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, July 8, 2025, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

Mauricio Pelaez	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
George Graupera	District Engineer (by phone)
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager

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 June 10, 2025 Meeting

Ms. Duque: The next item is the approval of the minutes of the June 10, 2025, meeting. This is the moment to present any additions, corrections, or deletions. If there is none, a motion to approve them will take place.

> On MOTION by Ms. Mendez seconded by Mr. Pelaez with all in favor, the Minutes of the June 10, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS Staff Reports

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

A. Attorney – Memorandum – 2025 Legislative Update

Mr. Cochran: Yes, good evening everybody. It's that time of year again we have our annual legislative update in the agenda book. This is the first time I'm going over it so, they're not quite as familiar to me as they will be by the time I go through all the Districts. So, it was again a pretty busy year as far as stuff that the legislature did that affects CDDs, so I'll just kind of summarize some of those that are in here. One of them doesn't pertain specifically to you all but if you, or family members or whatever you know of who are public officers as defined in a certain part of the public records acts which is defined as certain state and local officials, members of congress, and their family members, they can apply for an exemption for their person information in the public records. So, it could be an issue if somebody does provide the District with an application to make that information exempt then we would have to keep that information exempt from a public records request, so that's item #1 in the memo and it kind of goes into more detail there, so if you think that anybody you know might meet that criteria and want their information exempt you can pass that along. The second one deals with bond rating requirements so it really only applies when there's going to be bonds they're issuing, and it prevents CDDs from imposing stricter bond rating requirements in their investment policies than those that are allowed by state laws. This seems to be kind of politically motivated thing basically a state law for an investment and certain unrated bonds such as those issued by the government of Israel, CDDs can't require a minimum bond rating for these bonds in their investment guidelines. So, it's essentially prohibiting local governments, and CDDs from imposing stricter guidelines than the state allows as far as that goes. Number three deals with rulemaking processes and frankly we're still internally kind of going through this and exactly how it's going to affect the rulemaking process for CDDs. The way it works when we go through rulemaking is the Statute that pertains to CDDs, Chapter 190, it allow CDDs to go through the rulemaking process that's outline in a different Chapter of the Statutes which is Chapter 120, which kind of applies mostly to state agencies when they go through and adopt the rulemaking processes. So, there's been some minutes to that Statute, Chapter 120, and what it looks like it's going to affectively do is draw out the process a little bit more and require some additional reporting to the state agency, we're still trying to

figure out if all of it applies to CDD rulemaking but, that will come to play for instance, next time you'd want to amend like the clubhouse rules or parking rules, or any of the other District rules. So, just keep that in mind because it's probably going to be a little bit more of a tedious process than it's been up to this point. Number four deals with, if you have ethics penalties the way that they can enforce those ethics penalties, so if you are fined or something like that it actually gives them authority to garnish wages and stuff like that, so again, just don't get ethics violations in the first place and then you won't have to worry about that. The other thing that's kind of interesting is it adds a new stolen valor provision there, so I guess if people are in a race or something like that, and they're falsely promoting military service or something that they didn't actually do, they get in trouble for that. Number five deals with platting and replatting, it doesn't really apply to you all, to residents, to CDD Boards it really would apply more to CDD Boards that are still controlled by the developer, so I'm just going to skip over that one. Number six deals with contracting, mostly construction type agreements, it also requires the Department of Environmental Protection to adopt minimum standards for installing synthetic turf on residential property, so that might be of interest if anybody is looking to install synthetic turf on residential properties. The Department of Environmental Protection is going to set up standards and they're going prohibit local governments from enforcing stricter or different standards inconsistent standards with what the state establishes. So, if any of you are contemplating putting in synthetic turf, you might want to keep an eye on that one. Then there's also provisions in that same legislation that deal with the way local governments deal with change orders and construction agreements and things like that, so those would apply for doing large scale construction projects but, probably not going to be something that we'll be doing in this District. So, that kind of summarizes them, the memo is in there if you want to read it. We send the actual legislation as well to the management company and typically tell them not to include it in the book because it's bulky and most people won't read it anyway but, if you are interested in any of the particular ones you can ask for that from the manager and they could provide that. That's all I have as far as that goes, I worked on some of the agreements that came out of the last meeting, still working on a few more of them, including the ones with Chandler which don't take effect until January but, also actually Jennifer had asked about the one with Ideal Tech, I'm still working on

that one but, I should have that done in the next day or two. That's all I have, unless anyone has any questions.

Mr. Pelaez: Thank you.

Ms. Duque: Thank you, Scott.

B. Engineer

Ms. Duque: Let's move on to the engineer's report. While this item isn't part of the report itself, it does involve the District engineer's participation in the roundabout light pole project. I'm going to let Jesus take it from here. We also have George, your District engineer, joining us on the phone today. Go ahead, Jesus.

Mr. Lorenzo: So, moving along to pages of your agenda, we're going to go forward a little bit, so on pages 117 you'll start seeing consulting engineering proposals. George, can you hear us alright?

Mr. Graupera: Yes, I can hear you.

Mr. Lorenzo: Great, so this is at the roundabout.

Ms. Duque: Yes, go ahead George.

Mr. Graupera: Ok, so I've actually received 3 proposals, I don't know if you have the third one here, yes, this is for the roundabout project I received 3 proposals from electrical engineers that are willing to do the project which will involve the designing, preparing the plans, and permitting them, coordinating with FPL, and also coordinating with the CDD Board, wherever you see the design of the lamp posts. So, we're going to decide which of the three to choose, and I'm probably going to go with SDM Consulting and I believe their proposal is not included in the package since I received it late last week. So, now we're going to go into the selection of the electrical engineer, that will be happening this week where we'll go ahead and Ford Engineers will sign a proposal with the electrical engineer. Then we already have obtained a detailed survey on the roundabout showing all those locations of the plantings, the FPL infrastructure within the roundabout, any kind of conflicts. So, what we're going to be doing is providing this survey, along with the plat files to the electrical engineer that we've chosen, and I'm going to be working with Jesus to get the details as far as the number of poles or the required locations. We're going to be putting these poles within the CDD property, within the roundabout and hooking up the three different locations to determine as far as the leader,

the FLP transformers that the electrical engineer can go ahead and run the conduits from the light poles to the transformers. So, once the electrical engineer is done, having drawn up the design and the location of the poles and all the specifications, we can go ahead and provide those as far as the design package and give them to a contractor that will be actually performing the work. (inaudible comment) You guys have a list of contractors that are willing to do this work, and I believe certain contractors have already gone ahead and done a legwork with FPL already, so they'll have a set of signed and sealed design drawings that they can go ahead and take to the building department and the work in conjunction with FPL in order to get the light poles installed and all the electrical conduits connected in order to provide lighting within the roundabout. So, the timeline is essentially this will be tied up with the proposal and I'll be providing all the information once we're signed up to the electrical engineer and they will go ahead and design and provide the plans. So, I expect that by next month, by the next meeting, you'll already have a set of designed plans, signed and sealed by an electrical engineer, ready to go to provide to the contractor of choice to go ahead and start the permitting through the different agencies.

Ms. Duque: Okay, just a quick question for you, George, and for the Board of Supervisors: we received three proposals. Two of them, one from RPJ and another from Main Street Engineering, are attached to the agenda package. For the Board's information, the third proposal is from SDM Consulting Engineering, and their proposal for electrical engineering services is $3,000.

Mr. Graupera: Yes, so you have all three proposals there in front of you, and not just because it's the least expensive but, whenever we talked to SDM, Inc. I personally have been working with SDM Inc. for over 24 years in my capacity as an engineer at Ford Engineers. They pretty much do all of the pump stations, the electrical engineering work that we do for different projects, as a matter of fact, SDM Inc. was the electrical engineer who did the pump stations for Palm Glades Community Development District, the sewage pump station. So, they've been in business a long time, I'm very familiar with that team and they do good work, they're familiar with the process here in Miami-Dade County, they're local, so that's most likely who is going to be getting that contract, and again, I have to run through my principal of the company and just get confirmation for signing the proposal, but that's mostly likely who we're going to go with, and it's not because they're the least expensive, if they were in the middle or even the highest one, I would seriously

consider choosing them just because I know them very well, they quickly respond to any revisions and comments, they always pick up the phone, so I know them very well. I don't know Main Street Engineering, as well, they're out of Broward County, no actually West Palm Beach, and RPJ, Inc. is also a local engineer that we started working on some project recently but, I don't know them as well as SDM. So, again, the Board doesn't need to really be concerned with who we're going to be going with, that's completed the Board's decision as far as who the subconsultant is but, there will be an additional fee, and I don't know how much, maybe $1,000 or a little bit more, just for Ford Engineers doing the coordination between the electrical engineer, and the Board, and all the going back and forth, so full coordination but, it's not going to be that much. So, we'll go ahead and provide to Jesus and Juliana our proposal including the electrical engineer's costs and we'll go ahead and get this ball rolling. The electrical engineer says he can turn it around, the plans and all of that, I believe he stand 2 ½ weeks, so that's what we're looking at for how long it's going to take the electrical engineer to come up with all the plans and specifications so that we can begin getting all the plans approved and then having the contractors pull the construction permits to start the work. Additionally, Ford Engineers and the electrical engineer will work closely with the chosen contractor to answer any questions and also we have to go ahead and sign off on any materials that will be used in the poles and such. So, we're putting the team together and then we should be ready, and the plans should be done by the next meeting because this is a pretty quick turnaround.

Ms. Duque: So, George, just for the Board's perspective and for the record of today's meeting: the proposal from RPJ is for $8,000, the proposal from Main Street Engineering is for $5,200, and your recommendation is to proceed with SDM at $3,000, based on the reasons you've already outlined.

Mr. Graupera: Correct, that's who we're going to be reaching out to first, they've already submitted their proposal so I just need to speak with my principal over here and if we're all in agreement which I believe we are, we'll get SDM, Inc. signed up and give them all the information they need to proceed with preparing the plans, drawing up the specifications, and getting a set of construction drawings that a contractor can build off of.

Ms. Duque: So, George, just to confirm, for the work being done by Ford Engineers, your firm, the associated cost is around $1,000. Is that correct?

Mr. Graupera: Yes, and it's not going to be a lot, I wouldn't expect it to be more than $1,000 or $2,000, I'm not the one that sets the costs on this, it's the principal, but basically Ford Engineers involvement here is going to be the go between, between the electrical engineer and what the Board and the CDD want, so we'll be coordinating and also we'll be working with the contractor. So, we don't have an in house electrical engineer, we are strictly a civil engineering firm, so when these kinds of projects that are not in our wheelhouse come up, whether it's structural or electrical, or environmental, we go ahead and reach out to other engineers that we're familiar with and that we work with closely in Miami-Dade County for many years, and get them on board so we can provide the product that you need.

Ms. Duque: And just to confirm, as the District engineer, Ford Engineers will be reviewing and approving the work to ensure everything is completed as required, correct?

Mr. Graupera: Yes, of course, we represent the District here.

Ms. Duque: Thank you.

Mr. Graupera: So, I'll make sure that all our subconsultants are doing everything properly, and making sure that this thing is designed in accordance with all laws and standards, make sure that everything is done right but, again, when you're dealing with engineers, the plans will be signed and sealed by a license professional engineer in the State of Florida, so there's certain standards that engineers have to uphold in this state to be licensed. So, we will go ahead and make sure that everything is done properly, all the paperwork is in order, and so it will be done properly, the lighting that you hope to have. I've already gotten the poles, and a batch of lights, the look that you guys want, so whatever you want we'll go ahead and I will work closely with the electrical engineer to make sure that we get you the product that you want, and again, inbetween the monthly meetings I will be working closely with Juliana and Jesus and the electrical engineer, going back and forth and in order to refine and if there's any questions make sure they're answered in a quick and prompt time.

Ms. Duque: George, so is it safe to ask the Board for a motion not to exceed $5,000?

Mr. Graupera: For the total work?

Ms. Duque: Yes.

Mr. Graupera: Yes, I would say that's reasonable, not to exceed $5,000, I'm not the one that sets the price but, I'll be working closely with the president of the company and we can make it work, I don't think it's going to exceed $2,000 because Ford Engineer's role in this is going to be more just coordination between the different entities, the actual design and drawing up is going to be on the electrical engineer, so I think not to exceed $5,000 is fine.

Ms. Duque: Perfect, thank you, George. So, I need a motion from the Board as stated.

On MOTION by Ms. Calero seconded by Mr. Pelaez with all in favor, authorizing a not to exceed amount of $5,000 for the total electrical project at the roundabout was approved.

Mr. Pelaez: And we'll still have the electrical outlets as well for Christmas lights are on the poles with that drawing, right?

Mr. Graupera: If you want it, we can do it.

Mr. Pelaez: Ok, yes we want it.

Mr. Graupera: Ok, we can do that.

Mr. Pelaez: Perfect, thank you.

Ms. Duque: Thank you so much, George. Are there any questions from the Board? Any other comments, George?

Mr. Graupera: Well, Jesus did send me an email today about a little bit of flooding in a portion of the CDD. I don't know if you want to discuss this now, I did see pictures that were from yesterday, there was a little bit of ponding in some green areas behind some of the residential homes. My first question would be, is it still there?

Mr. Lorenzo: I would have to check.

Ms. Duque: I don't know if it's still there, George.

Mr. Lorenzo: That was a picture from this morning, what I sent you or yesterday.

Mr. Graupera: Ok.

Ms. Duque: I think it was yesterday.

Mr. Graupera: Ok, it has a time stamp of yesterday, that's when the actual picture was taken?

Ms. Duque: Correct, yes.

Mr. Graupera: So, it's normal with a heavy and very intense rain storm, and again, I wasn't there in the community at the time of the rain event but, if it was an usually intense rainstorm which dumped a lot of rain in a small amount of time, or if it was a lengthy rainstorm. I mean I work in Doral, and the rainstorm yesterday, the capacity of Doral, knocked out one of our A/C units on the roof, so we got hit pretty hard with that rain event yesterday. So, if it's the same rain event that passed through your community, it was a pretty intense storm event but, what's important is that the rain is collecting in the green areas and not ponding in areas where the sidewalks are, roads, parking areas where people are going to be driving their cars, it's designed to go ahead and pond in the low spots where people generally don't walk around, and it should have dried up within a couple of hours. I would say if that ponding is still there within 24 hours, then you've got a problem and we need to take a look into that particular area, but if it's isolated just in this one spot in a green area within the community, and you don't have any other complaints, I don't see a big problem with it.

Mr. Lorenzo: We'll monitor it and I'll check it now before I leave but, this picture was taken this afternoon.

Ms. Duque: No, the picture was taken yesterday. Nick sent it to us today along with his statement, he mentioned he was guessing we had heavy rains yesterday. So, although he sent the picture today, it's actually from yesterday.

Mr. Graupera: Ok, at 1:15 p.m. and I check the pictures and the time stamp on the pictures was from yesterday.

Ms. Duque: Yes, that's exactly right, the time stamp was from yesterday.

Mr. Lorenzo: Ok.

Mr. Graupera: If you're out there now, it should be dry by now, if not, just shoot me an email or give me a call, and we'll go ahead and take a look at why it's taking so long but, it was an usually severe storm that we experienced so it might take a little bit longer for it to go ahead and evaporate and also percolate into the soil, but it should be dry by now or a little bit moist. If you're still seeing what's in these photos right now, then I would say we have an issue that we need to take a look at but, I really expect that if you go out there right now you're not going to see any water standing in that area.

Mr. Lorenzo: Ok.

Ms. Duque: Ok, thank you, George. Just for the record, the area of concern and our discussion about the flooding is behind 11425 SW 238th Street. We'll look into this issue and bring it back to the Board if there is anything further for the District engineer. Otherwise, I don't believe we have any additional items to discuss under the District engineer

C. Club
1) Monthly Report
2) Hurricane Season Price List

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

Ms. Mendoza: Yes, so for this month's report I wanted to let the Board know that the installation of the new backboard that was approved a few months back has finally been installed and we have two new backboards, and I'm not sure if anyone has had a chance to go back there yet and see the installation. Aside from that, Chandler Contractors went ahead and did the relocation of the different downspouts that we had in the front of the clubhouse, just to help out with some of the flooding that we had in the front, so we went ahead and relocated a few of the downspout areas, as well as completed a few work orders throughout the pool area. Some of the coping that was loose, I know that we just finished approving it but, they had to do some paver work in the pool area, but there were a few areas of concern that were very loose, so we went ahead and took care of those to make sure the area was taken care of before we actually do the big project. Aside from that, we do continue to go ahead and do E&J Pool Service, who continues to do their regular preventative maintenance. The gym and A/C company continues to do their quarterly preventative maintenance as well. So, for the clubhouse I did want to give you guys a proposal, so as you guys know we're in the summertime and summertime means the pool gets heavy traffic. So, during the summertime I noticed that on the days that the pool company has been here, and just so you guys know, you may remember, the pool gets serviced 5 days a week, out of the 7 days. So, during those 2 days of the week that the pool company is not here I have noticed, and I have been monitoring that at the pool, and it is very dirty, just because of high traffic areas. Our maintenance guy does tend to go out and do a little bit of cleaning up to what he can do to pick up some of the debris but, again, it does require a more extensive cleaning. So, what I did is, I went ahead and I reached out to the pool company to provide us with an estimate of how much

it would be during the summertime, if we were to do a 7 day service, rather than the 5 days of service that we do throughout the rest of the year. So, they did go ahead and provide us an updated estimate reflecting again those months that would be for the 7 day service, and then those months that would be for the 5 day service, and this would be something that if you guys wished to do we will go ahead and get with the District attorney to do an amendment to the contract to reflect such changes. So, from there on the estimated money, the requested amount is already set for what we would get for the 7 day service. It is an estimate of $1,350 so they would be going from a 5 day service to a 7 day service, and I'm not sure if this is something that the Board would like to do, or if there's anything else I need to get, I can go back to the company and do that.

Ms. Duque: And the $1,350 that would be per month?

Ms. Mendoza: Yes, that's correct, the difference.

Ms. Duque: So, there is a $16,200 increase, and I want to make sure the Board is aware that this amount was not included in the budget we previously adopted.

Ms. Calero: So, is that something that we maybe want to do for the summer, as opposed to year round, or do we want to adopt this year round?

Ms. Mendoza: This is only, the 7 day service, is only for the summertime, so it would only be from June to August, so for three months.

Ms. Calero: So, this is only for those months?

Ms. Mendoza: Correct, this is only for the summertime that we will be doing the 7 day service.

Mr. Pelaez: But only for this time that we prorate it because it will only start in July, like mid-July, so it's a month and a half.

Ms. Duque: But then the $1,350 will apply only for 3 months, so it's not $16,000.

Mr. Pelaez: Right.

Ms. Duque: So, it's $4,050 total, that would be the addition.

Mr. Pelaez: Less, for only July and August.

Ms. Duque: No, I'm referring to the agreement and the overage for fiscal year 2026, if you choose to proceed. If we move forward and amend the agreement, the annual amount for that agreement will increase by $4,050.

Mr. Pelaez: So, I think what we need to try is, we have a month and a half now that we try it out, and if it really makes a big difference then we can now implement it for the

next summer if we did it, and depending on how you guys want to do the agreement but, we only have a month and a half so we should try it out how good this 7 days service is.

Ms. Duque: Ok, So, you're looking to add an additional service now, rather than amending the existing agreement?

Mr. Pelaez: Correct, and then we have until next June to make a final decision, so after August we can bring this topic back and have a discussion about it and say, yes it was great, and then we have time to make the amendment.

Ms. Calero: I agree.

Ms. Mendez: And let the company know that so hopefully they don't change the price for next year.

Mr. Pelaez: Yes, and I think if we approve this and we bring it back at the end of the summer then they'll probably honor the price for the next time we make the agreement.

Ms. Mendoza: So, I'll put this then to revisit this back in September, and then at the meeting in September then we can finalize the summertime.

Ms. Duque: But for now, I will ask for a motion from the Board to approve that additional service for the month and a half.

Mr. Pelaez: Correct.

Ms. Duque: Ok.

On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, authorizing the 7 days per week pool service for a month and a half during the summer (June-August) due to increase traffic at the pool in the amount of $1,350 per month for 2 additional days of service, and also authorizing District staff to draft a service maintenance amendment was approved.

Ms. Duque: Go ahead Jennifer.

Ms. Mendoza: Ok, so then something else I wanted to share is some enhancements to the landscape area at the clubhouse. One of those landscapes enhancements is, well the first one is the removal of the existing hedges on the north side of the parking lot area. So, removing all of those hedges, the majority of all those hedges already have some missing areas, a lot of them have died out, so it would be removing all of those and changing those to some arboricolas hedges which is a similar landscape

material that we have, we did some time last year around November on the south side of the parking lot area so we can kind of keep the hedges uniform, and we did them in the back of the clubhouse on the north side as well. So, it would be changing those hedges out for the new ones and then in the parking lot area by the front, on the south side there are some copper leaf plants that have died out, so there are some missing spaces there too. I don't have the pictures I'm sorry but, I can look it up on my phone if you guys want to see it really quick but, it's right there on the north side of the parking lot area. Those are the red plants, those have died out already so it would be kind of filling in those empty areas. So, aside from that one is there's also a proposal for some landscape modifications right here in the south wall, and there's pictures there if you guys want to know exactly what I'm talking about, it's the south wall landscape area, and that landscape area we want to be able to go ahead and kind of remove it in full with the exception of the palms that are there. The reason for it is that a lot of this landscape material has already grown where the root system has already caused an upleveling of the landscape area there where it has been creating a lot of flooding, and standing water when we have the heavy rains which is going into the walls of the building, so we want to kind of redo that area, take everything out, relevel the ground, bring it as low as possible to ground level and make that area look nicer and accessible. So, we have that one with Tony's and he's provided a proposal, I kind of did like a little sample drawing of exactly what plant material is going to go where, and what's being removed. So, this together with the one in the parking lot area will be a total of $17,164. I think this is something specifically the one for the wall area, this is something that is very necessary just because of the standing water that we've been having in that area.

Ms. Duque: So, if the Board agrees, I need a motion from the Board to approve the $17,164 for the landscape enhancements with Tony's Landscaping and authorizing District staff also to draft the agreement.

Mr. Pelaez: And we do have the funds for it.

Ms. Duque: Yes.

On MOTION by Mr. Pelaez seconded by Ms. Macias with all in favor, accepting the proposal from Tony's Landscaping to remove existing hedges on north side of parking lot at the clubhouse and replace with arboricola hedges and also to remove the landscape area on the south wall, level the ground and replant new material to address flooding, not to exceed $17,164 and authorize staff to draft an agreement was approved.

Ms. Mendoza: Other than that, on the report I did go ahead and I presented the events that we had in the past month, and then this upcoming Saturday we have our summer pool party. Just kind of going back to last month's meeting, I had presented the proposal for the gym, the changes, and I got with Lakisha, and I was told she was unanimously nominated to be part of the gym renovation planning. So, she was actually happy and she's looking forward to it so, I have conducting a few surveys with some of the residents that I see throughout the day, so I asked them if they had any additional ideas, and once I finish the survey I'll get with Lakisha, we're going to get together and kind of brainstorm a little bit more.

Ms. Duque: Thank you, Jennifer, thank you, Lakisha.

Ms. Mendoza: So, that would be all for me.

Ms. Duque: The only item I'd like to add under the clubhouse report is that we've now received the hurricane season price list from Tony's Landscaping. We had already received and approved one from BrightView. As the Board knows, this process is necessary to comply with FEMA requirements so we can secure funding in case of an emergency. At this time, I just need a motion from the Board to approve Tony's Landscaping's price list.

On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, accepting the hurricane season price list from Tony's Landscaping was approved.

D. Field Manager - Monthly Report

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

Mr. Lorenzo: Ok, so you'll see the report starting on pages 71 through 75, you'll see all the irrigation repairs. Moving on to page 76 you'll see the annuals were removed and

the new ones have already been installed and you'll see those pictures on the next report but, you'll see what they installed the rustic orange, and they look great. So, the new Spanish shawls will be installed at 242nd Street main entrance, and that was already completed, you'll see pictures in this report. We're still working on some projects, the grass at the median on 236th Street and 118th Place looks great, the new bahia grass that was installed looks great. If you guys happen to pass by there you can see that it's so green you can even tell the difference, it's a thinner blade but, aside from that there's no difference and it has a resistance to the mosaic virus.

Ms. Macias: Sorry to interrupt the one in the park, didn't we plant in the park too?

Ms. Duque: Yes, we did.

Mr. Lorenzo: Yes, we did, it's fine, and you're talking about the citrus blue, it's a little flatter looking and the blades are very similar to St. Augustine, it's just flatter and it has like a blueish-green look but, it's doing fine.

Ms. Duque: But remember, Terry advised us to try it in small areas first to see how the District responds. If it works well, we'll be able to save money in the long run by preventing mosaic virus.

Mr. Lorenzo: Some of the hedges you're going to see on 117th, 118th, and 113th that are now being trimmed, some of them with their team were trimmed, we didn't trim them last month, but they trimmed some of them by mistake but, they're just trying to allow them to fill in and try a different type of cut so that they get big and look nicer. You'll see some of the pending tree task list on page 80, anything in yellow is pending, they're almost done, and anything in green has been completed, and then what is in white is still pending. I'm not going to bore you with details but we're working on all those project, some of them have already been completed, you'll see before and after pictures on page 82 and 83. The lakes are doing well we're still monitoring the cattails on lake #8. The playground equipment is good, the only thing that I did notice that some of the signage has been pealed off, or I don't know if people are scratching it off, or if it's coming off from the weather, so we ordered new signs in English and Spanish and they're going to have a clear film over them to help keep them for a lot longer, so that should be installed within the next week or two. The banners were installed for the 4th of July, there are two that are ripping at the main entrance, and we're going to have those replaced as well, so you'll

have brand new starting next season for the banners. There was an electrical tripping at a breaker, at the main entrance at 238th, we're monitoring that now.

Mr. Pelaez: It's still acting up.

Mr. Lorenzo: It's still acting up, ok, so Chic had fixed it and then I'll let him know that the breaker is still having an issue. Some of the sconces have been changed, the ones that had broken glass have already been changed, and then I will report the tripping breaker to Chic. The fence was repaired on page 91, you'll see pictures with a nice report, as well as the transformer that was repainted. FPL, you have updates on both, we're still working with them on 239th Lane and 114th Court, that's underway. I have nothing else under my report aside from two resident concerns, and I believe one of them is here today, if I'm not mistaken.

Ms. Duque: That is correct.

Mr. Lorenzo: So, I don't know if you want to tackle that concern first, that's on page 95 and 96 of your agenda. So, a fence was constructed, some of the grass was damaged, and then this is the proposal for repair, and then those are the pictures right after the proposal you see pictures of the area.

Ms. Duque: And this item was discussed by the Board of Supervisors at the last meeting.

Mr. Lorenzo: Correct.

Mr. Pelaez: And the work has been completed.

Mr. Lorenzo: And as per the direction given by the Board, correct. You'll see some after pictures there.

Ms. Duque: So, do you want to let the resident join us and provide the name?

Mr. Lorenzo: Yes, are you there?

A resident: Yes sir, ok, I thought it was somebody else.

Ms. Duque: If you could come closer.

A resident: So, I think that's the one from May 4th, that's when previous to that somebody put a bunch of mulch around the property and on the side. So, when the storm came all the mulch washed out to the grass area, as you can see here.

Mr. Lorenzo: Yes.

A resident: So, all the mulch was here that washed up, and over this street. (inaudible comment) Then this is prior to the fence being built, then when the rain came it washed over here.

Ms. Duque: Yes, but there are two separate issues here. One is the mulch, but the main concern, and what we're discussing right now, is the fence. A fence was installed on your property, and some of the sand ended up on CDD property. We inspected the area with the District engineer, and it's my understanding that the District engineer has also spoken with you about this.

A resident: Yes, so the sand was here, outside the fence, which is not even a quarter of the fence, that's the only side that was repaired, on the other side was mulch, and whatever dirt was on my landscape that washed under the fence, that's what we were talking about. So, what they want to charge me for is the labor for the previous damage and then new damage of the grass area.

Ms. Duque: Is that statement correct, Jesus?

Mr. Lorenzo: So, the only picture that I was looking at now and I had asked him for the picture, and let me go back to where the mulch was on the grass.

Ms. Duque: But I don't see, or can I see the picture, and we need to show the picture to the Board of Supervisors too.

Mr. Lorenzo: Yes, and I want to go to the picture that, and this is kind of, oh this just shows the front, I thought that was on the side.

Ms. Duque: No, that's the front.

A resident: No, this is the front.

Ms. Duque: But the work was done on the sides.

A resident: Right, so when they put, see all the mulch everywhere on the sidewalk?

Mr. Lorenzo: Yes, but that is kind of hard to see because of the sign and the pictures that you're showing me.

Ms. Duque: Yes, and I know the proposal that we received from BrightView, and what you inspected.

Mr. Lorenzo: Yes, so there was grass to be replaced here and then there was holes here, and he was mentioning to me after that there was mulch because of the rain that's probably what caused some of the damages here. I don't have a clear picture because of

this angle but, there were damages here that were included so he doesn't think that he needs to pay for that is what he had told me.

A resident: So, this side here as you can see is before the put the fence.

Mr. Lorenzo: Right.

A resident: So, this is the old fence right here.

Ms. Duque: But I can't see, or let me see you picture please.

Mr. Lorenzo: He was saying this is before the fence was put in.

Ms. Duque: Ok, but this is part of the new fence.

A resident: Yes.

Ms. Duque: So, this is the new fence, this piece here.

A resident: No, that's the old fence, that's before the new fence was put in, that's not the new fence.

Ms. Duque: Ok, so the new fence was installed from here over to there.

A resident: No, it was a whole side.

Ms. Duque: Yes, it's the back area of your property looking towards the lake.

A resident: I think we're having a misunderstanding, right on this side, that picture was taken before I built the new fence.

Mr. Lorenzo: So, he's saying this was damaged before the fence was even removed and the new one was installed, correct?

A resident: Right, when I built the new fence, that was completely taken out.

Ms. Duque: You're referring to this area here, so please show it to the Board of Supervisors. My question is, why wasn't this issue brought to the District's attention when the District engineer visited and discussed the area?

Mr. Lorenzo: This was after.

Ms. Duque: Ok, so this was presented to the District after he received the bill.

Mr. Lorenzo: Correct.

Ms. Duque: Okay. Jesus, let me take a look at the pictures. At that time, the only information we received, and the only request provided by the HOA, was the picture you see here. The Board of Supervisors made its decision based on that picture, with no additional details provided. If that's the case, we now need to go back, first, to the HOA and ask them for photos of the area before the fence was installed, so we can also follow up with BrightView. That way, you can let us know, based on the damages, which portion

is the resident's responsibility and which portion should be handled by the CDD. This is the only clear way forward, since we weren't given any further information by the resident or the HOA; the process began with an email from the HOA. To recap, the original email was a resident's request to inspect an unlevel area of the property that could cause flooding. That's why we visited with the District engineer. At that time, the District engineer reported the fence work had caused issues on CDD property, and that's what the Board discussed. Now, we're being presented with new information: the side of the property, not the back, had those conditions already, with missing grass and some holes. My recommendation is that we obtain those earlier photos from the HOA, possibly reinspect the area, review the recent photos of the fence, and then determine responsibility: the CDD should address any existing issues from before, and the resident should be responsible for any new damage caused by the fence work. Ultimately, it's up to the Board to decide how to proceed, but my concern is that our earlier decision was based on limited information. So, I'd like direction from the Board. Do you agree with this approach?

Mr. Pelaez: I agree with what you said as an approach, at least for right now, while we investigate it some more.

Ms. Duque: Okay, here's the plan: we'll reinspect the area, and Jesus, please reach out to the HOA to request any photos they have from before the modifications were made. We'll also contact BrightView so they can adjust the invoice if needed and provide that information to the resident. For the District's records, could you please provide me with the property address?

A resident: Sure, it's 11286 SW 238th Street.

Ms. Duque: Perfect, thank you. Ok.

A resident: Let me ask you a question, this is also the house across from me, right? Does this belong to the CDD because there are a lot of plants and mulch they have in the area? Is that allowed?

Mr. Lorenzo: Do you know that address?

A resident: No.

Mr. Lorenzo: It's across from you?

A resident: Yes, somewhere around there.

Mr. Lorenzo: Ok, I'll take a look.

Mr. Pelaez: So, I think this topic has already been discussed.

Ms. Duque: Yes, this topic has already been discussed. For any additional items not included on this agenda, if they are field-related, please provide the details to Jesus. He will then reach out to the resident, and we'll proceed accordingly. Perfect. I believe I now have direction from the Board. Jesus, I understand there is another resident concern, so thank you, we'll follow up with you and move forward from there.

A resident: I appreciate it.

Mr. Lorenzo: Thank you. So, there's another resident, I just received the email right before this meeting, so I'm going to read it now if you guys are ok with that, and it's about the next page, so page 97 of your agenda, 23603 SW 113th Avenue. So, we requested a survey from this homeowner, and just to give you the back story, before I read the email. I sent out a letter to the homeowner, it seems that some of the items may have been encroaching District property so we reached out to them and we asked for the survey, and the survey does have a 5' easement which you can see I measured it, you can see the measuring tape there in the photos that I provided with a hedge and some other decorative items. He assured me, and he spoke to me today, he was out of town when I sent him the email in response to that, he said he was going to remove the decorative items and to see if the Board would approve or maybe enter into an agreement, or allow him to keep the area as-is since it's been like that for a couple of years or since he's had it. So, I'm going to read the email, it says, Hello Mr. Jesus, I will more or reorganize the bench and planter that are encroaching, that's not a problem. The plants that were added have been out there for about 2 years now. I will remove them if needed; however, I had submitted an application to the Silver Palms Association for everything that was added after your first letter, but, haven't heard back from them. I hope that this gets approved, as I am hoping to keep the other plants and/or remove anything if it is necessary. So, he agrees with whatever the Board chooses. I know he did submit it to the ATC, and the name of the HOA is working on that, but I would assume that the HOA is awaiting our take on it because they are encroaching on CDD property, which is what I explained to him. So, I don't know what direction the Board would like to go with this case.

Ms. Mendez: So, are we referring to these right over here? And he wants to keep these?

Mr. Lorenzo: Correct, he said he was going to move these back. At the end of the day, he's going to wait and see what the HOA has to say but all these hedges he wanted to keep if he's able to. He said he wants to agree to maintain it on behalf of the CDD.

Ms. Macias: To maintain the mulch?

Mr. Lorenzo: To maintain the plants.

Mr. Pelaez: Again, we're talking about these plants from the measuring stick to this area.

Mr. Lorenzo: Correct.

Ms. Mendez: Because this is his area.

Mr. Lorenzo: Correct, 5' and approval for whatever he does outside of that because he's putting decorative items, but that's between him and the HOA.

Ms. Macias: Right, we're worried about outside this stick.

Mr. Lorenzo: Correct, which the bench lies out there, and I think that decorative planter that's on the top.

Ms. Macias: Yes.

Mr. Lorenzo: Then you'll see another angle from the other pictures as well, and then there's another back here in the corner.

Mr. Pelaez: So, it's like all the rest, like all the grass that seems to go out.

Mr. Lorenzo: It's hedges and then a couple of plants. So, anything from this, that way is encroaching, this is encroaching, he said he would move it back.

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

Ms. Duque: I want to remind everyone that the meeting is being recorded. Let's talk one at a time.

Mr. Lorenzo: So, he's working; otherwise, he would have been here. I mentioned that he could attend virtually or by phone, but he's at work right now.

Mr. Pelaez: So, it's this right here?

Mr. Lorenzo: Yes.

Ms. Mendez: Well, I feel, and correct me if I'm wrong, we have agreed to something similar with other residents, and I think with them we've made restrictions on what we consider should be how the area is kept.

Ms. Duque: Because we have drafted those easement agreements, which are referred to as license agreements.

Mr. Cochran: Yes, like what we've done with the landscaping borders and stuff like that, yes, license agreements.

Ms. Mendez: So, that's an option here if we wanted to do that.

Ms. Duque: Yes.

Mr. Pelaez: I think that would be better.

Ms. Mendez: Ok.

Mr. Pelaez: So, definitely, I think Jesus, this type of picture, like the current date, would make it a lot easier if we can see like the whole picture of what even the landscape looks like right now.

Ms. Macias: And just out of curiosity, with the other residents that agreed and perhaps before my time, how did we keep the maintenance, or how has that worked out? Has it been a smooth ride with them and compliance?

Ms. Duque: Yes, there are no issues; they executed an agreement and are responsible for maintaining the area.

Ms. Macias: Ok.

Mr. Pelaez: And we can go back.

Mr. Cochran: Yes, it's revocable, and so the way that it's written is, if they're not maintaining it the way we want, then we can either ask them to remove it or we can maintain it ourselves, and charge them.

Ms. Macias: Ok, and I understand that, but, we haven't had to have those experiences because then if we have to, then what's the purpose of coming to these agreements if we're just going to create a conflict down the road, so the experience has been good.

Mr. Pelaez: I'm ok with it, making an agreement as well.

Ms. Mendez: I agree too.

Ms. Duque: I know they have some pending architectural modifications with the HOA as well

Mr. Lorenzo: Right.

Ms. Duque: So, I want to ensure they are also in compliance with HOA requirements. So, I recommend we move forward with this agreement, pending HOA

compliance, and authorize District staff to draft a license agreement. This is for 232603 SW 113th Avenue. Is there a motion?

> On MOTION by Ms. Mendez, seconded by Ms. Calero, with all in favor, authorizing staff to proceed with drafting a license agreement pending the resident's compliance with the HOA requirements at 23603 SW 113th Avenue was approved.

Mr. Lorenzo: That's it for me, unless you guys have any questions.

Ms. Duque: I believe we have another resident concern.

Mr. Lorenzo: Oh, and I don't know if that was the pictures that you printed, I don't know.

Ms. Duque: I believe it is the corner home on the left, the South side of the clubhouse.

Mr. Lorenzo: Yes, so I'm going to speak in Spanish to explain it to him.

A resident: Ok, yes, I live at 23742 SW 100th Avenue, I'm your next-door neighbor, and the reason for my coming to this meeting and I want to thank Jesus for inviting me. So, I'm having some issues with the trees at the long part of the clubhouse, unfortunately, I'm right next to your area and the amount of leaves that I'm getting there is just very excessive and it's creating some headaches right now, especially with the clutter of the gutters and it's creating some additional work for my wife and I to the extent that I had to go by a blower, so I have to go over there every other day, blow the leaves, put them in the corner and then pick up the leaves and get rid of them but, right now I'm at the extent that what I suggested, and I spoke to Jennifer and Maria a couple of times, they were very nice, and then they recommended me to Jesus, so I'm just looking for some help. I don't think those bushes need to be that high. Number one, I know that at one point you did trim it down, I mean, it's even covering the lights. I think if these trees are brought down to at least, and I don't know how high the trees are, but, they have to be over 13' high, I think that may be that would solve the problem for me. I mean last week, with all the wind and everything, I had a piece of a branch went through the gazebo that I have in that area, so it broke my gazebo, and it was an old gazebo so I didn't have a problem replacing that anyway but, that is the issue that I'm comforting there in my house. So, if you were living

there like I'm living there, you would be going through the same things that I'm going through, so I'm just looking for some help.

Mr. Lorenzo: So, these trees are trimmed annually, they also serve, and we've met out there with Terry from our landscaping team, and these trees are being trimmed and are trimmed back, as you guys can see in the pictures. They're a little bit tall but, they're fine, they're healthy, the reason that those trees are there and were likely installed is to help with the noise complaints and the noise level because it's next to the parking lot, help with pollution going from the parking lot to the unit as a noise barrier, and privacy.

A resident: I mean, this is just a picture, and this is what I have to do, I have to blow it, and I have to bring it to the end, and that's what I'm picking up because if I take it outside, it's just worse for the grass. I just need some help. I know that there are reasons for it, but in my personal opinion, I don't think they should be that high, especially in the hurricane season. I mean, when the gazebo thing happened with all the wind that we had, and we had a lot of rain these last couple of days, and one of the branches just went right through the gazebo, I mean, if somebody would have been standing there when that happened, it would have hurt somebody. Now, when my daughter gets here, I get a ladder, she gets on the ladder, and start getting the leaves out of the gutter, and it's not safe, so I'm just looking for some help, so whatever you guys can do for me it would be greatly appreciated.

Ms. Mendoza: Just to chime in, so we did visit this area with him just to take a look at it and see if anything could be done at the moment. We did notice that he has been trimming the side that goes into his backyard which normally that's something that you do advise anyone that if anything goes over your property you can go ahead and trim it. Based on just the discussion with the landscaping company, they advised at the moment the trees do not have any need at the moment to be trimmed. Again, those trees we can't just chopped off feet off the height just because it's not something that is allowed because that's something that the county will come and fine the property for just chopping feet off of the height, it would be more like a selective trimming.

A resident: It's covering the lights too, I mean if you come here at night you'll see it, I get more light in my backyard than you guys get in your area.

Ms. Mendoza: And normally the landscaper does the selective trimming throughout, and they've done it, they've done it throughout this year, they've done

selective trimming of different branches, and low hanging branches, and the light poles, the poles have been uncovered, any light poles that are being covered, but just doing any type of full on trimming where it's going to lower them 5' 6' or 8' because I'm not sure how much lower it would even alleviate the issue of the leaves.

Ms. Duque: You can see that the fence line ends right where the branches begin, so it's really just the trunk beyond that point, and you can't access the trunk itself.

Mr. Pelaez: So, I was walking that area, and at least it looks nice and trimmed by our landscaper, and that one was kind of like going towards that side, so I know when I walked around it was pretty clear, except for your palm that were coming over to this side but, it was trimmed and I know the landscaper tries to maintain it but, I also know there's only certain times you can cut these trees and stunting their growth, and all that good stuff that comes with it, so I know that's done annually or whenever that's done, and I think they try to maintain these but, I don't know that just chopping off 5' is really going to solve the leaf problem. So, I think aesthetically it's going to look bad and then they don't all line up together so I don't know if that will solve it because it's still trees, that's my opinion.

A resident: I know that they did trim it up on the top because I used to see it on this side, on the south side of the property.

Ms. Mendoza: So, we have mentioned that we will revisit this when it comes to like the full trimming that needs to be done in November, again, that's kind of something that you guys wanted to do.

Mr. Pelaez: And I think September is when we really start analyzing so we're pretty close to that, so that's why also we're almost at the end of it where it's probably the biggest and then between September and November, might be now reduced and that may be great, and then it's going to escalate until the end of the year. So, I personally think we have to just, when we do our next trimming help you out with the issue but, it has to be with the rest of the trimming that we do everywhere, that's just my thought.

A resident: Whatever you can do.

Mr. Lorenzo: Now in October and the fall, September, October, and November is when we start the tree trimming.

A resident: Ok.

Ms. Mendoza: And when the landscaper comes they do a service, any type of like low hanging branches or anything that's covering the light poles and things like that, they

do that inbetween services but just like doing a full trimming, crown reduction, or anything like that, they don't do that until it's time.

Mr. Lorenzo: They have to abide by arborist regulations.

A resident: (inaudible comment) I would like to know when you guys do it again because the way the wind blows, you're probably getting them inside the pool area, but whatever you guys can do to help me out, I really appreciate it.

Ms. Duque: So, I think I already heard a direction from Mauricio. Do I have any other direction from the rest of the Board, or any other comments?

Ms. Macias: No, I agree with Maurico, too; it has to be a uniform evaluation.

Ms. Duque: Ok, so it will be a uniform evaluation which is what has always been done during the months of October and November, and we'll go back and do the tree trimming if it exceeded anything according to the arborist because remember we need to follow the arborists procedures when it comes to the tree trimming of those trees.

A resident: (inaudible comment)

Ms. Duque: Alright, thank you, we appreciate it.

A resident: Thank you.

Ms. Duque: Do I have anything else under the field report? Or any questions from the Board about the field report? Not hearing any, let's move forward with the next item.

E. CDD Manager

1) **Form 1 Financial Disclosure Due July 1, 2025 – *everyone has filed***
2) **Reminder to Complete Annual Ethics Training by December 31, 2025**
3) **Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694**

Ms. Duque: Let's move forward to the CDD manager report so Form 1 financial disclosure was due on July 1st, and everyone has filed.

Mr. Lorenzo: One last thing, on page, and there is no action required, on page 124 you'll see the storm drain map which was revised to include the clubhouse from the last meeting, and the some of the drains in the back were not included but, you'll see them there on the map on page 128, so I just wanted to mention that.

Ms. Duque: Ok, so thank you, Jesus. Just once again, the financial disclosure Form 1 has been filed by everyone, so thank you so much and congratulations to the

Board. Once again, a reminder to do your ethics training, which is due by December 31, 2025. I've already sent the email a couple of times, but if you need it again, I'll be more than happy to provide it to you. The next item is consideration of the 2025 performance measures and standards as required by Florida Statute 189.0694, so CDDs in Florida, as the Board is aware, the District is required to comply with a range of performance measures and standards, and this is to ensure transparency, accountability, and effective governance of the District. Those standards are documented and they're also reported annually demonstrating the compliance through meeting records, the website, posting of the audit report, District engineer's report, budgets, adoption of budgets, all of that is being reported on your webpage but, it's part of the requirement, and nothing for the Board of Supervisors to do, this is just actually my responsibility, so I just need a motion from the Board to approve the 2025 performance measures and standards.

> On MOTION by Ms. Calero, seconded by Ms. Macias, with all in favor, accepting the 2025 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

FOURTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Let's move forward to the financial reports. Tab A is the approval of the check register, and Tab B is the acceptance of the unaudited financials. If there are no questions, a motion to approve them will take place.

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

FIFTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Ms. Duque, are there any supervisors' requests? Not hearing any, there is no audience present, so no audience comments.

SIXTH ORDER OF BUSINESS **Adjournment**

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman