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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, September 8, 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
Steve Sanford	Bond Counsel (by phone)
Jennifer Mendoza	HOA Property Manager
Norman and Consuelo Hodge	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 August 11, 2026 Meeting

Ms. Duque: The next item is approval of the minutes from the August 11, 2026 meeting. This is the opportunity for Board members to present any additions, corrections, or deletions. For the record, I received several corrections from District Counsel. On page 2, under Mr. Cochran's comments, "I think" should be added. On page 4, under Mr. Cochran's comments, the following revisions should be made: change "is" to "as"; delete the word "to"; revise "fire arms" to "firearms"; and change "authority of" to "authority if. "On

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

page 5, under Mr. Cochran's comments, "fire arms" should likewise be corrected to "firearms" throughout, and the word "Statute" should be removed. Are there any other additions, corrections, or deletions to the minutes? Hearing none, may I have a motion to approve the minutes of the August 11, 2026 meeting, as amended?

> On MOTION by Ms. Macias seconded by Ms. Calero with all in favor, the Minutes of the August 11, 2026 Meeting with the indicated changes were approved.

THIRD ORDER OF BUSINESS Consideration of First Supplemental Assessment Methodology Report

Ms. Duque: The next item is consideration of the First Supplemental Assessment Methodology Report for the Series 2026 Bonds related to the 2026 Expansion Area. The report begins on page 30 of the agenda package. This report supplements the Master Assessment Methodology Report previously approved for the Expansion Area. It allocates the proposed Series 2026 bond debt among the properties that will benefit from the District's public infrastructure improvements. The proposed bond issue is currently estimated at $3,810,000, subject to final pricing and closing adjustments. The bonds are expected to finance a portion of the infrastructure program for the 2026 Expansion Area, including roadway improvements, mobility fees, stormwater-management improvements, water-distribution facilities and connection fees, and related financing costs. The Expansion Area consists of approximately 18.51 gross acres and is currently planned for 257 residential units, including 97 villas and 160 condominium units. While this information was included in the Master Assessment Methodology Report, this First Supplemental Assessment Methodology Report provides the more specific allocation of the proposed Series 2026 bond debt. Based on the preliminary methodology, the proposed annual debt assessment is approximately $970.30 per villa unit and $1,071.11 per condominium unit. Please note that I received an email from the underwriters today confirming that the initial reserve requirement is expected to be 25% of Maximum Annual Debt Service, or MADS. The preliminary report currently reflects a 50% reserve requirement, so that figure will be revised. In addition, the capitalized interest period is expected to run through May 2027. These figures remain preliminary and are subject to change based on final bond pricing, closing adjustments, bond sizing, and the final development plan. Mr. Sanford will present

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

the bond-validation and delegation resolution later in the meeting. Through the delegation resolution, the District will have authority to make appropriate revisions to the First Supplemental Assessment Methodology Report as necessary to reflect final bond sizing and to allocate the assessments accordingly. Finally, the report includes a true-up mechanism in the event the development plan changes.

Mr. Pelaez: Who signs this on page 49 with me?

Ms. Duque: That would be you and me, as Chair and Assistant Secretary. That was an error, which we identified today. Mr. Sanford, who is joining us by phone, has already provided the corrected document.

Mr. Pelaez: Perfect, ok.

Ms. Duque: So, not hearing anything else, a motion to consider the first supplemental assessment methodology report will take place.

> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, accepting the First Supplemental Assessment Methodology Report was approved.

FOURTH ORDER OF BUSINESS Consideration of Resolution #2026-10 Bond Delegation Resolution

A. Exhibit A – Form of Bond Purchase Contract
B. Exhibit B – Draft Copy of Preliminary Limited Offering Memorandum
C. Exhibit C – Form of Continuing Disclosure Agreement
D. Exhibit D – Form of Fifth Supplemental Trust Indenture

Ms. Duque: Let's move forward to consideration of resolution #2026-10 bond delegation resolution, Steve go ahead.

Mr. Sanford: Ok, can you hear me alright Juliana?

Ms. Duque: Yes, we can, Steve.

Mr. Sanfor: Ok, this is Steve Sanford from Greenberg, Traurig serving as the District's bond counsel. Just want to make clear to the Board that the bond issue has no impact on the boundaries of the District before the expansion so no one who resides in the District is being affected by this bond issue, this only pertains to the 2026 expansion area, I just wanted to make that clear on the record. This is resolution is called the delegation resolution, and the reason being is when the Board adopts this resolution they accept certain parameters and when it comes time to market the bonds if it was in the parameters

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

discussed by the Board, then the chairman and vice chairman is authorized to sign the bond purchase contract without the need to call a special meeting. As Juliana mentioned earlier, this resolution also authorizes changes both to the engineers report and the supplemental methodology report in connection with the marketing of the bonds is authorized to make those changes without a need for calling a special meeting. The parameters that I mention will authorize a principal amount of bonds not to exceed $5 million, absolutely more than what Juliana has in here report but, it provides a safe cushion so in case the market conditions change we have the authorization to issue that amount of bonds. It's very unlikely that we would issue that amount of bonds and it doesn't warrant the Board to issue that amount of bonds in the amount of $5 million. In this resolution the parameters also set forth what the underwriter's compensation would be and that's based on the underwriter's buying the bonds at a discount of 98% and turning around on the bonds at 100% and that differential is the compensation to be paid to the underwriter. The interest rate on the bonds can't exceed a formula in the Florida Statutes and the term of the bonds can't exceed 30 years not counting the Capitalized Interest period. In addition to those parameters are the certain exhibits that I'll quickly go through that are attached to this resolution is the bond purchase contract, that's between the District and FMS as your underwriter. Once the bonds are marketed this contract is signed by the chairman or the vice chairman and has all the requirements to get to a successful closing. The next exhibit is the preliminary limited offering memorandum, that's the marketing tool used by the underwriter to try and invest (inaudible comment) and that preliminary limited offering memorandum gets finalized with the terms of the bonds and gets delivered to the ultimate investors. Exhibit C is the continuing disclosure agreement, that's an agreement that's required under SEC Rules, it requires that there be annual updates and information regarding the project and it's better for the bonds (inaudible comments). The point of this agreement is that if somebody wants to buy these bonds in the secondary market they would have the most up to date information to make an informed investment decision. Then the last exhibit is the fifth supplemental trust indenture, every time the District issues a Series of Bonds there's a separate supplemental trust indenture between the District and the bond trustee, once the bonds are sold this document would be finalized with the terms of the bonds, interest rate, redemption provisions, and sources and uses. So, if anybody

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

has any questions I'd be glad to answer them, otherwise we'd be looking for a motion to adopt resolution #2026-10.

Ms. Duque: Do I have any questions from the Board?

Mr. Pelaez: No.

Ms. Duque: Not hearing any questions, I need a motion to adopt the resolution.

> On MOTION by Ms. Macias seconded by Ms. Varela-Medina with all in favor, Resolution #2026-10 the Bond Delegation Resolution was approved.

Ms. Duque: Thank you so much Steve.

Mr. Sanford: Ok, thank you.

FIFTH ORDER OF BUSINESS Consideration of Ancillary Documents Series 2026 Bonds

A. Completion Agreement (2026 Expansion Area)
B. Collateral Assignment and Assumption of Developmental Rights
C. True-Up Agreement (2026 Expansion Area)
D. Lien of Record (2026 Expansion Area)

Ms. Duque: Let's move forward with the consideration of the ancillary documents for the Series 2026 Bonds. Mr. Pawelczyk is not with us today. Scott, would you like me to proceed with this item?

Mr. Cochran: Sure.

Ms. Duque: This item concerns the ancillary documents related to the Series 2026 Bonds for the 2026 Expansion Area. These documents support the financing, help ensure completion of the Expansion Area infrastructure, protect the District's assessment lien, and properly document the developer's true-up obligations. I will briefly review each document. The first is the Completion Agreement. The Completion Agreement requires the developer to complete the improvements described in the Engineer's Report to the extent bond proceeds are insufficient to fund all improvement costs. This protects the District and future property owners by ensuring that the infrastructure program will be completed.

Mr. Sanford: Juliana, sorry to interrupt you, because the expansion area is almost fully developed and I believe it's platted, some of these documents may not be required.

Ms. Duque: then, would you like me to present each of the ancillary documents individually, including the True-Up Agreement, Steve?

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

Mr. Sanford: Yes, you can present each one but, I just want to make it clear to the Board, I don't want the Board to think that there's necessarily going to be these documents needed, so if they're not needed and that's determined by the underwriter then so be it, if the Board approves each one of these documents, we might not need them.

Ms. Duque: Okay, Steve, we will proceed with a motion to approve the documents. If any of the documents are ultimately not needed, they will not be executed.

Mr. Cochran: Yes, they should be in substantial final form anyway.

Ms. Duque: That concludes the discussion of the Completion Agreement. Next is the Collateral Assignment and Assumption of Development Rights. This document provides additional security for the Series 2026 Bonds. In the event of a default, it permits the Trustee, subject to the terms of the agreement, to assume certain development rights necessary to complete the project and protect the interests of the bondholders. The next document is the True-Up Agreement. As Steve noted, the True-Up Agreement requires the landowner to make a payment if the final development plan generates less assessment revenue than is necessary to support the outstanding bond debt. This protects the District against changes to the development plan that could otherwise result in an insufficient assessment base. As previously discussed, this may be one of the documents that ultimately is not needed. Finally, we have the Notice of Lien. This document confirms and records the District's special assessment lien against the applicable properties within the Expansion Area. Recording the lien provides public notice of the assessment obligation and secures the Series 2026 Bonds. Steve, would you like to add anything? Scott, do you have anything further to add?

Mr. Sanford: No, I think you put it on the record that if it's determined that we don't need, I think the lien of record is definitely going to be something we're going to record, but the other three, the completion, the collateral and True-Up I don't know yet because I haven't gotten an answer from the underwriter. So, I think what you said on the record is fine, if it's not needed it just won't be executed.

Ms. Duque: Thank you, Steve. A motion as stated will take place.

> On MOTION by Ms. Calero seconded by Ms. Mendez with all in favor, accepting the Ancillary Documents Series 2026 Bonds in substantial final form was approved.

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

SIXTH ORDER OF BUSINESS Consideration of:

A. Amended and Restated Security Services Agreement with Delta Five Security, LLC

Ms. Duque: Let's move forward to the consideration of the Amended and Restated Security Services Agreement with Delta Five Security, LLC, which begins on page 280 of the agenda package. This agreement updates and restates the terms under which Delta Five Security, LLC will provide security services to the District. Scott, since you are currently working on this matter, is there anything you would like to present or add for the Board's consideration?

Mr. Cochran: Yes, the one that's in your agenda book, and this goes back awhile back in April, 2024. So, what this agreement is because the clubhouse, before the District acquired it had an agreement with Delta Five to provide security services, but it was a different type of contract than the District enters with its contractors but that was assigned and assumed by the District when the District acquired the clubhouse. So, we've been performing both parties according to that agreement, it was subsequently amended a couple of different times but some amendments and then for the scope of services and compensation, start time and things like that. Then there was another approval of a modification that didn't make it into a contractual form but, the parties have performed according to that, and then there was another one, and so at this point in 2024 we were trying to put that all together into one amended and restated agreement where it brought everything current, kind of recap the history and had the current exhibit that reflected what the hours were, what the conversation was, all that kind of stuff.

Ms. Duque: This agreement also incorporates the direction provided by the Board of Supervisors at its most recent meeting.

Mr. Cochran: Correct, so this I believe was actually approved, well the increase I think was approved, so the compensation of services were approved but, the agreement I don't think was ever executed or presented to the Board for ratification like we do a lot of times at the meetings for whatever reason. So, I forget which meeting it was, but at one of the recent meetings there was an additional change in their hours and compensation so that's kind of how we came about this was I was looking to do an amendment and I said, wait a minute we never got this one fully signed. So, I think probably, you could do one of two things, you could go ahead and approve this one and then we can do the amendment

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

or I can just do a separated amended and restated that adds on the newest things to that, so it's basically up to you guys how you want to do it.

Ms. Varela-Medina: And then it would be the increase from that time?

Mr. Cochran: The one that was approved at the July meeting, yes the increase was approved at the July 14th meeting, going from 78 hours to 98 hours per week, and had an annual increase from $86,000 in change to $108,000 in change because this agreement has a 2024 date on the front and the signature blocks and everything.

Mr. Pelaez: So do we need like a nice clean brand new one like from 2026?

Ms. Duque: No, we located the fully executed 2024 agreement and have it on file; however, it was never presented to the District for ratification.

Mr. Pelaez: Without an amendment?

Ms. Duque: Yes, there have been so many changes to the agreement that it may be best to start fresh and prepare a new agreement.

Mr. Pelaez: Right.

Ms. Duque: Yes, this is one of the agreements that was assigned to the District when it acquired the clubhouse. Since the Board has already moved forward with approving the updated services and new rates, it would be appropriate to prepare a new agreement reflecting the current terms for the Board's consideration.

Mr. Cochran: So this one was executed?

Ms. Duque: Yes, it was executed.

Mr. Cochran: Ok.

Ms. Duque: I thought Jennifer sent it to you but I will check, Scott.

Mr. Cochran: I don't think I received it, then I can either do just a new one, if you guys want we can just do a new one beginning October 1st, when the fiscal year starts, and kind of go from there, that's probably the best way to do it.

Ms. Varela-Medina: Yes, I think that would be best.

Mr. Pelaez: I agree.

Mr. Cochran: Ok, so then if you guys just forward me that executed one then I'll prepare a new one that will be affective October 1st and we'll go from there.

Ms. Duque: Perfect. For the record, I am reviewing the document now, and it was executed on May 13, 2024.

Mr. Cochran: Ok.

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

Ms. Duque: All right. This agreement includes all of the amendments, and I am forwarding it to you now.

Mr. Cochran: Ok, thank you.

Ms. Duque: Once again, I believe it would be best to start from scratch and prepare a new agreement that includes all provisions necessary to meet the District's current needs. The Board has already provided direction on this matter, Scott, so I do not believe any further motion is needed at this time.

Mr. Cochran: No.

B. Consideration of Rule G-17 Disclosure Letter, Series 2026 Bonds

Ms. Duque: Let's move forward to the consideration of the Rule G-17 Disclosure Letter for the Series 2026 Bonds. This disclosure letter is provided by the underwriter in connection with the proposed bond issuance. It explains the underwriter's role in the transaction, including that the underwriter is acting in an arm's-length commercial capacity and is not serving as the District's municipal advisor. At this time, I would ask for a motion to acknowledge receipt of and approve the Rule G-17 Disclosure Letter for the Series 2026 Bonds.

> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, accepting Rule G-17 Disclosure Letter, Series 2026 Bonds was approved.

SEVENTH ORDER OF BUSINESS Ratification of:

- **A. Fourth Amendment to Agreement (Clubhouse Janitorial Services) with All Professional Cleaning, LLC**
- **B. Small Project Agreement (Main Entrance Roundabout Lighting) with Chandler Contractors, Inc.**
- **C. Small Project Agreement (Main Entrance Roundabout Lighting) with All Star Electrical Services, Inc.**
- **D. Small Project Agreement (Playground Mulch Project 2026) with Tony's Nursery and Garden Service, Corp.**
- **E. Small Project Agreement (Storm Drain Cleaning 2026) with Raptor Vac-Systems, Inc.**

Ms. Duque: Let's move forward to ratification of several agreement, and I'm going to read all of them just for the record. They have all been approved by the Board of Supervisors and we're bringing them today so that they are part of the record of today's meeting. The first one is the fourth amendment to agreement (clubhouse janitorial

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

services) with All Professional Cleaning, LLC, the second one is the small project agreement (Main entrance roundabout lighting) with Chandler Contractors, Inc., the third one is the small project agreement (Main entrance roundabout lighting) with All Star Electrical Services, the fourth one is the small project agreement (Playground mulch project 2026) with Tony's Nursery and Garden Service, and the last one is the small project agreement (Storm drain cleaning 2026) with Raptor Vac-Systems, Inc., a motion to ratify them will take place.

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

EIGHTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Mr. Cochran: Yes, so unfortunately I didn't quite get a chance to get the rules all done, a redlined version to present to you guys today. As far as the timing of things we can do it a couple of different ways, I can either have that ready in the agenda book for the next meeting where you guys can all look at it and make sure that's what you want to do and move forward. If we do that obviously it's going to take more time because then you'll consider it then, and we'll have to notice it from there, and it would probably be realistically 2 meetings after that because it's too tight to do it, the notice takes about 45 days to 60 days to get both notices done. So, the other thing we could do because I think you gave very detailed and precise kind of direction at the last meeting so it's really just tweaking areas here and there, so what you could do if you wanted to you could nominate one of the Board members just to work with District staff on finalizing that language and we could go ahead and do notices and then it would be presented obviously at the public hearing, then you guys could make any final tweaks to the language based on input from the public or discussion by the Board at that public hearing so, those are basically the two options, and you guys can just let me know how you want to handle that.

Ms. Duque: However, you will also bring the redlined version to the next meeting, correct?

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

Mr. Cochran: Either that way or if the Board wanted to move to nominate one of the Board members to work with District staff to finalize it, then we could notice it, we could have the public hearing sooner doing it that way but, it would just having one person kind of finalize the tweaking language with me versus the entire Board, so it's up to you guys.

Ms. Varela-Medina: I nominate Mauricio .

Mr. Pelaez: It would probably be better like that so we don't have to wait.

Ms. Duque: Alright, so we have a motion from Julie to nominate Mauricio to work with District staff on the rules.

> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, authorizing to appoint Maurico Pelaez to work with District staff on finalizing the clubhouse rules and to move forward with the notice of advertisement was approved.

Ms. Duque: Now, we do need to set a date for the public hearing.

Ms. Varela-Medina: What about October?

Ms. Duque: No, we will not have enough time for October.

Mr. Cochran: Realistically it would probably be November 10th.

Mr. Pelaez: We moved the November meeting, right?

Ms. Duque: We moved October.

Mr. Pelaez: Ok.

Ms. Duque: So, November 10th.

Mr. Pelaez: Yes, November 10th.

Ms. Duque: You agree, same time and same location?

Mr. Pelaez: Yes.

Ms. Duque: Ok, so I will need a motion from the Board to advertise the public hearing for the adoption of the rules on November 10, 2026 at 6:30 p.m. at the Silver Palms Clubhouse.

> On MOTION by Ms. Calero seconded by Mr. Pelaez with all in favor, authorizing staff to advertise the Public Hearing to Adopt the Rules on November 10, 2026 at 6:30 p.m. at 23770 SW 115th Avenue, Miami, Florida was approved.

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

Mr. Cochran: Other than that, one of the question that had come up at the last meeting kind of in connection with the rules was, I know there's provisions where we typically collected things like the deposits and the fees via money order only and we had discussed previously that with some of the legislative amendments they're requiring local governments, including Districts to make available a way to pay electronically and online. So, I talked with the other attorneys in our office about this and we don't think that you need to revise the rules, and that becomes effective January 1, 2027, and really that would supersede any rules that are to the contrary as to the State Statute but, because it's more permissive you're allowing for additional ways of payment, that's ok. It's really just when you're becoming more restrictive like if you were reducing or eliminating ways of payment then you would need to make that change in the rules to get ahead of that but, I will say that's something that management and club management should be working on just so we can have that in place in January which I think they're already kind of working on figuring out how to do that. So, I don't think you need to have the rules amended to reflect that going into January, it would just be that they would be able to pay electronically also if they wanted to. I think that's it, just the only other thing I was just going to mention, we had originally had the final hearing on the bond validation for the bonds that we were just talking about for the expansion area, that was originally supposed to happen last month, I think August 24th but, the judge the day of the hearing was not feeling well, and they had to cancel the hearing so it got re-set to October 12th, so that will push back the bond process a little bit further but, I just wanted to give you an update on that as well. I think that's it unless anyone has any questions.

Mr. Pelaez: Do we have any other agreements that like Delta that were signed that we need to amend or renew?

Mr. Cochran: So, one that are on my radar because we already did it for the janitorial effective October 1st but, the different BrightView agreements, the Board approved those a long time ago but, the new rates are becoming effective October 1st, so I'm going to be working on those so those are all ready to go for the beginning of the new fiscal year but, again, it doesn't require additional Board action because those were already approved for the rates to be effective October 1st, so it's doing those for the mulch,

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

the annuals and tree trimming and the various BrightView services entities. So, I think those are the main ones, and I'll do the Delta Five one, those are the ones I'm aware of.

Mr. Pelaez: Ok, thank you.

Ms. Duque: Thank you Scott. Any questions for Scott? No.

B. Engineer

Ms. Duque: Let's move forward to the engineer report, we don't have anything additional to report under the engineer.

C. Club - Monthly Report

Ms. Duque: Moving on to club manager report, Jennifer, go ahead.

Ms. Mendoza: So for August we had a few items repairs on miscellaneous items that we needed to conduct such as the landscape lighting at the front of the clubhouse, those were changed, a few of them started going out and they were already had a lot of wear and tear on them so they were changed, as well as we did have to do a few repairs in the main pool area. The pump station we did have to do a few repairs there, as well as the water heater for the clubhouse also needed to get repaired. Other than that we continue to do our routine preventative maintenance throughout the clubhouse which includes the pool service, as well as the gym being maintained on a quarterly basis and just to give an update with the new gym equipment that was approved a few meetings ago, I hope to have the new equipment within the next 2 weeks. I've been in contact with the company, a few of the equipment has arrived but, I have told them I want to do all the installation all at once so that we're able to kind of just close it up for that specific time, get the equipment all installed, be able to clean up the area good since we're going to be removing all the old equipment, so I'm hoping in the next week we should be getting you guys that new equipment. That's kind of all for the repairs and maintenance of the clubhouse, I did want to bring up because Izzy from I Swim did bring up to me that she would like to conduct and right now on the contract her services are Tuesday to Sunday with Monday no service, that per the contract, so she would like to see if we would also allow her to conduct her services all 7 days of the week. I'm not sure even why we chose Monday off, which I did ask her and she told me that it was just on her part, it was so she could have a day off that she would be able to conduct things other than the swim lessons but, now she would like to be able to hold them also on Mondays as an additional day.

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

Ms. Duque: Jennifer, before the Board provides direction on this matter, I believe we should first discuss certain terms of the agreement. Mauricio and I reviewed the agreement recently, and there are a few items that may need to be addressed. If the Board agrees, we can bring the agreement back for discussion at the next meeting. In the meantime, Mauricio and I can consult with District Counsel and return to the Board with any recommended revisions.

Ms. Mendoza: Alright, so I'll go ahead and I'll bring that up at the next meeting. Other than that, that's all for the club report.

Ms. Duque: Thank you Jennifer.

D. Field Manager - Monthly Report

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

Mr. Lorenzo: Alright, so to begin with, you guys can go to page 421, does anybody have any questions before I start or anything that you guys want to discuss? No, ok. So, page 421 you're going to see some areas at 113th Court and 233rd Street, and you'll see that continuing on page 422. Those areas, just so you guys know and to bring you up to speed, those areas we put new turf, you don't have irrigation, we put new turf, we watered it, and it just continues to deteriorate, we even put caution tape but as you can see on page 422 we suspect that it's from the looks of it and the way the grass is turning, it's defecation of pets in the same, so one pet does it, they continuously do it and it's usually the urine that deteriorates the grass. So, what BrightView is proposing, I mean you've already replaced the grass before as you can see, is removing the grass, removing the soil and putting new soil and then new grass but, again it doesn't have irrigation so you might return to the same problem again, and I've mentioned this to Mauricio, and I don't know if Maurico has anything that he would like to mention or Julie.

Mr. Pelaez: This is a nightmare.

Ms. Duque: Yes.

Mr. Lorenzo: And it's such a small area of grass, again, you don't have irrigation there so it's a challenge. You have the fields, I mean if you look and you see some areas that turn brown and like a rusted look in the grass, it's likely that pets are using it, unless they spill a chemical but, that turns more of a lighter color.

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

Mr. Pelaez: I don't know if it's truly pets personally because there's other spots where the grass has been replaced that there's brown patches that starts turning somewhat similar and for sure no pets use that area, so I don't know.

Mr. Lorenzo: It could be parking from heat in the car.

Mr. Pelaez: Right.

Mr. Lorenzo: In this particular spot, at least on 233rd and 113th we suspect that it's pets, because even with the caution tape you see it continue.

Ms. Varela-Medina: But on the caution tape it's a perfect rectangle.

Mr. Lorenzo: Right, and it could be cars but again we replaced it, put the caution tape around it but, even with the caution tape, that color stays that color even with the grass. Nothing you need to act on now, the price if you did want to replace the grass between all the areas disclosed which is like 6 or 7 areas is $1,728.75.

Mr. Pelaez: I think it needs to stay for a little bit longer and kind let it evolve a little bit.

Mr. Lorenzo: Ok, I mean we could test the area.

Ms. Duque: Terry also checked on that while he was doing the drive-through inspection.

Mr. Lorenzo: Correct, and we don't see the same blade discoloration which the mosaic virus would show, it shows a specific color but, it could be chemicals.

Ms. Duque: I think we should wait until the rainy season has passed and then evaluate the situation.

Mr. Lorenzo: Ok. Moving along to page 432, you guys know the 113th Avenue parking project that we've been doing of the roots, that's pretty much done with respect to the oak trees and cutting the asphalts where the parking spaces are, that is scheduled for hopefully this upcoming week, if not sometime next week when Chic is back in town, weather permitting of course and then once that gets done BrightView will be commencing the installation of the new turf. Moving on to the palm tree trimming project that started this week so you should be seeing all the crews out there starting with the palms getting them ready for the holidays and then they'll be going into the hardwood trees. I have some proposals that I will be passing out it is not in the agenda, so it's in the packets you guys have before you. So, this is to do additional tree work, and just so you guys know, we have currently in the contract to lift the trees but not an actual tree trimming. We met on a

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

couple of occasion with the BrightView staff, Terry from our team, and we went over all the areas and specifics as to the scope of work that needs to be followed which you'll see on the cover page and then the following page is by the locations of all the trees.

Ms. Varela-Medina: Is this to make them thinner so the air can go through them?

Mr. Lorenzo: Correct.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: And thinning is not the proper word to use anymore per the code, but yes, some things would bring, to trim the tree the way the guidelines are proposed, to make it short and be politically correct but, yes, shaping, and I don't even want to use the term because Terry says that's not correct. So, these guidelines for selective pruning. This is not included in the scope of work and as mentioned, there's about 363 total trees but, we're trying to make sure that, and this is if it's approved, making sure that the exact tree count and species of the hardwood trees are depicted in the scope of work on the proposal which I already talked to BrightView and they said they can make it happen.

Mr. Pelaez: So, just to make sure that I'm clear, the numbers is the number of trees?

Mr. Lorenzo: Yes, in those sections, correct.

Mr. Pelaez: So, is this what we met about that this is what they would use as the guideline?

Mr. Lorenzo: Correct.

Mr. Pelaez: So this is considered already enough for a guideline, and I know Terry said something about if something happens and we follow these guidelines then we're covered and all that stuff, so this one little piece of paper is enough?

Mr. Lorenzo: Correct.

Ms. Duque: In an email he sent today, he noted that he would like to see more specific descriptions of the trees and the proposed work. For example, he explained that black olive trees, also known as Shady Lady trees, generally require lateral reductions rather than the large-limb reductions used for standard black olive trees. He also noted that the proposal should clearly identify the tree species, such as gumbo limbo or live oak, and specify the particular type of pruning or reduction proposed for each tree.

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

Mr. Pelaez: Because when we met it sounded like this report was going to be extensive of what we were getting that's why when I see this I'm saying I think that's what we really need.

Mr. Lorenzo: So he still needs to review this, I just sent it to him today, I just received this recently.

Mr. Pelaez: We can go into it more, and you were starting to say there was a better direction before we approve this.

Mr. Lorenzo: Correct.

Ms. Duque: And maybe just ask BrightView to provide that description and maybe include more detail.

Mr. Pelaez: Because I think the different trees have different requirements.

Mr. Lorenzo: Correct.

Mr. Pelaez: And I haven't really read this but, based on this I don't see shady ladies require this.

Ms. Duque: I think he wants to see the count too, like we have done in other Districts for example, out of 300 trees, 150 are shady ladies, and that type of thing.

Ms. Varela-Medina: And how many trees is it in total?

Mr. Lorenzo: Approximately 363 hardwood trees, not palm trees.

Ms. Varela-Medina: And how long would it take them to do that?

Mr. Lorenzo: That is a good question, I don't have the answer to.

Ms. Duque: I would say like less than a month.

Mr. Lorenzo: Yes, I would say about a month.

Mr. Pelaez: How many trees are they trimming?

Mr. Lorenzo: 363.

Mr. Pelaez: But that says it on here, or no?

Mr. Lorenzo: Again, that's what I was mentioning, they need to include that, and I already talked to Nick and mentioned that and they said they could make it happen, so we'll go back to them, revisit this whole scope of work as well as make sure that they include the list of trees and the tree count that is consistent with the map, and I can invite them to the meeting in case you guys have any other questions as well, they are more than available if you guys want to meet with the arborist I can have them here in case you guys want to ask questions.

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

Mr. Pelaez: I mean I think the one that's most knowledgeable really is Terry from your team but, definitely a real report would be better than this before we even do anything.

Mr. Lorenzo: Ok.

Ms. Duque: Also, if you total the trees listed in this proposal, the count comes to 363; however, we do not yet know whether that number is accurate or whether it includes all trees requiring service.

Ms. Varela-Medina: But we don't know how many are shady ladies and how many are the other ones.

Mr. Lorenzo: Correct, and that's what I was mentioning at the beginning to make sure that they include that into the scope for sure.

Mr. Pelaez: I guess my only disappointment is when we had that meeting it sounded like there was going to be this official report and so that's the only thing and this is like, hey include this and see if we can get the task done but, no effort was put into this on BrightView's side.

Mr. Lorenzo: We met and we drove the whole community, so we'll make sure that we revisit this with them and I'll let them know.

Mr. Pelaez: Ok, and I just want to talk about the grass for a second and I think BrightView maybe does weed killing at some point or spraying maybe.

Mr. Lorenzo: Yes, they're supposed to do that.

Mr. Pelaez: And I don't know if it's on both sides, HOA and CDD I forget but, you know sometimes there could be, and I'm not saying there is but, just reminding them of this overspray because a lot of times when they're on the edges, like some of this brown area could just be dead grass as well from overspray, I'm not saying it is, it's just a reminder about that.

Mr. Lorenzo: Yes, and that's something we've been working on for quite some time I want to say years that we've been mentioning to keep an eye on when they spray, being cognizant of the rain so that it won't wash it out and spread it, and to not chemically edge so that's something that we've been implementing with them and you can see it if you guys look at the median you'll see the most because that was some of the areas where they were doing that. So, that's something that's been a topic for quite a few drives, and it's always a reminder during our drives, so that's something for years now that we've been

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

implementing to make sure, or staying on top of and just keeping the guys cognizant and then watching what they're doing.

Mr. Pelaez: Ok.

Mr. Lorenzo: So, if you go back to page 430 you'll see the area next to 112th Avenue and Publix, you guys invested quite a few thousand dollars and you can see that the area has been vandalized again, and it's a shame. The guys did a great job in filling in that area between bougainvilleas and Spanish bayonets and other plant material and it's been vandalized. If you look at page 431 you'll see an outer view of the area, potentially we were thinking of putting a fence there, maybe a wooden fence on the inside portion, you'll see it better on page 431 from the end of where the resident's backyard wooden fence starts to pretty much the Publix wall, so hopefully create another barrier.

Mr. Pelaez: So, I think all they're going to do is jump the wood fence and then into this area, so I think we need to be vigilant and try to see who's jumping the fence and maybe if we find somebody doing it, so I think for the next month we can do that because it's such a nice clean area and when you're walking down you see it and put that wood fence I think it's going to kill it but, let's just try to find who's doing it.

Mr. Lorenzo: Ok.

Mr. Pelaez: I think if we have some information on who's doing it we could charge them back, right?

Mr. Lorenzo: Yes.

Mr. Pelaez: Ok.

Mr. Lorenzo: We can even put like trail cameras.

Ms. Duque: I think that's going to cost a lot of money.

Mr. Pelaez: Well, just let security know and we'll just keep an eye out for it and then we'll send you some information if we see who it is.

Mr. Lorenzo: Ok, alright. Some more dead ducks were reported, we tested the area just to make sure, the test is neutral, everything is fine, the PH level is fine, there's nothing in the water that caused any harm to the ducks, so we did that as a precautionary step. The lakes are doing well, there is one lake on 113th Avenue that has a little bit of an algae bloom that's being treated and we're monitoring it. The cattails are doing well and you guys don't have any more and you'll see the report and results on page 467. The storm drain cleaning was completed, so that's done, and you'll find the final report on page 471. The

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

signage installation on pages 479 and 480 you'll see some of the signs that we discussed at the playground, keep right, median, roundabout, some older signs were replaced, and that has been completed. The roundabout project is set to commence on Thursday, so that's good news, breaking ground soon. Chic and Jordan will be out there, so Chic will be prepping and safeguarding the area and Jordan will be breaking ground likely with the heavy machinery starting next week weather permitting, they getting a start this week. The two playground mulch project with Tony's Landscaping, those are set to start on Friday, they'll be closing one playground and moving on to the next one, they'll be starting on 113th and 234th Lane and working their way to the other park. The area will be caution taped and safeguarded by their crew, they anticipate it taking about a week. A mass email I'm sure you probably received it through the HOA who was helpful to make sure that got sent out. Are there any questions so far?

Ms. Varela-Medina: No.

Mr. Pelaez: Have you gotten anything back from Nick for the Christmas light options?

Mr. Lorenzo: I haven't I've been following up on that but, I haven't gotten anything yet.

Mr. Pelaez: Is he responsive?

Mr. Lorenzo: Yes, and I'm not sure if it's the season but, I'll continue following up to get that proposal, and I mentioned to him to just try to keep it as simple as possible because any lights there are going to look good opposed to adding a lot of lights because there's a lot of trees and this is something new that you guys are going to have so just any lights will be noticed and appreciated, not to mention budgeting purposes. This easement agreement and revocable license agreement for 11371 SW 232nd Terrace, this is dating back to earlier this year, I don't know if you guys remember, I'll show you the pictures, it was a hedge on the side of the townhome unit. The agreement is still pending, I haven't heard back, I continue to follow up, I sent another email between these meetings, and I haven't gotten anything back.

Ms. Varela-Medina: Is their hedge maintained though?

Mr. Lorenzo: Yes, the hedge is being maintained.

Ms. Varela-Medina: But wasn't he supposed to move something?

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

Mr. Lorenzo: So, the border was removed, and new turf was placed and the mulch was removed, so that's been done. The only thing that's been pending is the agreement.

Ms. Macias: And the hedges are being maintained by him?

Mr. Lorenzo: Correct.

Ms. Macias: Ok.

Mr. Pelaez: So, then what's pending is for him to sign the agreement.

Mr. Lorenzo: Yes.

Mr. Pelaez: So, I think we should give him one last email saying hey, this your last chance, next meeting then the agreement will be null.

Ms. Varela-Medina: How many times have you reached out to him?

Mr. Lorenzo: Quite a few, phone calls, emails.

Ms. Varela-Medina: Has he reacted at all?

Mr. Lorenzo: Yes, at the time, a couple of months after and I know he was going through a personal matter, and ever since it's been very, I haven't really heard anything.

Mr. Pelaez: Ok, so one last one, hey the Board said that's it, sign it within the next 30 days, or less than 30 days because October's meeting was moved up, right?

Ms. Duque: Yes.

Mr. Pelaez: So he has 3 weeks.

Mr. Lorenzo: Alright. Then last but not least the mailbox cluster right behind us next to the clubhouse it official has power so now the two other kiosks will have power and Chic already installed the light, the only thing is we just want to make sure that there wasn't an issue with the accountant just to make sure after the meeting I'll be passing by to take a look and make sure there's power, but aside from that everything is working, and Chic confirm there was power already because he connected the new light. Are there any other questions or concerns? No.

Mr. Pelaez: Thank you.

Ms. Duque: Thank you Jesus.

Mr. Lorenzo: You're welcome.

E. CDD Manager

1) Final – Approval of the FY2025-FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

Ms. Duque: The next item is consideration of the final Fiscal Year 2025–2026 Performance Measures and Standards Annual Report, as required by Section 189.0694, Florida Statutes. The report begins on page 502 of the agenda package. The purpose of this report is to document the District's performance during Fiscal Year 2025–2026 and to determine whether the goals and objectives previously established by the Board of Supervisors were achieved. Florida law requires special districts to establish goals, objectives, performance measures, and standards, and to publish an annual report on the District's website by December 1 describing the goals achieved and any goals not achieved. For Fiscal Year 2025–2026, the District's goals were organized into three primary categories: community communication and engagement; infrastructure and facilities maintenance; and financial transparency and accountability. Under community communication and engagement, the District met its goal of holding at least three regular Board meetings during the fiscal year. Only one meeting was canceled during Fiscal Year 2025–2026. The report also confirms that meetings were properly noticed through the District's website and a local newspaper, and that the District conducted monthly website reviews to help ensure that meeting minutes and public records remained current and accessible to the public. Under infrastructure and facilities maintenance, the report confirms that District Management and the Field Manager conducted the necessary site inspections in accordance with the District Management Agreement. These inspections monitor the District's infrastructure and facilities and help ensure that they remain safe, properly maintained, and operational. The report also references the District Engineer's Report previously provided for the prior fiscal year. As the District has changed engineers, I have been coordinating with Juan Alvarez and Angel Camacho to obtain an updated Engineer's Report for the current fiscal year. Finally, under financial transparency and accountability, the report confirms that the proposed Fiscal Year 2025–2026 budget was approved before June 15 and that the final budget was adopted before September 30. All required budget documents were posted to the District's website. The report also confirms that the District's website includes the most recent annual audit, which is performed by an independent auditor as required by Florida law, as well as budget information and the District's financial statements. Overall, the report concludes that the District achieved all established performance measures and standards for Fiscal Year 2025–2026. Are there any questions from the Board? If not, I would ask for a motion to approve the Fiscal Year

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

2025–2026 Performance Measures and Standards Annual Report and authorize its publication on the District's website.

> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

2) Consideration of the FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Duque: The next item is consideration of the proposed Fiscal Year 2026–2027 Performance Measures and Standards, as required by Florida Statute. This report establishes the proposed goals, objectives, performance measures, and standards for the upcoming fiscal year. The proposed framework is consistent with the reporting categories and measures used for the prior fiscal year, which the Board just considered under the final Fiscal Year 2025–2026 report. These measures are intended to evaluate the District's services, operations, financial management, and administrative activities throughout Fiscal Year 2026–2027. Are there any questions from the Board? If not, I would ask for a motion to approve the Fiscal Year 2026–2027 Performance Measures and Standards.

> On MOTION by Ms. Varela-Medina seconded by Ms. Macias with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

NINTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

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

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

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

TENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests?

Ms. Varela-Medina: No.

Ms. Duque: For the record, Mauricio is showing me the minutes from the June 16, 2026 meeting. When he attempts to open the file, it indicates that the file may be corrupted.

Ms. Varela-Medina: Isn't that the one that was cancelled?

Ms. Duque: No I don't think so.

Ms. Varela-Medina: Wasn't the June one that was cancelled?

Mr. Pelaez: No, I don't think so.

Ms. Duque: Let me check on the webpage right now.

Ms. Varela-Medina: Yes, June 9th it said cancelled.

Mr. Pelaez: Well, we moved the June meeting to June 16th, but the minutes don't open, the May ones open but not the June ones.

Ms. Duque: Ok, and just for the record I'm checking it right now on the webpage.

Mr. Pelaez: Like March opens perfectly, or whatever.

Ms. Duque: Okay, I just clicked on it. Let me show the Board now—it takes you directly to the meeting minutes.

Mr. Pelaez: Ok, because I know one resident had a problem maybe when they were doing the mobile version as well.

Mr. Lorenzo: Right because I just did it on mobile and it was giving me the same error.

Mr. Pelaez: Ok, so maybe we can just work with IT and just double check that, and maybe it's the format, so maybe on the mobile version the RFT or whatever because March opens, every other month opens without a problem.

Ms. Duque: Okay, and for the record, the minutes from the June 16, 2026 meeting open correctly when accessed from a laptop or desktop computer; however, they do not open when accessed from a mobile device. I will ask the IT department to review the issue and determine whether there is a mobile-accessibility concern. I will report back to the Board of Supervisors once we have additional information.

Mr. Pelaez: Thank you.

Docusign Envelope ID: 866749DA-A3C9-8413-8330-EFE3925083D5

Ms. Duque: Ok. Do I have any Supervisor's requests? None. Do I have any audience comments?

Mr. Hodge: Yes, my name is Norman Hodge, and to be honest it doesn't really pertain to this meeting but it does concern to CDD land.

Mr. Pelaez: He's referring to an HOA matter, not CDD related.

Ms. Duque: Ok.

Mr. Hodge: So I was under the impression that stored pavers in an easement area without approval I would have to remove them within 2 weeks, pending ACC approval of a separate project. Unfortunately, I won't be here, I'm going to Arizona for my son's graduation so I'm going to see him tomorrow so I won't be here for tomorrow's meeting. (inaudible comment)

Mr. Lorenzo: So, Mr. Hodge was working on a project and put pavers behind his fence in the easement, he was not aware of the District, once I communicated with him he assumed responsibility for it, and just to kind of give you guys an understanding of where and what, he's going to do a project, he submitted it, that's why he's saying it's contingent upon the ACC application meeting which is set for Thursday contingent upon that approval he's going to start the work, so it will be removed within the next week or two I want to say since it's upon approval but, he has responded to me by phone, him and his wife, and I sent over the proposal to restore the grass, I'm going to schedule another meeting with Nick to go over the area and make sure we have the square footage right, and contingent upon that I'll give an update to Mr. Hodge, so just thinking I can give you guys a report. I haven't sent him a letter because he's been responding by phone and by email, and thank you Jennifer for putting us in contact. So, that's pretty much it.

Mr. Pelaez: Thank you.

Ms. Duque; Anything else?

Mr. Hodge: No.

ELEVENTH ORDER OF BUSINESS Adjournment

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

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

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Secretary / Assistant Secretary

Signed by:
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Chairman / Vice Chairman

Certificate Of Completion

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Status: Completed
Subject: Palm Glades: Complete with Docusign: 9-8-26 Minutes.pdf
Source Envelope:
Document Pages: 26
Signatures: 2
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

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Signer Events	Signature	Timestamp
Juliana Duque jduque@gmssf.com District Manager - Assistant Secretary Security Level: Email, Account Authentication (None)	DocuSigned by: 83215D558947430... Signature Adoption: Drawn on Device Using IP Address: 2601:586:5301:1fb:ccf8:96c8:520d:8a60	Sent: 10/22/2026 7:10:35 AM Viewed: 10/22/2026 7:20:34 AM Signed: 10/22/2026 7:20:40 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Mauricio Pelaez pelaezcdds@gmail.com Chairman Security Level: Email, Account Authentication (None)	Signed by: F0E3C17B017C45F... Signature Adoption: Drawn on Device Using IP Address: 2600:1700:4191:3d40:65b8:733d:bcc6:57a0 Signed using mobile	Sent: 10/22/2026 7:10:34 AM Viewed: 10/22/2026 9:37:41 AM Signed: 10/22/2026 9:37:51 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/22/2026 7:10:35 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	10/22/2026 9:37:41 AM
Signing Complete	Security Checked	10/22/2026 9:37:51 AM
Completed	Security Checked	10/22/2026 9:37:51 AM

Payment Events	Status	Timestamps