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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, January 13, 2026, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager
Wendell (Chic) Chandler	Chandler Contractors
Several residents	

FIRST ORDER OF BUSINESS — Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS — Approval of Minutes of the December 9, 2025, Meeting

Ms. Duque: The next item is the approval of the minutes of the December 9, 2025, meeting. This is the moment to present any additions, corrections, or deletions; if there are none, a motion to approve them will take place.

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> On MOTION by Ms. Mendez seconded by Ms. Varela-Medina with all in favor, the Minutes of the December 9, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS Staff Reports

Ms. Duque: Let's move forward to the staff reports, attorney.

A. Attorney

Mr. Cochran: I worked on a bunch of agreements since the last meeting but, other than that nothing to report.

Ms. Duque: Thank you so much, Scott.

B. Engineer

Ms. Duque: Nothing additional to add under the engineer's report.

C. Club – Monthly Report

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

Ms. Mendoza: Yes, so at the end of the year we completed a few of the landscaping projects that we had, and one of them was the landscaping work here in front of the offices here by the side door and the HOA offices. I want to say this because it wasn't officially in the report but aesthetically it definitely has given a new face to the front of the clubhouse, I'm not sure if you guys have noticed it but it looks a little bit cleaner and we're hoping to present this to also be done on the other side of the clubhouse by the gym area. Also we competed our annual tree trimming and palm trimming at the front and back of the clubhouse, as well as pressure cleaning for the sidewalks and parking lot was also completed together with the pool and terrace furniture. I'm also reporting that the pool preventative maintenance was also completed for the month, as well as for the gym preventative maintenance and the A/C preventative maintenance was also done for the quarter. Now, we're starting the new year so we started strong with the projects that we were set to start in January which that is the paver work around the pool area and the kid's splash, as well as we're also working on the playground repairs and the kid's splash repairs and repainting. For that I

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have Chic here today who would like to go ahead and give us an update on those repairs.

Mr. Chandler: Ok, do you have the pictures of the pavers?

Ms. Mendoza: Yes, of course.

Mr. Chandler: So, if you look at the pavers, that was quite a bit of work. So, basically around the main pool is done and we're back to the kiddy splash tomorrow, and got rained out a little bit today, so there were a lot pavers take off, and it looks like we're in good shape. One concern was, why did they settle it may be an underground leak but, we didn't see any evidence of it, just 12 or 13 years of settlement but, it looks pretty good out there, so I think we're in good shape for now. While we're talking about the pavers, these pavers have never been sealed I believe, they're very rough and they're very porous and they're losing all the color, it's just a matter of time, they're fading out. For whatever it's worth, I did a couple of samples that are out here, I sealed them, they're going to really start to deteriorate rapidly from now on. Remember, a lot of pavers had to be replaced, so it's kind of weighing the options of hey, do we seal them, bit the bullet and we talked about 3 years, the problem with sealing them because a maintenance issue where you have to redo it every year or whatever. So, if you look at these, and these are not the pool deck pavers, these are actually driveway pavers that I had, and these are a lot lighter out there, you lost a lot of color out there, so they're a lot lighter, and you can just see the difference in the contrast of what their color is, and it does seal it. So, if you pour water on these obviously the water will run off but, it's matter of time before the sun burns them off and you'll have to seal it again but, I think if you do a good initial seal with a water based sealer, and this is a petroleum based sealer, it's more of a penetrating sealer, and people are concerned about it being slippery and stuff, it's really not because they're so porous and they're so rough. I think it's just something to think about.

Ms. Varela-Medina: Is it clear sealer?

Mr. Chandler: It's clear, yes, and I would use a satin, you have a gloss finish and then you have a satin finish which a little more dull. We don't know what the numbers are, it just something I thought of as we were putting these out here today, I'm thinking, maybe it's just something to think about because when we're all done, we're going to

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have to pressure cleaning everything really well and all the furniture, we'll hit it again obviously. This patio here, and if you guys ever walk out you'll see the patio is dark, the sun never gets on it, and not just that, it's the mold, the mildew just grows on it and there's no protection. So, that may be something to think about in the near future.

Ms. Mendoza: I think Chic we have a projection date for February 2nd to be done with the pavers.

Mr. Chandler: Correct to open the pool.

Ms. Mendoza: Well, the big pool most likely but, the little pool we're still going to be done painting.

Mr. Chandler: We should be close, and we're going to lose this week, I mean today was just ridiculous and it never usually rains this time of year but, I would say February 1st.

Ms. Mendoza: I know we need several days to kind of do all the projects at once, we have three different types of vendors here working on the pool and working on the painting and resurfacing of the playground and the kid's splash. So, I'm not sure if you want to jump into the playground and the painting.

Mr. Chandler: Sure, so we spoke about the playground, and I said that I thought the paint that was on there was in really good shape. So, when you guys talked about painting this, I said I don't want to paint because I think the paint that's on there is in pretty good shape and it's solid and this is baked enamel. So, in other words they spray this and it gets heated, it gets baked in a warehouse and then they bring them all out, you're never going to get that, and it's still in really good shape except for the sun faded it, and the weather and all that. (inaudible comment) I came up with an idea and I was just looking through this and I got the epoxy that you see here, and I read up on it, it's pretty incredible, it got a super high rating so I did a sample right here, and I don't know if you can you see the difference, and in the sun it's incredible, but forget about seeing it, you can feel it, it's like a glass coating, and according to the specifications it really supposed to be great stuff, so I figured because no matter what I do with this, clean it, it's going to look like this, it's porous, but that coat really makes a whole lot of difference. So, I did a pretty good section out there because I want to give it a week and see how it holds up in a week, but if you give it a chance, and you look at this close, and feel it and

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not just for this but, I'm excited about other stuff that I have at home that needs to be coated and painted, and it just brings out the color.

Ms. Mendez: I'm sorry, I have a question, how does it withstand, like you explained that the original paint goes through a process, this resin, have we been able to compare with the heat does the resin in the particular area that you painted does it overheat because kids are touching it so I want compare it.

Mr. Chandler: And that's a very valid point, so if you read the data sheet, and you read down in here, it's recommended for equipment, it's high temperature applications for different items, and there's a whole list of things.

Ms. Mendez: Right, but like a motor is not something that a child is constantly touching, so that was one of my questions and this is going to have a constant human contact.

Mr. Chandler: So, what I did with this and the next day tried to cut it and tried to scrape it, it's very hard.

Ms. Mendez: Ok, but like my question is regarding the touching, like if you treated this section and my hand goes here, would this section be hotter than the previous paint, that's my question.

Mr. Chandler: No, I don't see that happening.

Ms. Mendez: Ok, and I'm not familiar with it so I didn't know.

Mr. Chandler: No, and that's a very valid question, and I just don't see that happening, not to say it's not going to be hot but, would it be hotter than the one that's there, I don't think so.

Ms. Mendez: Ok.

Mr. Chandler: Even if was not much of a temperature difference, or it could be cooler because it's not going to reflect the sun more so because something that's darker as we know, if it's light colored like the yellow, it's going to be a lot cooler than the blue but, the blue is still pretty light, so I don't think that's a real issue.

Ms. Mendez: Ok.

Mr. Chandler: So, the first picture is when I picked the yellow, the original yellow what's there you can see it's almost white, so I just sprayed it with yellow and sent it out to Juliana and Mauricio, and they said ok.

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Ms. Duque: But this one doesn't have a clear coat yet.

Mr. Chandler: Not yet.

Ms. Duque: Ok.

Mr. Chandler: That's just the paint that I put on it.

Ms. Varela-Medina: But you would then put the gloss on that.

Mr. Chandler: Oh yes. So, the paint that we use is an enamel but, it's not a baked enamel, and the next picture is the original swing, and now it's been painted. If you look at the blue, the monkey bar, and if you look at them really close that's painted, ready to go. Then obviously this is a proposal for the clear coat. The clear coat would have to be put on everything, the poles that are way up in there and we'll just clear coat everything.

Ms. Varela-Medina: After you paint it.

Mr. Chandler: It's been painted.

Ms. Varela-Medina: Oh, it's already done painting.

Mr. Pelaez: So, we're not doing the entire thing, we're just touching up all the rough spots and all that on the playground.

Mr. Chandler: Correct because all the poles and everything are in great shape.

Mr. Pelaez: So, that's what we decided at the last meeting of just doing that.

Mr. Chandler: And I've got detailed pictures of what we had to sand blast and we had to grind off, there was a lot of rust and stuff like that. Just coincidentally, we touched that up and I was trying to think how long ago, it was over 4 years ago, and all we did was just touch up all the little rough spots, and it looked pretty good, and that's when I said why would we paint this whole thing, and just put another layer of paint on, but the yellow needed to be done because that was time.

Mr. Pelaez: Now the monkey bars we painted the whole thing.

Mr. Chandler: Correct, exactly. The monkey bars just needed too much work.

Ms. Varela-Medina: And then this clear coat will that go on everything or only on the touch ups?

Mr. Chandler: No, everything.

Ms. Varela-Medina: Ok.

Mr. Chandler: And like I said, I recommend it, it's pretty amazing stuff.

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Ms. Duque: And Chic, it's $5,450, so do I have direction from the Board at this moment to move forward?

Ms. Varela-Medina: Yes, I make a motion.

> On MOTION by Ms. Varela-Medina seconded by Ms. Macias with all in favor, accepting the proposal from Chandler Contractors in the amount of $5,450 for application of clear epoxy coating of the playground equipment after touch-up painting was approved.

Mr. Chandler: So, we're doing the splash pad and the kiddy splash has a lot of chlorine in it and all the spots that are down below the water level get white, and it's going to be a couple of months, so I'm thinking of picking one spot and trying this stuff in the kiddy's splash, just one spot, just to see what that does in the water, just to see how it holds up.

Ms. Varela-Medina: It won't dissolve or do anything in the water, right?

Mr. Chandler: The way this data sheet states, I don't really know, that's why I want to try it, so for us to just try a sample on one of the poles that are inside the unit, that way I can check it in a month or 6 months and see how it holds up because this stuff, you will take a playground set that looks dull and it will look new again, that's what this did. I mean these blue spots, it's blue, you can't even tell, so this might work in other areas.

Ms. Varela-Medina: On the other playgrounds too.

Mr. Chandler: Other playgrounds too, you never know, it's worth a try.

Ms. Duque: Thank you Chic.

Mr. Chandler: And I think the last thing is, oh no I think that's it for me.

Ms. Mendoza: So, just other than that, for the club manager report it will just be for this new year, I'll go ahead and I'll pick up again on reviewing the gym equipment that we had discussed mid-last year so that will be something that I'll be bringing up in the upcoming meetings, and then as far as other type of other improvements, there are repairs that we need to do throughout the clubhouse to be able to get those done. Other than that, I don't have anything else.

Ms. Duque: Thank you, Jennifer. Do I have any questions for Jennifer?

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Mr. Pelaez: Not at this time.

Ms. Duque: Thank you, not hearing anything let's move forward

D. Field Manager
1) Monthly Report
2) Discussion Regarding Mailbox
3) Update on
a. FPL Meter
b. Storm Drain in Alleyway at 23766 SW 114th Court
4) Discussion of Playground Restoration Project

Ms. Duque: Thank you, not hearing any, let's move forward with the field manager report, Jesus.

Mr. Lorenzo: Great. So, since Chic is here I would like to go into the two projects that he's helping out with, I mean he's helping with a lot of projects but, at least while he's here, the mailbox repairs on 112th.

Ms. Varela-Medina: Which mailboxes are these?

Mr. Lorenzo: This is the one on 112th Place, so you'll see pictures of some of the rust along the bottom support of the structure, and then also the post on page 3, the conduit on page 4 and I don't know if Chic wants to comment on that.

Mr. Chandler: Yes, so Jesus brought up a good point, and we'll start with the first page, you see the rust around the pole, and Jesus sent me a picture of it and we went out together and looked at. It's amazing, it only rusted around the string, so the string is holding lights there apparently and this is just galvanized pipe. So, fortunately we can cut all the strings, and we cut it all off, and then that one bottom pole all the way around, and we don't want to take it all off, and then go ahead and hand sand it, all of it, prime and paint it. Just paint it silver, and then re-string it, all new string. The fabric itself is in pretty good shape, I saw no holes, and hopefully we won't have to stretch it to the other one where we don't rip it or anything like that but, it looks good, and it's a good product. If you go to the first column that's rusted, there's a few of them.

Mr. Lorenzo: Page 3.

Mr. Chandler: Yes, page 3, and if you go to page 4, then the electrical that Jesus discovered, the pipe is going to have to be redone, I'm quite sure how we're going to do that but, it shouldn't be too difficult. So if you take a look at some of the bolts, some of the bolts are really rusted, so this has been relocated because he said can we replace

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the bolts, and I said sure but, we have to cut them off, and slide every one of them one way or another and as I looked and we could probably do it but, I don't think we need to now. I don't think we're going to have to go through all of that, they are a little bit rusty but they're sound, so I don't think we need to do that, we just clean them up, go ahead and protect them and then paint them.

Ms. Varela-Medina: Ok, and repaint over the rocks around it?

Mr. Chandler: You mean the plates, no because that is concrete.

Ms. Varela-Medina: Ok.

Mr. Chandler: And you just brought up a good point, I like that, you know what, I think what we can do is take my surface grinder and grind the concrete down, I don't know how deep the rust is going to go in but, we might be able to clean that up, I think we can, it's been that way for a few years but, I think we can clean that up, that's a good point.

Mr. Cochran: Were those old bolts where they just like cut through to level it?

Mr. Chandler: Well, the problem is they're imbedded in, and you can't get them out, you can't push them down, so the only other thing to do is to cut them lower than the surface and then fill them in with cement which is a little bit of work. If you think we want to get better detailed than that, and we want to make it look good, you're right, it should look good. I didn't really even consider that but, if it's no big deal to surface grind that and clean it up we'll do it, I have the equipment.

Ms. Calero: So does that change the price?

Mr. Chandler: No it shouldn't.

Ms. Calero: Ok.

Ms. Duque: So, it's $4,750 for the two areas, the two mailbox repairs. Do I have direction from the Board?

> On MOTION by Ms. Calero seconded by Ms. Mendez with all in favor, accepting the proposal from Chandler Contractors in the amount of $4,750 to repair 2 large mailbox stations, also cleaning up rusted bolts and grinding down surrounding concrete was approved.

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Mr. Lorenzo: So, since we have Chic here we can go over the roundabout project, I know we got the plans from the engineer, the physical plans, just to go out and be able to file for permitting and also draw on it in our meetings and whatnot but, I'll let Chic give us an update.

Mr. Chandler: Ok, so the last time we had the meeting here, I gave you the proposed price, now once again, I'm not really accurate in getting prices, but I try to be, those plans will now have to be submitted to the Dade County, and they're probably going to kick them back, or who knows what they're going to do, they're going to go back and forth or they go straight through. I spoke to Jordan, and Jordan is ready, we're ready to submit the plans for permits if you guys give us the go ahead.

Ms. Duque: We have the go-ahead from the Board.

Mr. Lorenzo: We did from last month, yes.

Ms. Duque: So, you're good to go.

Mr. Chandler: Ok, so we're good to go, ok, no problem.

Ms. Duque: Yes, the Board has already discussed and approved this item, so you're good to go Chic.

Mr. Chandler: Ok, so we'll move forward on that and we have a couple of lights to replace out here in the pool, so when he comes out here we'll discuss it and I guess get the permit application going because he's going to have to see you.

Mr. Pelaez: You have all the plans that he may need.

Mr. Chandler: They're always submitted electronically.

Mr. Pelaez: But do you have the revised ones?

Mr. Chandler: Yes.

Mr. Lorenzo: We have the physical and we have the electronically.

Mr. Chandler: Right, so they're going to be submitted to Dade County, so it's just sending them through with the permit application and insurances and all that good stuff, so that's good to go, and Jordan said, absolutely.

Mr. Lorenzo: And the Chic is going to start on the sidewalk repairs that were approved.

Mr. Chandler: And that's a good point, so the sidewalks that we went through were all the lips that were pending.

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Mr. Lorenzo: And the idea is to get it done this week, the rain and the weather slowed us down, and likely next week it should get done.

Mr. Chandler: Correct but the replacement, we have to go over.

Mr. Lorenzo: Yes, we'll go over that, yes.

Mr. Chandler: Alright.

Mr. Lorenzo: I think that's it for Chic, I mean with Chic.

Mr. Chandler: Ok, so we're good.

Mr. Lorenzo: Yes, we're good.

Ms. Duque: Yes, we're good Chic.

Mr. Chandler: Ok, thanks guys.

Mr. Lorenzo: Thank you Chic. So, I just received this outfall report, it's already been completed as referenced in the report but, this is the actual report, so it's been completed.

Ms. Duque: And the Board may recall that this relates to the District Engineer's inspection and the requests that were made to be completed, so thank you, Jesus.

Mr. Lorenzo: No problem. So, just to give you guys a report, it wasn't included in the agenda package because I just received it, and I'll include this electronically in the next meeting package, just so you guys are aware, I'm just giving you the physical copies because I just received it today. So, since we're talking about drains, I have an update with regards to the alleyway, so the tents seen in the alleyway, you guys recall, they've already marked the areas, they should be starting the work soon.

Ms. Varela-Medina: The flooding situation?

Ms. Duque: Yes.

Mr. Lorenzo: Correct, so they've already marked the areas where they want to work but, they need to call for location of pipes and whatnot and utilities, so once that gets done, they're going to start the work so hopefully soon.

Ms. Varela-Medina: But we don't know exactly then.

Mr. Lorenzo: No, it should be soon, the location doesn't take too long.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: So, once they get that it's just scheduling the work, so just to give you an update since we're on the drains. Then also, there's one storm drain in that

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same area on the west side I guess, yes, the west side drain still needs to be cleaned that should be cleaned also, and I'm still working with Julian but, it should be getting done soon. Do you guys want me to go through the whole report, do you guys want me to go through the highlights?

Ms. Varela-Medina: The highlights.

Mr. Lorenzo: Ok. So, we've already discussed the mailboxes, the FPL meter, the COOs received from the developer, and I'm just pending with FPL for them receiving it.

Ms. Varela-Medina: Is that for the streets further down?

Ms. Duque: For the new ones.

Mr. Lorenzo: For the two back mailbox areas, if you guys go to page 127, you'll see the two areas and the addresses are there, and just to give you an update these pictures show that they're dirty on the concrete pad, that's all been cleaned and the structures of all the mailbox clusters including the two that we just reviewed earlier. The sidewalks were pressured cleaned, that's been done, the tree trimming has been done, the mulch was done.

Ms. Varela-Medina: What happened to the light fixtures when you drive down 238th, and you get to the roundabout, and you take the first right, and then right again, what's happening to those?

Ms. Duque: On 239th, we have already discussed this. If you recall, FPL sent an email outlining certain items that could not be done, and the Board needed to decide how to proceed in each case, since changes could affect sidewalks, the front areas of the homes, and residents' driveways. The Board discussed this matter and decided not to proceed, although I don't recall the exact date of that discussion.

Mr. Pelaez: Three months ago, I think.

Ms. Duque: More than that, I think.

Mr. Lorenzo: Yes, it's been months. So, I have some good news, in reviewing this with the electrician, Allstar Electric, was doing the roundabout project with Chic and is working the clubhouse and whatnot but, we reviewed it and there's transformers in areas and we they might be able to do this, and I think with his help and maybe even Chic, I was just thinking that maybe even Chic might be able to assist too in this whole

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process because dealing with FPL has been a very tedious and slow process. So, we came up with a plan, we looked at the areas and I also received a recent area from the HOA.

Ms. Duque: But those are additional areas.

Mr. Lorenzo: Yes, additional.

Ms. Duque: This is not related to Julie's question about 239th. On 239th, the Board decided not to move forward with that project due to the potential impact on the affected residents, including the construction work that would be required. The area Jesus is referring to involves other requests we received from residents in different locations.

Mr. Lorenzo: Yes, so 239th, I reviewed it with Jordan and we might be able to do it a different way, we've looked at different routes from the roundabout transformer, and we've also looked even from the one that's at that corner.

Ms. Duque: But would that be approved by FPL?

Mr. Lorenzo: And that's the question, we're going to go ahead and investigate these, all the locations and see which ones are feasible to be able to do with minimal disruption to homeowners and excavation.

Ms. Duque: Because of the work that needed to be done by FPL, and as outlined in their email, several areas were going to be impacted on, the road, the residents' driveways, and potentially water and sewer lines, and FPL made it very clear they would not be responsible for any resulting damage. When we discussed this previously, and based on that information from FPL (not from Jordan), the Board's direction at that time was not to proceed. If there is an alternative route that Jordan can explore, the Board of Supervisors can certainly consider and discuss it, but as it was left a few months ago, the Board's direction was to take no action.

Mr. Cochran: Yes, I think it was going to damage those areas, and they said we're not fixing it and we're not paying for it to be fixed.

Ms. Duque: Yes.

Mr. Lorenzo: So, does the Board want me to discuss this with Jordan to see if there's other options, including the other lights?

Ms. Varela-Medina: I think it's worth it.

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Ms. Duque: Yes, and just to clarify, there are two separate items here. The 239th location has already been discussed. For the additional areas, there were other locations, including a corner home on 113th, where a resident requested a light fixture, as well as at least one other area I recall between the 238th roundabout and 239th. At that time, the Board's direction was to work with FPL to see if they could survey the entire area, identify alternative locations, and potentially address everything under one project. If Jordan is now indicating that, as part of that broader project for the additional areas, there may be a way to do something at 239th as well, I believe the Board would be open to exploring that option. It does not hurt to look into it. I just want to be clear that, based on the earlier discussions, the work in that area was to be performed by FPL, and I'm not sure whether FPL would allow a separate electrician to do it. Even so, it's worth exploring whether another option is feasible.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: Just to give some updates regarding landscaping, I know that there was the bismarck removal along the powerlines, that was completed, and then they removed the dead palms that were within the median that you guys wanted at no additional cost, so no additional cost and they removed them. The mahogany, as you guys know was removed, and a new geiger tree was installed at 23720, and you'll see pictures there on page 69. If you go to page 71, they're still working with the District 38 Florida Senate to see what can be done about the reimbursement of the 112th Avenue turf, they're still working on it and I'm still waiting on an update.

Ms. Varela-Medina: That was from the spray painting?

Mr. Lorenzo: Correct, so with some investigative work and collaboration with Mauricio, we were able to pinpoint who was doing it and you'll see pictures of that on page 74, all that information has been provided to them as well. Then a week later, they did the same thing along 112th but, if you notice, they sprayed the outer portion of the sidewalk instead of the whole sidewalk, so it looks like they received the complaint but, we're still waiting on a resolution so that I'm still working on. The accident that happened on 238th, everything has been restored, you'll see before and after pictures there, I'm just waiting for the insurance to process the claim and go from there. Then on page 79 you guys will see what we discussed at the last meeting regarding the

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homeowner that was here at SW 232nd Terrace, and I'm not sure if the Board wants to revisit this item to make a decision.

Mr. Pelaez: He said that there were other areas, his neighbors that they had the mulch, I went out there and looked at it as well and there's a lot of areas with mulch just like this surround the palm and all that. So, in my opinion since they're all like that, he needs to take up that other mulch and we need to re-mulch it with the regular red mulch and then it would match everyone else because we had said, he has to take it off and then put sod, but there are other areas that have the red mulch, so it wouldn't be like out of place if we did that.

Mr. Lorenzo: Ok.

Ms. Duque: And he also mentioned that he had provided those pictures to the HOA a long time ago, back in 2018, which you may recall.

Ms. Varela-Medina: Do we have those pictures?

Ms. Duque: Do we have those reports and the request from this resident, Jennifer?

Ms. Mendoza: I couldn't get those.

Mr. Pelaez: That's the same exact outline of the palm trees, like he was saying.

Ms. Mendoza: Yes, so Emma couldn't locate what he brought up before regarding that area.

Mr. Pelaez: And he did say he installed this different mulch remember, so I think it would be fair not to say, he has to take it up and then whoever re-mulches it also then reimburses, or however it works but, go back to the red mulch, take off the little border and lower it.

Mr. Lorenzo: Yes, ok so take off the border because that was another thing he wanted to keep.

Mr. Pelaez: But we don't have the border anywhere else.

Mr. Lorenzo: Well, what he was saying at the last meeting is because we haven't had the mailbox there.

Mr. Pelaez: But all the other homes have the red mulch.

Mr. Lorenzo: Which it still washes away because that mulch is very light.

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Mr. Pelaez: I mean the best option is really to try to lower a little of the ground and just put a light layer of mulch, but the border, we don't have that anywhere else, so that's the only thing that I see as an issue.

Mr. Lorenzo: And then enter into an agreement for him to maintain the hedges?

Mr. Pelaez: Yes.

Ms. Duque: So, we'll need a revocable license agreement. So, we'll need a motion from the Board, I think the direction is to enter into a revocable license agreement with the resident, and Jesus, can you remind me the address for the record?

Mr. Lorenzo: It's 11371 SW 232nd Terrace.

Ms. Duque: Also, as per direction from the Board, the decorative border needs to be removed, and the mulch.

Mr. Pelaez: Who's going to remove the mulch, are we going to get reimbursed and we're going to mulch it, or are we going to let him do it? How have we been doing it everywhere else?

Ms. Duque: Yes, BrightView has been the company performing the work in all of those areas.

Ms. Pelaez: So, I think BrightView should clean it up re-mulch it and then he can reimburse the District for that.

Ms. Duque: Ok.

Mr. Lorenzo: So BrightView to remove the mulch and replace it with red mulch.

> On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, authorizing staff to enter into a revocable license agreement with the resident at 11371 SW 232nd Terrace to maintain the hedge in front of his residence and remove the decorative border was approved.

Mr. Lorenzo: Juliana, if he asks to remove it, is he allowed to remove the mulch?

Ms. Duque: No, I think we have direction from the Board already.

Mr. Lorenzo: Ok.

Ms. Duque: He can remove the border so he doesn't get in the way of BrightView.

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Mr. Lorenzo: Got it, ok.

Ms. Duque: I mean, if he wants to remove the mulch himself and then have BrightView install the new mulch, that could be a cost savings on his side, and I don't see an issue with that, unless the Board disagrees. However, my understanding is that the installation of the new mulch still needs to be performed by BrightView. Is that correct?

Mr. Pelaez: Yes, you got it right, just make sure it's cleaned up, they rake it so if it's real high, so the mulch is grass level and then that's going to help the runoff as well, so that's part of BrightView doing it to make sure it's done by a landscaper and done right but, if he wants to remove it to save the money, that's fine but, when BrightView goes over and if it's still there, then he's going to incur the cost, so you need to figure out how to coordinate that or whatever.

Mr. Lorenzo: Ok.

Ms. Duque: Ok.

Mr. Lorenzo: Ok, moving on to the lakes, the new company Southeast Land and Water Management started already in December, the lakes are looking great, we had a meeting on the 22nd of December to go over the areas and they're doing great. They provided you guys with two services per month for the same price, so you'll see the dates, they already provided me with the dates for January and they'll be here tomorrow and on the 28th. Communication with them is very good, it's been good, even with our other Districts as well. So, just to kind of go along with the agenda, the discussion of the playgrounds and restoration projects, you guys will see starting on page 84, you'll see the pictures of the playground and you'll find the proposals following them. They're a little confusing so I'm going to help break it down, taking notes as well, but just to give you an idea, that first proposal on page 85, 86 and 87, that's just for the parts at playground A. Playground A is the one you can see on page 84, with the green and brown which we'll call playground A or playground 1. You'll see the quote to install the parts and also restore the entire system, you can repaint as the same colors that you have or you can even change the color scheme, that's something that they will do at no additional charge. So, between just those two projects, at playground 1, is $42,920, and I know this is more discussion, I know this is just discussion, it's a lot of money and

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it's a lot of work but, just to kind of get an idea, this is what I obtained, the information for you all. If you guys continue, I know we discussed having the shade installed, and if you guys continue on to pages 90 and 91 you'll see the price for the shade structure. This is an integrated system, so if you go to page 92 you'll see a survey of the playground area and an example of what it would look like, and if you're on page 92 you'll also see the pink square and in the middle where the cross is, or where the lines meet, those are the little posts that they would affix the shade structure to, there will be no posts additional on each corner. So, each outer corner doesn't have a post, it would be affixed to that center part, the only downside is it doesn't cover the other half of the playground. Then to install that you'll see the price, so between the integrated shade structure plus the installation, you're looking at $19,240.81.

Ms. Duque: Say the price again, Jesus.

Mr. Lorenzo: $19,240.81, so the total for everything, including the shade is $62,161, just the shade is $19,240.81. Now, I know Chic is helping with the playground here, maybe I can talk to Chic, I'll go through the other two just to kind of give you guys a ballpark and understanding of what needs to be done. This one has a lot more parts than the other ones, like a lot more parts to replace than the other two but, I'll go into each one because each one is a little bit different. So, if you go to playground 2, which is the hybrid system, you'll see that on page 95, 96 and 97 is the quote for the parts, which is $5,500.53 opposed to the $2,400 for the other one, and you'll see a diagram of the parts, I forgot to mention that in the previous one on page 98, and then page 99 you'll see the quote to install the parts and restore the whole system and again, you guys can chose a color, if that is what you wanted to do, Fay Surfaces is a separate company, this is all they do is refurbish and install new equipment, so install new equipment, refurbish playground equipment, that's all they do, it's a brother duo team, one is an expert at painting and restoration and the other one is an expert in installation and repair of the actual structure parts. So, moving on to page 102 you'll see the shade structure on that one, it covers a little bit more, it's a smaller playground so it covers a little bit more, same thing, there's no posts on the outside, it will be affixed and integrated to the existing system and then the installation is on page 104, so you're looking at that one with everything including the shade, $37,864.96, and this is a

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complete restoration of the whole entire system, and stop me if you guys have any questions. On page 105 you'll see the picture of playground 3, on 233rd Terrace, this is a different system, it's a play craft system, and you'll see the quote there from Advanced Recreational Concepts, on page 106 is the parts, and this is also an integrated shade, you'll see the integrated shade is $6,500 roughly, and then to install is $6,895, so between the two you're looking at $23,406.25. Option 2, and you'll see the integrated shade and what it would look like and it covers a portion of the system, you'll see that on page 108. Option 2 is on page 109 and 110, you'll see the parts and this is what drives the cost a little bit higher, we're looking at a shade structure, you'll see that on page 111, you'll see a diagram of the shade structure it's a little different, it's separate, it's a pretty large area, and they have to make sure that they're not close to where the kids play and whatnot, so for safety reasons that's why it's so big, and you'll see the pricing for that is on page 109, it's $38,405, just that part. Then if you were to go with GameTime, they also gave me a playground shade option which for this playground would be $13,000 as opposed to $38,000 and you'll see a diagram on page 114. Then Fay Surfaces, if you wanted to have them install it, it would be $8,600 to install that shade, just to kind of give you guys an understanding. So, if we went with option 2, it would be $75,051, if we went with option 1 and this is still playground 3, if you go with option 1 on playground 3 it would be $23,408.25.

Mr. Pelaez: So, I think we said if we do the repairs, rough estimate is around $80,000 for repairs.

Mr. Lorenzo: Yes, about $80,000.

Mr. Pelaez: And if we did the canopies we're at $50,000 or $60,000 more or less.

Mr. Lorenzo: Correct.

Mr. Pelaez: So, I think we need to continue to do our research, talk to Chic and see options, and making sure what direction we're going to head and then continue to bring it back because I think the playground is still usable.

Ms. Varela-Medina: Yes.

Mr. Lorenzo: Ok, sounds good.

Ms. Duque: Thank you, Jesus. Any other questions from the Board?

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Mr. Lorenzo: We're still working on the permit for 23911, we should have an update by tomorrow, if not Thursday but, the contractor is working diligently on that.

Ms. Duque: That's for the fence.

Mr. Lorenzo: Yes, the fence, correct.

Ms. Duque: Ok, thank you Jesus.

E. CDD Manager – Christmas Holiday Credit Request for Oil Spill

Ms. Duque: Not hearing any further questions, we'll move on to the CDD Manager's report. I need to update the Board on the holiday décor credit request related to the Christmas season. As you may recall, there was an oil spill caused by the holiday company's vehicle, which affected the clubhouse roadways. We attempted to have it cleaned, and there is a pending invoice for approximately $1,200, but the stain was not removed. Pursuant to the direction I received from the Chair and the Board during the holiday period, when we did not have a meeting but understood the importance of the issue, two actions were taken, and I am requesting ratification of both. First, we required the vendor to take immediate action and allowed them to bring in a contractor of their choice to attempt additional cleaning of the oil stain. They brought a company out last Thursday to perform this work, but it was not successful. Second, consistent with the Chair's direction, we held the final payment, which is now due as they have completed removal of the holiday decorations, so that the Board could consider the matter before any final invoice is paid. We also agreed to meet with the vendor. The meeting, originally scheduled for yesterday, was ultimately held early this afternoon. At that meeting, the vendor acknowledged that the incident occurred on District property and that they are responsible. They expressed a willingness to work with the District to find a resolution. In addition, there were other issues during the season, including two lights that were not working, and there may be further details Mauricio or Jennifer may wish to add based on those discussions. Supporting emails are included in the agenda on pages 157–158, along with photos of the current condition of the roadway (which were not visible today due to the rain and wet pavement) on pages 158 through 165. With that, I'll open it up for Board discussion.

Ms. Varela-Medina: When did this happen?

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Ms. Duque: During December, like December 15th or 16th, close to that time.

Ms. Mendoza: So, they were already on the property at the clubhouse during some repairs to some lights that were out and during that time their vehicle went down which caused the damage. We did have some hiccups throughout that time, throughout the month where it was at the clubhouse the Christmas lights not being fully operational, going in and out, certain areas of it, which we had to kind of be in constant communication with them, and then I know there was also some other issues at the front entrance with the lights being off, so we did have a few little hiccups but, I think this one is one that definitely cause a big problem.

Ms. Duque: And we spoke with him today, and he agreed; however, we can't attribute everything that happened solely to them, especially since, as we discussed, someone else had also been unplugging lights, and we don't know who that was.

Ms. Varela-Medina: Really?

Ms. Duque: Yes, there were a few different issues, some items that were not completed by them, and others that appeared unresolved because we did not receive certain reports they are required to provide. They did not submit all of the backup documentation and reports needed for our records.

Ms. Varela-Medina: Do we know who unplugged them?

Ms. Calero: I think we have to keep them isolated, one thing is pulling plugs and that's separate from a vehicle breaks down, I mean that's not something that was malice, they didn't do it on purpose and, they kind of did right by contracting a company to try and clean it, so it's kind of a difficult one because I don't feel like they haven't been responsive from what you're saying, they were trying, but what would be different, how would we get it fixed? I don't know what they tried to do, or what chemicals they tried to use to clean it, are we going to be able to find a company or a vendor that's going to clean that.

Ms. Duque: We have another company, and we also use Chic for that work. The $1,200 I mentioned is from Chandler Contractors, and they have agreed to pay it.

Mr. Pelaez: Well, once that oil gets inside asphalt, it's just not going to come out, so we discussed, we're going to go ahead and get, and the only option is really to re-asphalt the thing, like with black asphalt. So, we get the quote for that and then make a

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decision from there based on the numbers and the area that's messed up and present it and talk about that and come up with what works and he said they would pay for it and we'll take it from there.

Ms. Calero: So, it sounds like it's in the works.

Mr. Pelaez: Yes, and the other areas, some ideas, he's going to try to come up with some ideas to try to improve for next year, so he's going to improve on the front things and unplugging things and come up with options for that, and we take it from there.

Ms. Duque: I think the Board may want to consider appointing Mauricio to work on this and negotiate a proposed credit amount, if that is the Board's preference, and proceed from there. My main concern is that we are currently holding this payment, and I would prefer not to wait until the February meeting to reach a resolution. I also want to make sure we are being fair to the vendor

Ms. Varela-Medina: They've agreed to pay for the cost if the decision is made to redo the asphalt altogether?

Ms. Duque: So, they did respond, and as Mauricio mentioned, the question now is really about what percentage of the cost should be their responsibility, based on the specific square footage or areas where the oil was actually spilled. It would not be reasonable for us to resurface the entire parking lot at their expense, and we also cannot just patch small sections without potentially creating new issues. Once that kind of work is done, there will be ongoing maintenance implications and costs on a recurring cycle, though I don't recall the exact frequency.

Ms. Calero: Do we asphalt again, like every 2 years we would have to do that?

Ms. Duque: Yes, that is something that would likely need to be addressed as part of regular maintenance, so there are several factors the Board will need to consider.

Mr. Pelaez: Yes, so I think we need to get the numbers and really negotiate like something with them, what works for both but, definitely cover the District.

Ms. Calero: I think it's hard to really make a decision when we don't know the numbers but, I think we're on the right path to finding a solution that fits both our needs.

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Ms. Duque: Ok, so are you appointing someone, or are we just waiting until February when we have numbers?

Ms. Calero: I would appoint Maurico.

Ms. Duque: Mauricio, ok, so first, I'm going to ask for a motion to ratify those actions mentioned before.

> On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, ratifying the actions of the District Manager attempting to remove the oil stain on the clubhouse roads was approved.

Ms. Duque: Then the other motion I would request from the Board is to appoint Mauricio to work with District staff on determining an appropriate credit for the damages caused by the oil spill and to bring the results back to the Board at the next meeting.

> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, appointing the Chairman, Mauricio Pelaez to work with District staff and request the credit from the contractor, and bring the results and recommendations back to the Board at the next meeting was approved.

Ms. Duque: That's it, I don't have anything else to discuss or present to the Board of Supervisors.

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.

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

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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 today, and there is no audience joining us over the phone, 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. Mendez with all in favor, the meeting was adjourned.

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Certified Delivery Events	Status	Timestamp

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Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/26/2026 11:43:37 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	2/26/2026 11:54:18 AM
Signing Complete	Security Checked	2/26/2026 11:54:33 AM
Completed	Security Checked	2/26/2026 11:54:33 AM

Payment Events	Status	Timestamps