MINUTES OF MEETING
PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Palm Glades Community Development District was held on Tuesday, March 11, 2025, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
George Graupera	District Engineer (by phone)
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager
Annet Bonzon	KWPM
Oscar Borras	KWPM

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.

Ms. Duque: If the Board allows me after we approve the minutes for today's meetings, I would like to introduce George to the Board of Supervisors. There are two items that I would like to present to the Board, and if we have any further questions, George will be able to assist us but, I don't want George to have to stay the entire meeting in case he has something else to do.

SECOND ORDER OF BUSINESS Approval of Minutes of the February 11, 2025 Meeting

Ms. Duque: So, the next item is the approval of the minutes of the February 11, 2025 meeting. This is the moment to present any additions, corrections, or deletions to those. If there is none, a motion to approve them will take place.

On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, the Minutes of the February 11, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS Staff Reports

B. Engineer

Ms. Duque: Let's proceed to the District Engineer's items for today's meeting. I have brought two additional items to discuss, which are included in the extra copies you have. I wanted to ensure that I had all necessary information, as some details were provided after the agenda was finalized or were pending responses from professionals. The first item involves a document that identifies six folios within the District that are not currently owned or maintained by the District. As you can see, George Graupera, our District Engineer, has provided an explanation. Each folio is detailed, showing both the current owner and the owner as per the plat. The first two folios are located next to the clubhouse and along the main road leading to the clubhouse. The road is a CDD road, and the easement appears to be under Lennar. According to our District Engineer, these two folios were likely intended to be transferred to the CDD. However, it's important to note that the annexed area does not have an HOA and is not part of our HOA either. I assume that the folios were intended to be transferred to the CDD, but we are currently working on resolving this issue. Additionally, there are four more folios that appear to be owned by Madeira Investors, LLC. According to the plat, these might have been intended for transfer to the HOA. Based on the email exchanges and responses from the District Engineer, I want to inform you that we are actively addressing this matter. I have already contacted Terry Baluja and Mark from Lennar, and I will follow them until we receive a final answer. Once we have a resolution, I will present it to the Board. This information is primarily for your awareness at this stage. The assumption and acceptance agreement pertains to the water and sewer facilities. Essentially, Palm Glades will assume all duties and obligations of the developer under their existing agreement related to the conveyance of these

facilities. However, the developer will retain rights for construction and connection under that agreement. This matter was brought to my attention and is relevant to the Silver Palms North area. As we proceed with annexations involving new properties, Lennar is conducting due diligence to determine what needs to be conveyed and what actions are required. This assumption and acceptance agreement is part of that process. I have shared this information with our District Attorney and District Engineer, as well as our chairman, to ensure everyone is informed. After consulting with the professionals, they agree that it is acceptable for the Board to move forward with this. However, we need to formally bring it before the Board for a motion to authorize our chairman to execute the documents. Are there any additional questions regarding this matter?

Ms. Calero: Which property is it?

Ms. Duque: Silver Palms North.

Ms. Calero: Ok.

Ms. Duque: The last property that was annexed to the District. So, not hearing any additional questions, I will need a motion to approve the assumption and acceptance of the agreement rights and authorize the chairman to execute the document.

> On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, accepting the Assumption and Acceptance of Agreement Rights and authorizing the Chairman to execute the document was approved.

Ms. Duque: Ok, so that's all I have for our District engineer, or in terms of engineering report. I know George, the Board wanted to have you come today, they wanted to hear your voice.

Mr. Graupera: Well, I've been involved with the Silver Palms, or Palm Glades CDD project since its inception in 2003 back when it was called Manedias Farms. So, my firm, Ford Engineers, we were the civil engineers that developed the entire community, and I'm a civil engineer. So, we did all the water designs, sewer designs, paving, drainage, and all the lakes, so we designed it all for Lennar. Then when it came time to create a Community Development District my firm, and I, became the District engineers since we were super familiar with all the infrastructure that was involved. So, you don't see me every month, and that's typically just because I have an understanding with GMS-SF that if I do not have

to be there, then I don't show up to these monthly meetings. I don't need to bill the CDD for the time of driving down there if there's nothing on the agenda for me to deal with, and typically I will deal with the District managers behind the scenes, you see the emails that have gone back and forth between Juliana and I, so I'm very familiar with your community, we do go out at least once a year to go ahead and do an inspection of all the District owned facilities, all the infrastructure, the land, make sure that the District is maintaining everything in good shape and I can tell you if there is anything that we catch, we will bring it to the Board's attention through our annual reports. So, I think the last issue that we had was with the ducks eating up the grass by the lakes, so we were able to go ahead and investigate that and find out what happened, spoke with some neighbors, and tried to remedy that, and that way the entire Community Development District is unified, and all the residents are happy there. So, yes, I typically don't come to the meetings but, if you want me to come to a meeting, I'll come to a meeting but, unless it's some pressing issue really, the District engineer doesn't need to be involved every month but, again, if there are any questions or concerns, I deal directly with Juliana but, I am open to coming to meetings as well if you would like. Thankfully, your District is very well maintained, there's no complaints, any kind of little issue that pops up we'll always handle, and take care of quickly to remedy it, so I enjoy working with you guys and with GMS-SF to go ahead and make sure that you guys have a good community out there.

Ms. Duque: Thank you, George. I appreciate that. George, just to quickly touch on something we discussed in one of our meetings: do you recall Ordinance RH38-22, which pertains to the drainage system project using ArcGIS?

Mr. Graupera: Yes.

Ms. Duque: I presented this information to the Board, and they are aware that, as per your statement, we are not connected to the public right-of-way. I would appreciate it if you could provide the Board with additional details. In other districts we manage, we have approached this concern proactively by conducting due diligence and obtaining proposals from district engineers to present to the Board. This process involves creating an Infrastructure Gateway System (IGS), which has proven to be incredibly beneficial for several reasons that I believe you are also aware of. I suggest that you inform the Board about this approach and consider providing them with a proposal to conduct our due

diligence. This would allow us to explore our options and determine the best course of action. I would appreciate hearing your thoughts on this proposal.

Mr. Graupera: Ok, well, let me tell you, so last year, the Miami-Dade County Board of Commissioners went ahead and approved a county-wide ordinance that has multiple parts to it. Everybody is calling it, the impervious area stormwater ordinance, that's how all the county agencies are calling it, and it mostly has to do with DERM, which is the Department of Environmental Regulation and Management. So, what this new ordinance calls for, has a bunch of different parts to it. The part that pertains to CDDs is that now the Miami-Dade County wants to go ahead and reach out to all municipalities, you know City of Homestead, City of Hialeah, Coral Gables, so they're reaching out to all the different municipalities and the county wants to go ahead and get involved in mapping all the drainage pipes that are throughout the entire county. So, they're reaching out to us, and they want this information provided to the county so the county can go ahead and create this huge database, a GIS database, geographical identification system. So, basically, it's like Google Maps, you go into Google Maps, and you zoom into your area, and you zoom into your street, and with a couple of clicks and turning on and off some layers, the county will be able to visualize and see what's under the ground, what drainage is there, where it's connected, how many inlets, all the stuff that's happening underground, it can be mapped, it's survey quality as far as its location, so you can drop a pin, and they'll be able find out all the information that you have about the diameter of the pipes and where it's connected and where it's dumping into a lake. So, all that stuff the county wants to go ahead and get up to date on but, as of right now the county has got everything, all their records are ancient, and thankfully they've gone ahead and scanned into PDFs, the majority of the stuff but, now they're getting up to date, and they want this stuff, and Miami-Dade County at the water and sewer department has already gone ahead and done this, so the water and sewer department, they know ahead, they can find out where all the water and sewer pipes are that WASA is responsible for. So, essentially the county is going ahead and updating their records but, they also want to know about any private owners, any kind of apartment building or a subdivision that somehow that drainage system that's private is actually connected to public roads, public right-of-ways that are under the jurisdiction of Miami-Dade County. So, they're asking everybody, and they're requiring everybody that has a drainage system that somehow either overflows to or interconnects with the county's

public drainage system, they're asking for that information, the GIS system, so they can add it to their system. Now, I am 100% familiar with the drainage design for the entire Palm Glades CDD seeing that I'm the one that designed it, so I was the one that permitted it, all the interconnections and how you outfall to the lakes, and I think that I'm 100% sure seeing as my firm was the one that designed the plans that we do not have in the Palm Glades CDD any kind of drainage infrastructure that either overflows to or interconnects with Miami-Dade County's public drainage system. Part of the reason I can be so confident in that because it's been a law ever since I've been working in this field and it's been about 23 years that I've been working in this. So, when you build a subdivision, such as Silver Palms, you cannot overflow off your property into public property, so it's been a law forever and you can get your drainage system built but, again, there's a lot of old legacy systems, and the City of Miami is in that area and the old downtown and everything, that's a complete mess, so this is really what it's applying to. All these new subdivisions, and your subdivision, and everything that's been built in the past 30 years has to comply with rules and regulations where you can't discharge your drainage onto your neighbor, or into the public roads. So, any rain that falls on your property, has to stay on your property, and in this sense, everything that falls on Palm Glades CDD is going to stay within Palm Glades CDD, that's why we have all these lakes which are stormwater management areas, they're not lakes, they're not meant for recreation, you can't go ahead and jet ski in there, these are literally stormwater management areas so that when a hurricane comes, and dumps a huge amount of rainfall in the community, it's going to flood the roads for a little bit but, it's going to quickly recede and it's going to dump all the excess through these interconnected underground pipes into the lakes around it. So, you're going to see a significant right at the lake level but, it's better than anything getting into your home. So, that's how the drainage system is designed for you guys, and I can say that part of the impervious ordinance does not apply to this Community Development District, there may be other Community Development Districts that are older, or that have some kind of unique circumstance, and I can't speak for them but, I've already spoken to Jesus that there's other CDDs that I manage as well that it's the same issue. Now, another part of the impervious ordinance that's probably going to be a little bit more important for residents is that now Miami-Dade County is requiring that any kind of non-structural improvements to your property, and what I mean by property, I mean your single family home lot, you know

the land that you own for any of us that are single family homeowners out there, if you want to go ahead and put a deck or a pool, or a patio, anything that will increase the impervious area of your property, and impervious means that when it rains it doesn't soak through, and grass is pervious so when the rain lands on the grass, it just soaks into the grass and to the underground but, if it lands on your roof, if it lands on your driveway, it's going to flow to the low point where we normally design drainage to catch that and bring it into pipes underground but, now this impervious ordinance requires that any homeowner of a single family home or a duplex and wants to go ahead and make some improvements to their property, if they're making improvements that are adding impervious areas, so pavers, you want to widen your driveway, you want to go ahead and build a pool in your backyard, that kind of stuff, you're going to have to go ahead and get an additional permit, and basically the contractor, or whoever is responsible for doing it, the pool contractor for instance, they're the ones that are going to have to go and pull this permit but, now that part of the permit, in order to get it approved is going to require calculations from civil engineers showing that a certain amount of rainfall falls on your site and is going to stay on your property. This is because a lot of people have been complaining to the politicians, and the county commissioners, and this was county-wide, where their neighbor went ahead and built a patio, and now every time it rains, the water runs off the neighbor's patio into their property and floods their property, whether it's the neighbor to your side, or the neighbor to your backyard, whatever, and this is happening all throughout the county, and it's been going on for years where no one ever really thought about it. So, they've gotten so many complaints, calls, and concerns from residents in the county that the county went ahead and passed this impervious area ordinance, where now if you want to make any changes to your property, you're going to have to get another permit. Not something that heavy duty that would require a building permit, like you want to add an addition to a house or something like that, that would require a building permit with plumbing, electrical, HVAC, and all that kind of stuff, this is a minor permit but, still it's in-depth as far as the hoops that you have to jump through, and it's just more paperwork and fees, it's going to be $200, so any kind of improvement, and again, this is going to be coming into effect at the end of this month. So, what the rule is, if you have a permit in at the county to build a pool, then the second you get that permit put in, the rules and laws that are at that time remain in effect but, if you decide to go ahead and do a pool, or put a back patio in your backyard, after

March 31st, you're going to have to go ahead and get an impervious area permit, that's going to involve a review from DERM, they're going to look at calculations, they're going to ask for surveys, they're going to ask that you either put a retaining wall around the edge of your property or a berm, like a little 6" hill around the perimeter of your yard, or a swale which is a little dip to contain all the water that falls on your roof and patio and goes into your backyard, it has to stay on your yard. So, the rainfall needs to stay in your yard and it can't go to your neighbor's yards, so that's the big thing of this impervious area ordinance but, in addition to that, the county is kind of getting up to date with their records and they're demanding that anybody that has drainage that connects to their system that they want records for that and they're going to be requiring inspections. So, luckily for the Palm Glades CDD, it's not an issue, there's nothing for you to provide to the county, GIS is a computer model with survey quality location of everything and that's kind of pricey to go ahead and get that stuff drafted up and created in GIS system that can go ahead and be given over to the county. So, that's it, I can tell you a lot of architects and contractors and engineers are trying to get a handle on this new impervious area ordinance and how it's going to affect construction down the line, and it looks like stuff that you were able to do, that homeowner were able to do without a permit for their backyard, now it's going to require a permit, so more red tape, more paperwork, more fees but, overall, it will help that the water from your neighbor is not going to enter into your property, it's going to decrease flooding throughout the county, since everybody is supposed to be taking care of the drainage on their property. So, that's pretty much it Juliana, there's a lot of little things that everybody is still trying to figure out, and the county is getting a grasp on it and everything is going to be changing after the end of this month, so if you've got the idea to go ahead and build a pool try to get the permit in before the end of the month.

Ms. Duque: Thank you, George, we appreciate that detailed information and even though we are in a CDD meeting, we have some Board of Supervisors that are also part of the HOA Board of Directors and I think the information that you just provided is very beneficial for all of them, so that you for that George.

Mr. Graupera: You're welcome.

Ms. Duque: Are there any questions or any further discussion from the Board?

Mr. Pelaez: No, thank you.

Ms. Duque: Perfect. George, thank you so much, we appreciate you being with us today.

Mr. Graupera: Thanks a lot Juliana and thank you very much, everyone, have a good night.

Ms. Duque: Thank you, George.

THIRD ORDER OF BUSINESS Acceptance of Audit for Fiscal Year Ending on September 30, 2024

Ms. Duque: Ok, so now let's move forward to the acceptance of the audit for the fiscal year ending on September 30, 2024. Grau & Associates have completed the financial statements for the governmental activities and conducted an audit for the fiscal year ending September 30, 2024. According to their findings, there were no significant issues or recommendations noted in the procedures outlined in the annual financial audit report for that fiscal year. At this time, I require a motion to accept the report.

On MOTION by Ms. Varela-Medina seconded by Ms. Macias with all in favor, accepting the audit for the Fiscal Year ending September 30, 2024, was approved.

FOURTH ORDER OF BUSINESS Staff Reports (Cont.)

Ms. Duque: Now, let's move forward to staff reports, attorney.

A. Attorney

Mr. Cochran: Yes, I don't have anything specific to report, I looked at that assumption agreement which you guys already approved, so nothing else specific unless anyone has questions for me.

Ms. Varela-Medina: No.

Mr. Pelaez: No questions, thank you.

Ms. Duque: Thank you so much, Scott.

B. Engineer

Ms. Duque: We already discussed the District engineer report with George.

C. Club - Monthly Report

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

Ms. Mendoza: Yes, so for this month we continue to just do some improvements throughout the clubhouse, one of the main ones is, if you guys can recall it was approved last year was the waterproofing of the north side wall, which is the wall right in front of the gym, that has been completed, so Chandler Contractors completed that area. We were able to salvage some stones that were in that wall to be able to do some other stone repairs that we have to do throughout the clubhouse so that will be something else that will be underway. Other than that, we're just doing some in-house maintenance to the pavers of the pool area, some of the shower curtains in the bathrooms and the gym area also got changed, as well as we added some new swing seats to the playground area as well since they showed some wear and tear from the sun exposure and stuff, so again, we just continue doing some of those in house maintenance items. The pool company continues to do their regular weekly maintenance, the gym preventative maintenance was also completed for this quarter, and the HVAC has not been completed as of yet, and then our landscaping company has also been done for February. Other than that, I am sharing with you guys also the report for the park inspection, as well as some of the events that we've had in the last two months, which were January and February. Now, with the club report, I did include a notice of suspension that was issued to a resident, Jeanelle Stewart, if you guys recall in one of the previous meetings we had issued one notice for behavior, she was being very abusive to the staff as well as to some residents, making them feel uncomfortable with her questioning, that she was doing to them at different times of the day while they were in the bathroom, or using the terrace, and so given these incidents we went ahead and we issued her a 30-day suspension which has already gone into effect. She was allowed to appeal but she did not send in any request to appeal to Juliana, so therefore the suspension is currently in place. She is aware of it, and there were no further questions about it so we hope that during that time she comes back with a different attitude. So, also I sent Juliana an email for consideration of upgrading the treadmill machines that we have currently at the clubhouse, and you may recall we had a lot of the treadmills changed back in August, and we have 4 total, 1 was changed so we have 3

remaining, so 3 of those treadmills are the original treadmills from 2013, so basically when we added the new treadmill we received a lot of positive feedback from the residents that they like how we updated the machinery, they definitely think that it was necessary and it kind of gives it a more vibrant and positive atmosphere to the clubhouse, so I kind of wanted to bring up that subject and try to see if we were able to go ahead and consider updating those treadmills. Given that they're from 2013, and little by little at times they need services there and maintenance.

Ms. Duque: And Jennifer, the current treadmills that we have, they're property working, there are no issues with them. Am I right?

Ms. Mendoza: Correct, no issues, they're all in good condition, they get serviced on a quarterly maintenance, so they're working.

Ms. Duque: Ok, so this is just upgrade the treadmills.

Ms. Mendoz: Correct, this is just to be able to go ahead and upgrade the machines.

Ms. Duque: Then the amount for each one will be?

Ms. Mendoz: So, I am providing a cost of how much it cost back in 2024, so this is as of August, 2024 which was $5,442.11 for one treadmill.

Ms. Duque: Ok.

Mr. Pelaez: So, I know that we discussed it as we have some funds for that in the line item but, we were trying it in September of last year or August or whatever, with that one machine, making sure it was good, that residents like it and with all the feedback, I think it's a good time to continue with that based on what we've seen with that upgraded machine already.

Ms. Duque: Ok, are there any other comments from the rest of the Board? To be cautious, Jennifer, considering the amount was established in August 2024, I don't expect it to have increased. However, I suggest approving a "not to exceed" amount of $6,000 per treadmill. In reality, the cost should be closer to $5,500, but I want to ensure we have a safe margin if we decide to proceed with the purchase.

Ms. Varela-Medina: Do we have the funds?

Ms. Duque: We do we have the funds.

Ms. Varela-Medina: Ok.

Mr. Pelaez: Yes, I think that's ok.

Ms. Varela-Medina: What did we do with the old one?

Ms. Duque: We need to declare them excess property and discharge them and we'll donate them to certain entities that can be donated to. Same process that we do with everything single piece of excess property the District has.

Ms. Mendez: Question, what's the warranty on the new ones, what do they come with, what coverage would they come with, what's the time period?

Ms. Mendoza: The warranty is 10 years, but don't quote me on that, I can confirm.

Ms. Mendez: Ok.

Ms. Duque: Question Scott, if the current company providing the quote plans to take over the existing contracts as part of a transaction to sell. Is this feasible? Do we need to include this arrangement in the contract?

Mr. Cochran: It probably wouldn't hurt to have it in the contract, for a purchase like this, you wouldn't usually have us do a contract, they probably just have like a purchase order type of an agreement thing that has the warranty terms and stuff but, are you thinking like to get a credit or something?

Ms. Duque: Yes, if possible.

Mr. Cochran: Yes, so I think as long as there's something in writing that reflects that, I mean it could even be an email or something like that but, yes, I think if there's something in writing that reflects that, that would be good, just kind of in lieu of the surplus we're kind of upgrading it for a discount.

Ms. Duque: Yes, correct, so just try to do that Jennifer. please attempt to negotiate this arrangement. If it is not feasible, we can consider declaring the existing treadmills as surplus property. However, let's first try to explore this option and determine if an agreement can be reached. I now require a motion from the Board to approve a budget of up to $18,000 for the replacement and upgrade of the three treadmills. Furthermore, I request that Jennifer be authorized to negotiate with the vendor regarding the removal of the existing treadmills.

On MOTION by Ms. Mendez seconded by Ms. Macias with all in favor, authorizing a not to exceed amount of $18,000 to replace 3 treadmills in the clubhouse gym and also authorizing Jennifer Mendoza to negotiate the amount with the vendor to remove the existing 3 treadmills as stated on the record was approved.

Ms. Mendoza: Shirley, just to kind of go back on that, it's a 10 year warranty for the framing, 5 years on the parts, and 2 years on labor.

Ms. Mendez: Ok, thank you.

Ms. Duque: Sorry, Jennifer, can you repeat that, 10 years?

Ms. Mendoza: Yes, so 10 years on the frame, 5 years on parts, and 2 years on labore.

Ms. Duque: Ok.

Ms. Mendoza: This is from the Fitness Company.

Ms. Duque: Perfect, thank you.

Ms. Mendoza: Then from the clubhouse part, I'm done. Ok, so additionally, I sent over to Juliana also we were given that assignment when the District was discussing the budget, the 2025/2026 budget, for two line items which is one of them is involving the posted expense, I am requesting for an increase of $70,000. Currently, the budget line item is at $50,000 and I'm asking for $70,000, so just basically the reason for the increase is just to be able to go ahead and cover the projected costs for events that we have planned for the upcoming year, being able to hold larger and more successful events that we want to do that I have in mind to be able to hold them. Given that the feedback that we've had from the residents, we want to be able to go ahead and continue that.

Ms. Duque: So, do I have a direction from the Board, remember, I'm currently working with the budget, we work with projected amounts but, if this is something you would like to move forward with, we'll make sure to include it when proposing the budget in April, and if that's the case we'll increase the $50,000 that we currently have in our budget to $70,000. Do I have an agreement from the Board? I don't think I need a motion for that, just a direction at this point.

Mr. Pelaez: Sounds good to me.

Ms. Varela-Medina: Yes.

Ms. Duque: Good for everyone, ok good, thank you.

Ms. Mendoza: Then the other increase would be for the management fee under KW, which includes the payroll, currently we have that one at $239,000, and we are requesting for the increase of $260,000, and it would be able to give the staff the necessary increases based on their performance, and then as far as being able to allocate any additional hours for staff.

Ms. Duque: So, if that's the case for this particular item, I do need a motion from the Board because if we are increasing it, we will need to reflect this but, at the same time if we're moving forward with the new proposal presented by KW and they increase we will need to also amend our existing agreement.

Mr. Cochran: Well, when would it be effective, the new fiscal year?

Ms. Duque: Yes, next fiscal year.

Mr. Cochran: Ok.

Ms. Duque: Starting October, 2025 because we do not have this in our current budget, so this will be for fiscal year 2026, yes.

On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, authoring staff to increase the KW clubhouse management fee for the 2026 fiscal year budget to $260,000 and also authorizing staff to work on the agreement was approved.

Ms. Duque: So, just once again for the record, we are authorizing District staff with a motion that was made by Mauricio and seconded by Shirley, with everyone in favor, to increase the management fee with KW for the clubhouse from $239,157, to $260,000 and authorize District staff to work on the agreement. Ok, Jennifer, continue.

Ms. Mendoza: That will be all for me.

Ms. Duque: Ok, if there are no other questions from the Board, thank you so much Jennifer.

D. Field Manager - Monthly Report

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

Mr. Lorenzo: Yes, so starting on page 68 you'll see the report, and I'm going to try not to bore you with all the details but, on page 70 you'll see one of the repairs that were made to timer #1, the variable frequency drive and controller repairs, they were completed, and those were inspected last month just so you know. Pump #4 needed a new motor and that's being worked on by Blue, I don't know if we need to ratify that at this meeting?

Ms. Duque: No.

Mr. Lorenzo: Ok, so that's being worked on. As far as irrigation, we do have that scheduled with BrightView and I'm keeping track of it as well on my own schedule, all the

repairs that have been done the pumps and I'll add that to the next field report. You'll see on page 71 some trees that are uplifting and have invasive roots, we're working on that with BrightView. The new rotation of annuals has been selected and it's going to be a combination of pink and purple, you'll see lipstick, lavender, pink and violet it will be a combination of two of those, whichever ones are available. Then under that you'll see in the corner section of 112th Avenue, next to Publix they're jumping the fence there as well, and we're going to put some trees and replace the hedges, and you'll see the other area is fine but, they're still finding pockets on 232nd Terrace as well, so we're working on that. The new turf was installed continuing on page 73, you'll see 242nd Street and 233rd Terrace, you'll see before and after pictures, it's still sectioned off so it's doing well. We're working with BrightView to make sure they don't use chemical edging throughout the District, and you'll see pictures of that on page 74 and we're discussing that just to make sure that's getting done, and their educating their staff to make sure that's incorporated. Another thing, which is not in my report is we're working on opening up the hedges because of the mulch, so that's something we're working on, you'll see more details but, they already started on Monday. The hedges are supposed to be planted at a certain height, and their root systems are so deep, I'm sorry, the mulch is so compacted over since they mulched over the years that the trunks of the hedges are not really breathing properly so that's also what may be causing the Jamaican crotons right here at the center median that have been dying, it could be that, so we're opening them up to see what we can do to make sure that all the hedges can thrive and will continue to thrive and not be susceptible to any pests.

Ms. Varela-Medina: Is there any substitute for the mulch that we can use?

Ms. Duque: When mulch is applied, it's essential to follow best practices, which Jesus is implementing and ensuring that BrightView or any other landscape company adheres to these standards. The issue arises when excessive mulch accumulates around the base of certain plants, such as hedges, annuals, and perennials. This mulch acts as a barrier that retains moisture but also prevents light and essential nutrients from reaching the plants. This is why we are observing these effects. Jesus, along with Terry from our office, is working to address this issue by implementing proper mulching practices.

Ms. Varela-Medina: Do we need to put mulch everywhere?

Ms. Duque: Well, we do need to put mulch Julie because it's let's say, it's the aesthetics.

Mr. Lorenzo: But maybe not so much where the roots are, or the actual hedges are, maybe around them.

Ms. Duque: Let me clarify: while the Board can decide whether or not to use mulch, the common practice is to apply mulch in certain areas, such as those with sod, to prevent it from rotting, especially in medians during rainfall. Mulch serves a purpose, but it's essential that the landscape company follows proper installation practices when applying it.

Ms. Varela-Medina: Ok.

Ms. Calero: Didn't we have a conversation in one of our meetings that you requested to remove all the mulch?

Mr. Pelaez: Exactly, that was the request.

Mr. Lorenzo: Correct,

Mr. Pelaez: They were in the process of putting down the mulch so it's kind of hard and difficult to get them to stop it.

Mr. Lorenzo: Which they did and adjusted some areas and removed some of the mulch but, not in every area.

Ms. Duque: Right.

Mr. Pelaez: So, from here on in they're going to remove the old mulch and then mulch again.

Mr. Lorenzo: Correct.

Mr. Pelaez: Which is going to help.

Ms. Varela-Medina: How often do they add mulch, every year, is it once a year or twice a year?

Mr. Lorenzo: It's twice a year.

Ms. Duque: Twice a year, in our contract we have twice a year but, the mulch serves a lot of good purposes Julie.

Ms. Varela-Medina: Ok.

Ms. Duque: It's just in those areas. Mulch can help reduce disease in certain plant materials, which has a positive effect. The issue lies in the quantity of mulch used and the method of installation

Ms. Mendez: Maybe moving forward, we can see in some of those areas where the mulch diameter is too large, could we consider perhaps closing the diameter with grass and then making that area of the mulch a bit smaller?

Mr. Lorenzo: Those are things that we've been doing up to now and continue to do, it's just throughout the District it's just a lot.

Ms. Mendez: Yes, it's a lot, of course, and it takes some time.

Ms. Duque: But we've been doing that.

Mr. Lorenzo: Yes, and we've been doing that for the last, I mean since I've been here I've been doing it for the last 3 years.

Ms. Mendez: But you would also think that they would continue a good practice to remove old mulch without having the Board request it because of those considerations such as if we need it there year after year, this is going to be an issue later so let's be proactive and make the best practice.

Mr. Lorenzo: Right, and what's happening now we mentioned this at the last mulching, right before the holidays, now we just had a drive through actually with our landscaping consultant, Terry, and Nick was able to get over here and meet with us as well on a moment's notice, and I was here on Monday and they're already doing it on their own. We requested a proposal from them to do this, and they're already doing it with their staff, which is great. So, the whole idea is to make sure that it's being identified and we're working on it, so I will continue to develop the best practice going forward as well. Another thing when I was talking about the edging, if they don't use the chemical that's another thing, sometimes it's receding the grass maybe a couple of feet and then if they keep chemical edging then you have to replace the grass again. So, that's something that we've been working on as well just to make sure we don't continue to throw money into turf, when we can control it, if we need new turf that's different but, not because of that, something that can be avoided. Are there any questions regarding that? Ok, so on page 75 you'll see the sample are of the mosaic, at the last meeting the Board requested a proposal for the citrus blue, and you'll see that on page 77 and 76 is the bahia grass, it's about $1,000 difference.

Ms. Calero: And which was the one that was tested?

Mr. Lorenzo: That was the citrus blue, and you currently have it in a square at park #1, you have a section of it there already.

Mr. Pelaez: So this area needs to be done already, this grass replacement, because I know when we had the conversation last year probably, or 1 or 2 years ago, I think it was last year. I remember it was around this time that we were watching it, we were waiting for a season to change it, and we were waiting for the grass to flourish a lot, and then we forgot about it, and now it's kind of coming up again. So, is it that we're back at that same cycle?

Mr. Lorenzo: Yes, we're back in that season and it's about to end.

Ms. Duque: Remember it's the cold weather.

Mr. Pelaez: Right, so do we want to watch it?

Mr. Lorenzo: There is no rush to do this.

Ms. Duque: Yes, there is no rush.

Mr. Lorenzo: This is just to build a sample area so that we can start to plan a budget for what it is that you guys want to do. That grass is not going to come back, it's just getting worse because more grass is back, and you see it now in the season, in the summer you're not going to see it because you're going see all weeds which are really green and you're not going to see it.

Ms. Duque: Yes, during the summertime you are going to see the area full of weeds.

Mr. Lorenzo: Right, and the mosaic goes into a dormant status so you won't see it as much, so it won't be active but, you'll see it in the winter. Now, we're getting into spring, and it's going to start to thin away again but, the grass is not going to grow. So, right now in a lot of areas it's just weeds, you can't really tell because when they cut the grass, you can't really tell.

Mr. Pelaez: So, I know we have a lot of areas that this is going to be affecting and we have to do it and I also think that to make sure to add a line item for this future grass repair in the budget because every time we start these areas then we have a lot.

Mr. Lorenzo: If you want to continue this maybe we can do it in a 5-year plan in phases, maybe we do two medians a year, and BrightView is also giving you guys the best price to work through this because they do understand and this also affects them.

Mr. Pelaez: For this conversation I also think just like the engineer because today I think a call or in person if Terry was here as well, because from just his ideas and all the things you did with all the different grasses and stuff, a lot was there.

Mr. Lorenzo: Yes sir.

Ms. Duque: So, you want Terry or BrightView or both?

Mr. Pelaez: I think really Terry is probably the starting point, I mean I guess depending on if one is going to be here, and I don't know what BrightView is going to say, hey we're going to change it, we're going to try to cut it but, they're not going to give the information that Terry is going to give on the deciding factor of which grass is the best one and all that stuff because we're just basing it on the numbers that we're seeing at this time.

Ms. Duque: So, you want to wait and hold for those proposals, don't move in any direction, let's talk to Terry at the next meeting too.

Mr. Pelaez: Yes, and let the season finish.

Ms. Duque: And then I'll make sure I work on the budget numbers too, making sure we reflect what we have done so far, ok.

Mr. Lorenzo: Alright, moving on to the lakes, the lakes are doing well, you'll see pictures there on page 78. Moving on to page 79, you'll see the cattails, they're still treating it and we're keeping an eye on it. As far as the field maintenance, you'll see that BrightView is making sure that the mulch is being blown in as well as the sand away from the sidewalks. There's some graffiti on one of the slides which Chic had taken care of. Then on page 82 you'll see the benches that they worked on the before and after, that's been completed. Moving along to the monument on page 84, the color changing lights, there's a couple of them not going to the setting of that specific color, so it was suggested and they're not that expensive, to just go ahead and replace them. I believe that proposal was sent to Chic by Allstar Electric, there's some light bulbs that they need to change out. Then the termites are being inspected on the 29th of this month, the pergolas at the main entrance on both sides. The next part is FPL and I believe Juliana has an update for you on that.

Ms. Duque: Yes, so as it was agreed by the Board of Supervisors, I reached out to the District Engineer, Daniel from their office worked on our survey, so we finally received the survey and I have all of those documents already pending to be sent to Carlos. I did have a question for Carlos about the particular account that we're going to be using but, that's the only thing that is pending and after that, we're good to go.

Mr. Lorenzo: Then as far as the rotunda, I met with Chic and Allstar Electric regarding that project so we're still working on that, and I'll some more information for you at the next meeting.

Ms. Varela-Medina: Has anything ever happened with the cat food situation again?

Mr. Lorenzo: There's a photo, I can ask him again, but it's on page 83 of the report not a lot of details but, I haven't seen anything, it's been very dormant, which is great.

Ms. Varela-Medina: Ok, good.

Mr. Lorenzo: That's it for me unless you have any questions or concerns.

Ms. Duque: Are there any questions for Jesus?

Mr. Pelaez: What about the back mailbox?

Ms. Duque: No, Mauricio, remember that we have an agreement, and the agreement states the different mail cluster sections of the property, so there is one which is part of this north property. All of the investigation we're doing with the District engineer includes this property.

Mr. Pelaez: Ok, so that's in the works.

Ms. Duque: And if it is, we might need to include it in the agreement that we currently have because it's not part of the agreement.

Mr. Pelaez: Right, ok good.

Ms. Mendez: I have a question, who is responsible for changing the light bulbs on the street, light posts?

Mr. Lorenzo: FPL.

Ms. Mendez: Do you know, are we transitioning light bulbs? I'm asking because the other evening I was walking down the street by the clubhouse and I walked straight passed the rotunda, and the second light post on the left is blue, I thought it was Christmas lights, it's not in my area but I was walking and I said why is it so blue over here, and it's the light, and if you keep going and make a right, the bulbs are yellow.

Mr. Lorenzo: Yes, so we dealt with it in another District, thank you for bringing this to our attention, there was a batch of bulbs I guess that they were purchasing from a specific vendor and they're turning blue after a certain time period.

Ms. Duque: It has to do with the age of the bulb because when they start getting bad, they turn that color.

Ms. Mendez: Ok.

Ms. Duque: What's the address, Annet and Jennifer make a note so you guys can reach out to FPL.

Ms. Mendez: I don't have the address but, I can show you a video and pictures that I have.

Mr. Pelaez: Right because I know we upgraded the lights.

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

Ms. Mendez: Then I have another question, and I know I wasn't present during the last meeting, I don't know if we circled back to it but, where do we stand with the sidewalks being raised because there are still a few areas that haven't been corrected and it's a safety hazard?

Mr. Pelaez: You're talking about Miami-Dade.

Mr. Lorenzo: Right, and it's on the main street of 242nd.

Ms. Mendez: Ok, so Districts are only main streets?

Ms. Duque: No, most of them, there are some areas that are out of the District boundaries and property, so most of the roads within the townhomes, that is CDD property, and we do maintain the townhomes.

Ms. Mendez: Ok, within the townhomes, so us and the residents.

Ms. Duque: As for the residents, meaning single-family homes area, and some other areas within the townhomes, are owned by Miami-Dade County and the process of that is to report them to your HOA. The HOA contacts Miami-Dade County. I want to make that statement because, for example, 238th Street has townhomes, and it's not CDD property.

Ms. Calero: You can also call 311.

Ms. Duque: Yes, you can also call 311, if more people call and report it, that's even better.

Ms. Mendez: Ok, I just wasn't sure and I knew we had talked about sidewalks at some point and so I just wanted get clarification, so thank you.

Ms. Calero: But they did tell me it's 6 months to a year for them to come out and do something about the sidewalks.

Ms. Varela-Medina: And how long has it been?

Ms. Calero: Well, it's been like that for a while but, I called too.

Mr. Pelaez: So, I don't know for sure but, I think the HOA is working on some of those things because it's been reported.

Ms. Duque: Ok, any other questions or concerns? No, ok.

E) CDD Manager – Discussion of Pricing Analysis 2025 with All Professional Cleaning, LLC

Ms. Duque: Let's move forward to CDD manager report, so the only thing that I have in addition to what I reported already, is the pricing analysis that we received from All Professional Cleaning, LLC which is your janitorial company. So, they have requested to increase services, and our current contract is for $70,000 per year, and they are requesting a $2,000 increase for this fiscal year 2026. Once again, this will not take effect until October, 2025 because it will be part of the new fiscal year, and if the Board agrees to move forward with this then I will need a motion to authorize District staff to amend the existing agreement.

Ms. Calero: Just a quick question, is this the one we increased 2 years ago?

Ms. Duque: It hasn't been increased for years that is correct, yes.

Ms. Calero: Ok, got it, so it's the same?

Ms. Duque: Yes, it's the same vendor, the same janitorial company, yes.

Mr. Pelaez: I'm good with it.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the price increase of $2,000 from All Professional Cleaning, LLC for Fiscal Year 2026 and authorizing staff to amend the existing agreement was approved.

Ms. Duque: I don't have anything else to report unless there are any questions for me.

SIXTH 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. If there are no questions, a motion to approve them will take place.

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

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque Moving on to Supervisor's requests, are there any Supervisor's requests at this time? None. Are there any audience comments?

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Duque: Not hearing any, a motion to adjourn will take place.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman