're just working on the sod which should be done between tomorrow and Thursday but, that area has been graded, you don't have any pictures in this report but, it will be in the next report. You'll see the irrigation has been repaired for the last two months on page 199 of the agenda. The mulch has been installed at the west park, the new fence was installed at 232nd and 113th Passage, that new fence has been installed because he had to keep it at a certain level so that it's flush the whole way through, and it's on a berm, we had BrightView install soil along the bottom of it, and you'll see also the plants were filled in and Mauricio, the plants were replaced in that one section.

Mr. Pelaez: Thank you, it came out good.

Mr. Lorenzo: Yes, and the hedge on 119th was adjusted, they moved the coco plum to fill in areas of the coco plums and then the big spaces they put green arboricola to kind of save money on that project instead of having to replace it all with green arboricola, so try to preserve what you had with coco plums and then put in green arboricola. The 240th Street area where there was just a lot of high-grown grass has been removed, as well as the debris, graded and then there's new sod.

Ms. Duque: So, that was like a missing section from the Miami-Dade County park, so that park was already transferred to the District long ago, and that area was not built, so that was just an additional land, there wasn't anything specific on that, it was just rocks, so now that they finalized the road and built some of the homes, that section of the park was going to be done by no one but, the owner, which is the CDD.

Mr. Lorenzo: On page 201 you'll see the before and after pictures, right it was never developed.

Ms. Duque: Correct.

Mr. Lorenzo: The holiday lights have been installed, hopefully, they'll be working throughout the whole year which I'm sure they will, and working on that with Chic, and the lighting company.

Ms. Duque: That's at the main entrance.

Mr. Lorenzo: The annuals have been installed, the 242nd Street entrance was enhanced pretty much right after our last meeting that we had, and then the ficus hedge we have an example there, I don't have pictures here but, you'll see on page 203 what it looks like now, and I have pictures on my phone that I can show you now of the green arboricolas, so they had a sample area done. They treated with fertilizer so they're going to grow a little bit taller because I believe they're 28" or so, give or take.

Ms. Duque: One section is 28" and the other one is close to 32" or 33".

Mr. Lorenzo: Right, so in case the Board wishes to move forward the proposal is on page 212, and that's for $72,372.99, and in conjunction with this project we could enhance some of the fence that needs to be repaired, some of the ficus hedges has grown through the fence, and you'll see it in the picture in my report. It's not too bad in some areas but, in some areas it is, I mean we'll have to assess as we go, and unless you have any questions, this is not something that needs to be done anytime soon, and we're not in the rainy season, and thankfully we do have irrigation there. If you did want to move forward with it soon, I know this is a big ticket item that's been wanting to be completed but, the clubhouse renovations were the priority, so we kind of tabled this until now. That's all I have.

Ms. Duque: So, it's important for the Board also to understand that we have that chain link fence, the ficus hedge, or ficus trees that we currently have there, when we remove some of them, we might be damaging the fence. So, what we kind of talked about and agreed to do as explained by Jesus was just remove a section and see the monster behind it. Thank God that we found out that in this specific section the chain link is in perfect condition, there was no damage to the chain link fence, we removed the old plant material, and planted the green arboricola and it's looking really nice. So, the other concern was like, ok, how tall are the plants going to be, is the area going to be exposed, and in reality, private homes are not going to be exposed because they all have fences, the wooded fences, and you have like a little berm and then you have the chain link fence and if anything that's going to actually make BrightView stay on top of cleaning the area because of palms fronds and all of that, when we have any issues inspecting the area they need always to come back and clean this, remove this, so it's going to be exposed and they need to be on top of it that's why we have an agreement with BrightView. So, at some point, I think this is something the Board would like to move forward with, we can

also do it in sections, we don't have to tackle the entire project at once if you don't feel comfortable with the $72,000, sometimes when the landscapers buy the plant material in this big amount they receive bigger discounts than when they do it in small amounts, so that's also important to take into consideration but, it's up to the Board how you want to do it. That's the entrance to your community, and it's like the main face of your community, the ficus trees in some of the areas, number one, they're very old, they get whitefly all year round, so we have to treat that, and they're not additional expenses to the District because it's part of our agreement but, still they look nice for a couple of months, and then they don't look nice, and then you have to treat them. If you look at them, and I'd encourage you to actually drive 112th and pay close attention to that ficus hedge during the day, you'll see certain areas that are in really bad condition, and others that don't look bad at all.

Mr. Lorenzo: And you'll see a brown area, especially towards the school, there's a section that's brown.

Mr. Pelaez: So, I think we've been talking about it for a while, so we did one sample area so that way we can see, I think we should bring it back for a final decision in December, and I think we should just meet out there one more time, just make sure nothing is missed, all of our points are covered, and like we always do with all the stuff, just talk about everything that's happening and that way we can do this, and it's done, and we're always tackling it. So, I like the idea, I think the sample came out great but, we should just revisit it one more time as a whole, and then we can make a decision in my opinion, but I like the idea, I really do.

Ms. Duque: And maybe we can use it as a tool to talk to Nick as well, see if we can have some savings.

Mr. Pelaez: Correct.

Mr. Chandler: I would like to make one comment with that, when Jesus and I did the quick drive through down there we noticed on the backside or on the front side where that berm is actually now falling down into the fence, so it's something that you're going to want to also take into consideration, is pulling that back, or doing something with it because there's no more grass and stuff going on because that's kind of a dead man's zone back there, so the rain is hitting it and it's kind of caving in. So, I think the big picture also is you're going to want to consider looking at it closely and pulling some of that berm back and reshaping part of that berm, or pulling it back, or pulling it off, there was also a lot

of debris back there in some areas, and I don't mean so much debris but, that's like where everything falls between the property fence, how do they get to that area?

Ms. Duque: They walk through there.

Mr. Chandler: All the way down through, right, so that's got to be a lot of work.

Ms. Duque: Yes, but the porter knows he needs to be on top of it, and Nick knows. That was one of my conversations with Nick, I said I know you're super excited with this project Nick but, you understand that you need to have the porter there because now it's more exposed and you don't have the ficus tree covering the palm fonds that fall, the piece of plant that the resident removed from his backyard and put it there, we have found a barbeque grill there and other things.

Mr. Chandler: Right, that's what I mean.

Mr. Pelaez: Regardless, that needs to be maintained but, now that we're going to do this it's going to be more accessible.

Ms. Duque: Yes.

Mr. Chandler: Right.

Ms. Duque: And for the record, it is clean.

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

Mr. Chandler: Ok, so I'm going to go, thank you very much.

Mr. Pelaez: Thank you.

Ms. Duque: Thank you, Chic.

Mr. Lorenzo: So, we'll table this until next month and we'll visit the area and kind of brainstorm.

Mr. Pelaez: Good.

Ms. Duque: And let's have a meeting with Chic.

Mr. Lorenzo: Last but not least, since we're on the subject of proposals, and I'm sorry, it's on page 236 some examples and their proposals are right behind the pictures. This is to enhance the medians on 236th, not the main entrance but just the medians, there's about three of them. So, those are called blue days and they're a type of perennial similar to the ones you installed on 232nd but, they're a purplish flower with green.

Ms. Calero: And what are those blue half-round things next to the rocks?

Mr. Pelaez: They look like pots.

Ms. Duque: I think that's a mistake because I would not recommend putting pots there, it looks like the pots are coming out of the rocks.

Mr. Pelaez: Well, I think it looks nice, and I have seen other ones but, I'm just afraid that the blue doesn't go with our scheme, like what we have, that's my only concern but, they look nice.

Mr. Lorenzo: Those are things I thought about too when it was presented.

Mr. Pelaez: So, why can't we just go with the same idea that we had before?

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

Ms. Duque: I think those were just options, Mauricio.

Mr. Pelaez: No, but it looks good, and it would look nice.

Mr. Lorenzo: So, I'm going to take notes, green perennials, no pots, no blue days.

Ms. Varela-Medina: Do they come in pink?

Mr. Lorenzo: You already have them on 232nd, if you look in my report, you'll see a picture of what they look like on page 203.

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

Mr. Lorenzo: Ok, and that I believe, aside from some work orders that you see in there, that's all I have, we're working on replacing the playground stickers and that's pretty much it. If there are any questions or concerns for me let me know.

Ms. Duque: Thank you so much, Jesus.

E. CDD Manager

Ms. Duque: Nothing additional to report under the CDD manager unless there are any questions from the Board.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

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

On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, the Check Register, and the acceptance of the unaudited financials were approved.

EIGHTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

Ms. Duque: Are there any Supervisor's requests? Not hearing any, we don't have any audience today, so no audience comments.

NINTH ORDER OF BUSINESS **Adjournment**

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman