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MINUTES OF MEETING
PALM GLADES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Palm Glades Community Development District was held on Tuesday, March 10, 2026, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

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

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 February 10, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the February 10, 2026, meeting. This is the moment to present any additions, corrections, or deletions; if there are none, a motion to approve them will take place.

> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, the Minutes of the February 10, 2026 Meeting were approved.

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THIRD ORDER OF BUSINESS Ratification of Temporary Access Easement Agreement by and between Palm Glades Community Development District and Eduardo Esteban Perez and Carolina Susana Cervera

Ms. Duque: Let's move forward to the ratification of the temporary access easement agreement by and between Palm Glades Community Development District and Eduardo Esteban Perez and Carolina Susana Cervera, so we're bringing this back so that it's part of the record of today's meeting. This item has already been approved by the Board; a motion to ratify will take place.

> On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, ratifying the temporary access easement agreement by and between Palm Glades Community Development District and Eduardo Esteban Perez and Carolina Susana Cervera was approved.

FOURTH ORDER OF BUSINESS Discussion of Engineer Firm

Ms. Duque: Let's move on to the discussion of the engineering firm. This item was brought to my attention by Mauricio, so I'll turn it over to him to address the Board. After that, we can also provide a brief update on today's meeting regarding the alleyway, including our findings on the drainage system and the concerns we have about flooding in that area.

Mr. Pelaez: Ok, so hadn't really met the engineer in all these years, so we had our first meeting today, he's very knowledgeable, he told us about the drainage system, and it was a 2 hour meeting but, long story short, we need to watch the water and see how it drains into the thing before we make a big construction change of all the drainage system.

Ms. Duque: And you're talking about the alleyway.

Mr. Pelaez: Yes, and the last time there was a big rain at that time, so now we're just going to watch it as rainy season comes, see what it does, and then we'll determine if we need to invest on doing a major repair.

Ms. Duque: Right.

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Mr. Pelaez: We met with him at some point, I know there's other engineers out there we may interview or not just to make sure we have the right engineer, and I'm not saying that we don't but, we may need to interview other ones, so that was why I brought this discussion but, I think we can table that for another time.

Ms. Duque: Ok, thank you, Mauricio. Unless there are any questions from the Board, we mainly wanted to keep you updated, and as we move into the rainy season, we'll monitor the area and, if needed, bring this item back for revision.

FIFTH ORDER OF BUSINESS Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Ms. Duque: Let's move forward to the next item, which is the acceptance of the audit for the fiscal year ending on September 30, 2025. So, Grau & Associates has performed the audit for the financial statements of the District for the fiscal year ending on September 30, 2025, and we are in compliance with all of the accounting principles, so a motion to accept the audit will take place.

> On MOTION by Ms. Mendez seconded by Ms. Calero with all in favor, accepting the audit for Fiscal Year Ending in September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Mr. Cochran: Good evening everybody, the only stuff I have is really that I think is to the field part of the report, so I'll just wait and address that then but, if you guys have any questions for me I can take those.

Ms. Duque: Thank you Scott.

B. Engineer

Ms. Duque: Under the engineer, we already reported that we met with him in reference to the alleyway.

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C. Club

1) Monthly Report

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

Ms. Mendoza: Yes, ok for this month I'm reporting that the playground renovation and the repainting of the kids splash has been completed already which those were two of our big projects for this year. Additional to that, and just to kind of give the Board an update, so even though the kids splash is now fully operational, the kids splash and the pool area is still closed, and this is due to pending for the Department of Health to come out and do their annual inspection that unfortunately during the time that we were doing the renovation and the repairs of the pavers the Department of Health did come out to try to do their annual inspection but, giving that there was no water in the kiddy part, they went ahead and postponed that inspection, so we have been trying to get in contact with them to be able to try and schedule them, to come out, I've been calling them every day, and unfortunately I haven't been successful as I want it to be but, again, I will continue to call them. Additionally, that inspector will also, the Department of Health needs to send out their engineer just to in their system close out the two repairs that we have done to the spa and pool to some of the equipment that we had broken parts with, so with the County of Health the engineer has to come out and take a look at it which is something that should happen simultaneously when the inspector comes out. So, I'll continue to call them and I'm hoping to be able to get the pools opens before spring break given that time would be of heavy usage. Aside from that, we continue to doing some additional repairs throughout the clubhouse and the gym area based on our monthly maintenance, as well as the umbrellas in the pool area that we had a few maintenance upgrades so they can last a few more years. There were some repairs on the exterior of the building, we went ahead and did some foam band repairs on the exterior of the building and that's something that was completed together with the big projects. Aside from that we have our March events coming up, this Thursday is plant a flower day so we will be giving out a few to grow at home so you guys will see that communication going out, and St. Patrick's Day is something we will also be celebrating and our big community Easter event, so that will g out this Friday so the communication will be sent out tomorrow letting the residents know to mark their calendars. Now, I did want to bring up to the Board the conversation

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regarding the boot camp classes that we have here at the clubhouse. So, as you recall we have bootcamp classes on Mondays and Wednesdays, so it came to my attention that starting with Monday classes the attendee they were doing running classes, and at some point they were doing the running in the back of the clubhouse but, they started doing running on the outside of the clubhouse kind of doing a run throughout the community, going down 238th Street and some of the public roads, so that just became a concern or just something that I was not aware that were the kind of classes that we were offering, and I wanted to bring it up to the Board for discussion to see if it's something that you guys would like the trainers to continue doing, or if we're just continuing to do the classes inside of the clubhouse, or if there's any issues with them going outside of the clubhouse.

Ms. Varela-Medina: Well, there a liability issue if someone falls.

Ms. Mendoza: Yes, correct, so I mean that's some of the concerns to think about, again, just the conditions of the outside, and right now I know it's daylight savings staying light outside helps out but, before that it was pretty dark, so there's just some concerns of them stepping outside of the clubhouse, so that's why I wanted to see what would be your thoughts on it.

Ms. Varela-Medina: What is our liability on that for the bootcamp trainer if someone falls or trips outside?

Mr. Cochran: Well, I mean we have an agreement with them where they agree to indemnify us and stuff like that but, the agreement was designed and contemplated that they would be doing inside the clubhouse, so technically if they're starting here and going from there, and it's arguable that it would still be included but, I think if the Board wants to allow that to continue I think we should probably at least look at the agreement, it probably needs to get amended to cover that specifically. The other thing, and it depends because there's various sidewalks and roadways within the community, some of them are owned by the District, or maintained by the District, some of them are county, some of them may be even association, I don't know but, generally, whoever owns them is responsible for maintaining them has duties to anybody that's using them to maintain them in a reasonably safe condition to warn them of any concealed or latent hazards, that type of thing. So, it's a little bit different because you're out there in the

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community, there's vehicles going, there's sidewalks, there's roads, weather conditions and all that stuff whereas it obviously a lot more controlled environment in and around the clubhouse, not to say that you can't do it but, since it was brought to the Board it was brought as classes at the clubhouse and it's evolved to something beyond that, I think she was right to want to bring it to the Board, and I think if the Board wants to allow them to do that, it's not a problem, just be aware that there's other variables in play and we probably want to amend the agreement to specifically reference that.

Mr. Pelaez: So, originally it came up because before the time changed they were running at night, so when you're running out there and cars are out there, so we're also concerned just for their safety as well, so that's when it first came up. I think there's other liabilities that could come up that I think the HOA needs to explore on the HOA side because some of the areas are HOA or homeowners, so for me I think right now it needs to be maintained inside the clubhouse until all those other factors can be addressed with the HOA side, especially with other things going on with the HOA with repairs and stuff, so my thought is to keep it in the clubhouse for right now.

Ms. Varela-Medina: I agree.

Ms. Calero: Most often boot camp classes are kept in a location, and then after the classes they could go running a mile or whatever, so again, I feel like to get a full affect of weight or whatever strength training they're doing, is probably favorable to stay within the clubhouse, and then if they needed to run, they can run their own run.

Mr. Pelaez: Yes.

Ms. Mendoza: Ok, perfect.

Ms. Duque: So you have a direction, there is no need to do anything else.

Ms. Mendoza: Ok, so I'll let the trainer know that they go ahead and make sure that they stay within the clubhouse area.

Ms. Duque: Ok.

Ms. Mendoza: Thank you, and that's it, I have no further to report.

Ms. Duque: Thank you so much Jennifer.

2) Discussion of Increased Fees for Janitorial Services

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Ms. Duque: The next item under the clubhouse report is a request for an increase in janitorial service fees. We are currently paying $6,000; last year we increased these services, and they are now requesting an increase from $6,000 to $6,500, which represents an 8.33% increase. It is up to the Board to let me know how you would like to proceed.

Ms. Varela-Medina: I'm sorry, how much was the increase last year?

Ms. Duque: I don't recall the exact timing, but if I'm remembering correctly, Julie, you may recall that they requested an increase almost two years ago, and at that time we had already adopted the budget, so we couldn't address it until the next fiscal year.

Ms. Duque: Yes, we did increase, and that I don't recall the exact amount we were paying before but, it was increased to $6,000, that's how much we are currently paying, and now they are asking to increase to $6,500 per month, so $500 per month would be the increase, so that's an 8.33% increase but, remember this will not take into effect until October because the same thing that we have done with all of the other contracts, because number one, we do not have the money but, we are going to be working on budget next month, so those are things to consider if this is the direction the Board is leaning towards.

Ms. Varela-Medina: So, far I think BrightView had requested an increase last month, right?

Ms. Duque: Yes.

Ms. Varela-Medina: And they're requesting this and they're the ones who maintain the clubhouse, correct?

Ms. Duque: Yes, the janitorial for the clubhouse, yes.

Mr. Pelaez: No, we're talking about the cleaning service?

Ms. Varela-Medina: Yes.

Mr. Pelaez: So, it's not BrightView.

Ms. Varela-Medina: No, I'm trying to see how many vendors have asked for a potential increase in October, so we already told BrightView we would wait until October to approve that.

Ms. Duque: Yes.

Ms. Varela-Medina: But BrightView didn't have that.

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Ms. Duque: No.

Ms. Varela-Medina: But the cleaning people did it last year.

Mr. Pelaez: Right, and for me, we already increase them last year but, on the other hand, I do understand prices go up and I think they do phenomenal work, with the whole team and Virginia and all those who are here, they do great work also, so I understand both but, usually we don't do increases like every year for everybody.

Ms. Varela-Medina: But then are they going to do it again the following year and the following year.

Ms. Duque: I do not know.

Ms. Varela-Medina: I know they're doing a good job but, every year to increase.

Ms. Duque: Once again, the Board can negotiate the price if you believe that needs to be done, I will follow your direction.

Ms. Mendez: I would say this is a consensus with other companies.

Ms. Duque: Yes, Shirley, and I think this year we're seeing the same thing with all of our vendors.

Ms. Mendez: I think if we're satisfied with their service and at the moment we don't have another service that can guarantee the same satisfaction, and like you said it's not projected and we need to be fair, and then next year we can have a conversation if it comes up again, so I don't think it's so unreasonable, a $500 increase.

Mr. Pelaez: So, it went from $6,600 to $7,200 which was $5,700.

Ms. Duque: Correct.

Ms. Calero: I think that's what you're asking about Julie.

Ms. Varela-Medina: Yes.

Mr. Pelaez: It was $5,700 last year, which was $475 per month, I'm ok with the increase starting October based on the work they put in, they go above and beyond always it might be hard to fill those shoes for 7 days a week of service with a company that we're really happy with. So, based on that but, tell them next year or the year after, don't even submit anything.

Ms. Varela-Medina: And would it be possible when we do have these requests to maybe have some backup information where we could see the years that we've increased, what that increase has been and that way we have some information. I think

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for me personally, it's to gauge because if we don't know how much or how often, it's hard to say yes or no, because we all want to say yes.

Ms. Duque: Yes, but for this specific vendor, we already approved an increase, and their first request came when COVID started, you might recall that. They indicated there was additional cleaning required, and we responded that while that was true, they would also be cleaning fewer other areas; you may remember that conversation.

Ms. Varela-Medina: I remember.

Ms. Duque: But then they requested another increase last year, when we were already in Fiscal Year 2025, and we told them we couldn't adjust the contract mid-year and they would need to wait until 2026. I don't recall the exact amount, but we increased it to $6,000, which is what we are paying now, and I believe it is roughly the same percentage increase they are requesting again this year.

Mr. Pelaez: What was the amount they're requesting this year?

Ms. Duque: We are currently paying $6,000, and now they are requesting $6,500 as shown on page 84, which is a $500 increase per month. You mentioned the last increase was $475, correct?

Mr. Pelaez: Yes, $475 more.

Ms. Duque: So, pretty much it was $475 for the prior increase, and this one is $500.

Mr. Pelaez: So, I think we could do $475 again, I think that would meet halfway.

Ms. Duque: So, going from $6,000 to $6,475?

Mr. Pelaez: Yes, that's reasonable.

Ms. Duque: Ok, so $6,475, that's a motion starting October 1st?

Mr. Pelaez: Yes, that's a motion by Mauricio.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, authorizing staff to negotiate the janitorial services fee increase to $6,475 per month effective October 1, 2026 and amending the existing contract was approved.

D. Field Manager - Monthly Report

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

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Mr. Lorenzo: Alright, so we can start with playgrounds or the sidewalks.

Mr. Pelaez: Start with the playgrounds?

Mr. Lorenzo: The playgrounds, ok. So, you guys have packages, and let me pass these out. So, Chic and I have been working together to go over the playground, the scope of work, the parts, and Chic is coming with a proposal and you'll see three different packages, he numbered them a little bit different but, we'll work through it, not a big deal. So, opposed to the original scope of work, he's suggesting not needing to replace all the parts because they're salvageable per his inspections, and you see some options, for example, we'll go over playground #1. You'll see the pricing there, which is an estimated cost of $14,150 and I'll let Chic explain.

Mr. Chandler: Yes, so let's just view the scope of work, and all of them have the same scope of work. Ok, #1 is the pressure cleaning, hand scrub and degrease, everything has to be hand scrubbed and pressure cleaned. So, let's just look at the slide, actually look at the picture first, the second picture on page 1, so page 1, this is the one for the furthest to the west. So, realistically we have to hand scrub everything and pressure wash, every piece of metal, everything.

Mr. Lorenzo: The interesting part of this particular playground is that the parts are integrated so there's like one part that integrates a bunch of different parts.

Mr. Chandler: And you'll see his detailed pictures, so he did a good job.

Mr. Lorenzo: Correct, but I just want to let you know that's the only difference between this one and the other ones.

Mr. Chandler: Ok, so #2 is dissemble al the parts that need to be repaired and/or replaced, and we'll go over all of that. Next is the grind wire wheel, sandblast ATC all rusted areas, prime and paint all repairs to match as close as possible, and you'll see what I mean by that. Once we do all of that, if there are parts that have to come apart, to get to the rusted areas, we'll have to put it all back together, and there's a number for that. Then we need to sand and prep everything again, completely clean everything again, it would be with denature alcohol, and then hopefully when we do the denature alcohol we can get some of the original color back because the poles that are facing the south side, east and south get so much more sun exposure than the north side of one pole, so this pole is darker than it is on this side but, you'll see it in some of the pictures,

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and then obviously we're going to apply the diamond coat color which is the same stuff that we put on over here. So, if you go to page 2, and if you look close enough there's like a knuckle here, this is a small picture but, you'll see better detail in the next pictures. So, if you go to page 3, this is the support on, the lower half is rusted pretty badly, and you'll see it in the other pictures as we go along, this is the left side, it has a little rust. If you go to page 5, and five is grinding that piece, grinding it, detail grinding done to every bit of rust that we need to get off, and that's each part, and those have a lot of connections that have to be done as you'll see as we go along. Then we'll go and hand paint rust inhibitor primer, and that has to be done by hand, which is on page 6. Page 7, we have to hand paint it. Now if you look at the pole to the left, you see how orange that is, that section was in the sun a little bit more so that's what I was talking about. We don't want to get crazy on this.

Ms. Varela-Medina; But that doesn't really matter.

Mr. Chandler: No it doesn't, exactly, so it's just one little section here but, we're going to try and blend it in. I'd take this off and when we paint, it's what I call zero it out, when you paint it you can zero it out to where it gets a little bit lighter, and a little lighter, and then blend it and that's what we do with little items, you guys know you couldn't really notice that but, that's what we had to do, and I think we can do it for the most part but, I think it's a non-issue. Page 8, example of everything that has to be ground down and touched up. Now, page 9, this is one of the plastic shields, this is where it gets to be a little bit of a gray area, and this is a decision that we're going to have to make together. Also, each one of these parts have these knuckles and stuff, they all have to be dissembled, taken apart, hand ground and all that stuff. Page 11, these are the railings, you can't really see it but there's rust below the surface.

Mr. Lorenzo: You see it on page 12.

Mr. Chandler: Right, you see 12, that's the bottom of it, and it is completely rusted out, and it's not easy getting these bolts and stuff out either because they're pretty much rusted in.

Ms. Varela-Medina: So, are you going to replace the bolts then?

Mr. Chandler: No, the bolts are stainless steel they're in great shape, not a problem with that, it's just that the rust gets wedged in between, and now you can see it

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on page 13. Now, Jesus, this is the one I really wanted to talk to you about, do you remember the deck has a little bit of a rust spot and it raised up the plastic.

Mr. Lorenzo: Yes sir.

Mr. Chandler: That's the only spot on that particular one.

Mr. Lorenzo: Correct.

Mr. Chandler: And we don't want to replace that whole back just for that one spot, I'm not quite sure how I'm going to tackle it but, it's just a little bubble, so once again, I'm going to have to be creative as I go along, I'm not quite sure what I'm going to do as far as fixing that. Ok, this is a tricky one here too, so if we go to page 17, that's that twirly thing up there, and if you look back to page 16, every one of those are rusted in place, so we're going to have to dissemble this thing. Now, I believe you have a place to replace this thing, right?

Mr. Lorenzo: Yes.

Mr. Chandler: So, just the connections have a little bit of rust in between them so we'll have to dissemble it, do the same thing to get every bit of rust off and put it all back together, and I think we'll be in good shape. Now if you look at page 18, this is the bottom of it and that's the support bracket, that's gone, I can just close it down but, we're going to have to take that out and grind it and paint it and prep it and all that good stuff. So, this is the slides, this slide happens to be in pretty good shape, it's not bad, facing east it gets more sun as if it was facing south, it would probably be a lot worse, that's mostly just dirt, so I want to clean it. To replace, you see then number there, that's $2,500.

Mr. Lorenzo: And one of the reasons why I got that number is because we were looking at all of them, so just to kind of, remember I got the pricing for everything, and you know what you want to replace it with so you have the pricing, that one is in good shape out of all of them, the best shape actually.

Mr. Chandler: Right, so I want to clean it before we do anything. Now if we go to page 20, these are those guards that go on the side, the other piece of that, or the back is holding it up, and you can't see them now but, those are the rusted spots. These are plastic, and they're in great shape but, you can see the handprints and stuff like that, so what I want to do is clean them, I'd like to clean them not paint them. Let me clean

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them and see if I can get them consistent, whether it's a lighter color, I'd rather not put a laminate on it which is more paint and then have it potentially wear off, so I'd like to clean them and put the clear coat directly over the top of the plastic and see how that works out, if it doesn't look great, then we'll paint them. Now, if you go to the next page, this is what Jesus, he did a lot of work getting itemized numbers on parts, connections, bolts, big numbers. I don't see anything on this particular one that we have to replace anything, but Jesus did his due diligence and said, hey, let's have the option if we do have to replace them we already have the numbers. So, what I'm saying to you is, in the event that something is just not working out for us, we're going to have to replace it and the number is already there. I just didn't add it into here because we're not sure we're going to do it, and we'd rather not.

Mr. Lorenzo: So, to compare with what was originally quoted, you were looking at, and I don't know if we should discuss that right now.

Mr. Pelaez: So, what we were looking at before was, like this piece on the quote, originally, so this piece is on the price list, they say replace the entire piece, so then we have parts and labor to repair it, when essentially we can just repaint it and look at how perfect it comes.

Mr. Lorenzo: Right, that's $1,500, just that part, not even installation.

Mr. Pelaez: Not installation.

Mr. Chandler: And not trimming, I mean that's what is $1,800 and realistically that one only took me a few hours to fix, and it's perfect.

Mr. Lorenzo: Ok.

Mr. Chandler: So, that's number one, and we can pass these out. So, we don't need to items this, it's basically all the same stuff basically, and actually that's a picture of it. So, I think right now just kind of look at the slide, look at the roof for the slide, and then look at the main roof. Now, if you look at page 2, there's a little bit of chips on the platforms, on the decks, you see a little bit of rust and stuff, I'm going to try to flatten that, clean it up, and do a repair on this, and this one is not bad, there's a few areas that we have the rust. Every one of the red columns have that fading, and we're going to paint them red. By the way, I put the clear coat one of the columns on that one, I'm going see how things are, go by there, take a look at it and see what a difference. Now,

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remember this diamond coat is supposed to be amazing stuff, this is what they put on cars. So, it's designed for cars, and it's called base coat clear coat, so when they paint your car they put a clear coat on it, so it's really strong, you can't scratch it, I'm just hoping this stuff is wonderful, it's the first time I've every used it, so let's hope this is like the greatest things. Then you have like the yellow here, you can see a little bit of the fading in the yellow on this, that's going to have to be painted. Now, the slide on page 4 this is the worst slide out of all of them, you literally could take your fingernail, and you could scratch it, so that's been in the sun a long time. Now, what I think we should try to do before we spend, and how much was that slide?

Mr. Lorenzo: It was $3,200.

Mr. Chandler: Wait a minute, that's just the slide, shipping plus installation.

Mr. Lorenzo: Right, $3,200.

Mr. Chandler: Ok, so it's big money, so do we all agree we want to try and fix it?

Ms. Varela-Medina: Yes.

Mr. Chandler: And if we can, I'm thinking sand it down, and get the fresh plastic, it's down there, get it sanded, so either paint it with the epoxy paint, that we use on the plastic, or try just the clear coat.

Ms. Varela-Medina: So, what's the difference between the clear coat that you were talking about and the coat that we used on the swimming area?

Mr. Chandler: Ok, so the swimming are, the kiddy splash, so much salt water, that has very epoxy paint which is two-part epoxy. We didn't want to put the clear coat on that because the epoxy held up very well, and we didn't want to take a chance, I don't know what's been in the salt water, which that just reminded me of something. I did want to put the clear coat on one spot on that down below just to see how it holds up in the water.

Ms. Varela-Medina: But why do you say saltwater?

Mr. Chandler: I'm sorry, no I mean chlorine in the water.

Mr. Pelaez: So essentially it's the same thing you did on the playground over here, the quote.

Mr. Chandler: Yes, two-part epoxy.

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Mr. Lorenzo: He's just not sure which one of the two is going to be the best one, and he'll try a little section and see what happens.

Mr. Chandler: Correct, and I'm going to bring this up to Juliana, so Juliana do you remember the slide in the water splash when they put the epoxy paint on it, and then we didn't want to do it on the inside, and some how it got painted on that bottom rim, I had a good idea it was going to peal off, after 3 years, sliding down it, water is running on it, of course that's going to happen.

Ms. Duque: Yes.

Mr. Chandler: But it's mostly the chlorine water that constantly runs on it, and that's why we didn't take this one apart, what we did 3 years ago worked very well, it's not peeling

Ms. Varela-Medina: And the pricing was that about the same or is one more expensive than the other one?

Mr. Chandler: Between the epoxy and the clear coat, it's about the same, this is $70 for a little can of clear coat, so it's very expensive. So, this one, once again, I want to try, and I don't know yet but, I want to sand it, I want to try to put either just the clear coat on it, and if it doesn't look great then maybe we'll put the two-part epoxy paint and then just paint it. So, you can see on page 5, you see it a little closer.

Mr. Lorenzo: This one is not too bad.

Mr. Chandler: Right, and like I said, to hand sand it, and do all of that, it's a big difference, that's $4,500 to replace it. Then you have this one here, it's the same thing. So, the roof to replace that is $1,500.

Mr. Lorenzo: No, it's $841.

Mr. Chandler: Plus shipping, plus installation, so it's $1,500 for the part, and I figured labor and installation, so I'm going to recommend painting that, and that's it. And if you guys, like I said, Jesus has everything.

Mr. Lorenzo: You can see the diagram, and the sheet of the pricing for the replacement parts, and you can see a diagram at the end.

Mr. Chandler: Ok, so.

Mr. Lorenzo: Moving on to #3.

Mr. Chandler: Yes 3, basically the same stuff, just a lot more work.

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Mr. Lorenzo: This is the biggest playground, this is one on 240th.

Mr. Chandler: So, basically it's the same thing, except for if you look at page 2 the deck of this one is in pretty rough shape in some areas, not terrible, it's solid. So, if you look at page 3, there's serious rust on the bottom, that all has to be taken apart. Page 4, the same thing it has to be dissembled, same thing, grind it out, paint it and epoxy, or clear coat, the same thing with page 5, there's a lot of areas on this one. Now, if you go to page 7 this is the bottom step that gets most of the stepping and stuff, and I don't know what I want to do with the deck yet, I don't know how I'm going to fix that, I can go through it, I'll show you the rest of this. So, I'll make sure the deck, it's a whole other page, so these are the slides, it's the same thing with this slide, we'll see what we can do with this slide, can we clear coat them, sand them, do we need to paint them with the epoxy paint, I don't know, there's no number on the slide, I don't know what it's going to cost, or in this case it's just cleaning the one on the left. So, this one has, if you look at the material that Jesus provided, if you guys decide you want to replace all the parts, I'm good with it, but the number to do all of that is what?

Mr. Lorenzo: $24,000.

Mr. Chandler: Right, not counting the labor.

Mr. Lorenzo: Correct, this is just the parts.

Mr. Chandler: Right, a lot of the big number on this is the deck, so it's the deck, there's a lot of numbers there for the deck, so let's talk about the deck. So, if you look at the pictures of the deck, the bottom stuff we already saw, you get a closer view and you can see the little edge and stuff, that's not bad but, it's faded. The same thing here, it's not bad but it's a little faded. If you look closely I have it labeled, there's a section where it's almost like a rubber material, that's on there. The problem with the plastics, like the picnic tables and stuff like that, water gets underneath them and gets trapped, and that's the problem and once they get chipped it gets in there it's a problem. This is not bad, I mean this could easily be sanded, the key is paint, what do we put on that if we want it to look great or good that's going to last, and that would probably have to be the epoxy paint. If you guys remember, it's called tough coat remember the blue stuff I put on the water slide, that's stuff held up really well with the constant water, so you could put that, the tough coat, it's not cheap but, I don't think we're going to need it, I

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would rather go with the epoxy paint but, I don't know. If I can come up with something I can feel happy with, in other words, do the bottom step, see what it looks like, and we'll work together on it and come with whatever our best option is going to be because if you look also at the last page, you'll see that one, that thing is in great shape but, I think that one has been replaced.

Mr. Lorenzo: I don't know.

Ms. Varela-Medina: But you still can grind it down.

Mr. Chandler: Which one, the other one?

Ms. Varela-Medina: The one that's in good shape.

Mr. Chandler: Oh, no we don't even want to touch that one, it's perfect, it's beautiful.

Mr. Pelaez: But what about the side parts over here in the corner here in the picture on the left side, right here.

Mr. Chandler: What's that?

Mr. Pelaez: This part right here.

Ms. Varela-Medina: If you take the legs off, and make it lighter, or is that sand?

Mr. Chandler: I think that's sand.

Mr. Pelaez: Ok.

Ms. Varela-Medina: Ok.

Mr. Chandler: Well, we're going to go through everything, and whatever we decide to on the deck, yes, in other words if we're going to paint the deck, we're going to pain all of it.

Ms. Varela-Medina: These are just samples.

Mr. Chandler: Correct, so we're going to have to tweak it a little bit and if you look at page 1, I think Jesus and I start with that bottom one and come up with something and then show it to you and we have agreement, go with it.

Mr. Lorenzo: All the numbers, with the amount of savings like with this option is just preserving what you guys have but, if we need to replace something we know what the prices are, and this is avoiding any replacements, we're just continuing with what you guys have and bringing it back to life.

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Mr. Pelaez: So, I think we saw what you did at this playground here and I know it's a work in progress, we shared some of the same ideas and then it just kind of came together, I think this would be the same.

Mr. Chandler: And once again, the slide is what, whatever we do we don't want to have to get into a maintenance thing, so whether it's sanding it down, and using the current color, I mean it's not a big deal if we put it on and see how it works out and how it lasts. If it becomes an issue we can always sand it down again and put the epoxy paint on it, or if we sand it all down and it's not the color we're happy with, then we'll go ahead and change it.

Mr. Lorenzo: Or if it's a maintenance issue.

Mr. Chandler: Or a maintenance issue, we're going to just have to kind of tweak it a little bit now.

Ms. Varela-Medina: Does the epoxy come in different colors and clear?

Mr. Chandler: Whatever you ask for, yes.

Ms. Varela-Medina: Ok, so it comes in different colors.

Mr. Chandler: Correct, the clear coat is like if you paint, like I said they paint your car a base color, they paint it and then you put the clear coat on and it protects the paint.

Ms. Varela-Medina: Ok.

Mr. Chandler: Now, the epoxy paint doesn't it need protection because it's so expensive and it's epoxy paint.

Mr. Pelaez: So, I think what you're saying is does the epoxy come in clear.

Ms. Varela-Medina: Yes.

Mr. Chandler: And we're using diamond coat, it's a clear coat, it sprays clear, crystal clear, you're talking about the epoxy paint, it comes in blue, red, or whatever you like.

Mr. Pelaez: So, you don't add the color into like base coat?

Mr. Chandler: No.

Mr. Pelaez: So, what does it start with, or only the color?

Mr. Chandler: Yes, always the color but, just so you know, the stuff that we used originally from Sherwin Williams, that was colored, so we had Sherwin Williams actually

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tint the paint for us, that was a pain. The ones that were colored, and then you had some that were already colored, they had the color, and the other ones you had to mix, they dried different, the dry times were different, the color was a little bit off or inconsistent. The reason why I didn't use the Sherwin Williams this time because we found a better paint, and Sherwin Williams changed their whole packaging to where you had to buy a 4 gallon bucket which was part A, and then they gave you a gallon of part B, and you had to mix it all, you couldn't do it, it was a fiasco.

Mr. Lorenzo: So, the moral of the story is there's a significant savings, the total for everything would be approximately $44,500 which compared to what it was originally priced is a significant savings.

Ms. Varela-Medina: Yes.

Ms. Duque: Which was $80,000 something, right?

Mr. Lorenzo: Yes, it was about $88,000 or $89,000.

Mr. Chandler: But this should work, it should last, I can only do my best.

Ms. Duque: Is there a direction from the Board?

Mr. Pelaez: There will be a small contingency on slide paint, this is the only thing that's not included in here, replacement of slide painting.

Mr. Chandler: Ok, I'll give it to you in a nut shell, what's not included in this, what we're doing to the slides, if it's going to be the paint or the epoxy, or clear coat and it doesn't include the deck which the replacement parts of the big one because I didn't know what to do with that one, and I didn't want to guess, I mean I could have came up with a number for you but, why don't I just charge what it costs.

Mr. Lorenzo: So the tropical challenge does not include, and when I say tropical challenge that's the name of this playground, it doesn't include the deck.

Mr. Chandler: Right, it doesn't include the deck, and it does include the finish of the slides.

Mr. Lorenzo: Right, the slides of all of them or just this one?

Mr. Chandler: All of them.

Mr. Lorenzo: Ok.

Mr. Chandler: So, in theory, just so you understand, in theory with a little luck it's a piece of cake, we sand them, we clear coat, and it's good but, regardless you know

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what the number is to replacement, and I gave you some estimates on what it's going to cost to paint, like $500.

Ms. Varela-Medina: I'm ok.

Ms. Duque: Ok, would you like to set a not-to-exceed amount, or go ahead and approve the $44,500 for now?

Ms. Varela-Medina: And then when you know how much the other part is, the slides and the deck then you can come back with another number.

Mr. Chandler: Absolutely.

Ms. Varela-Medina: So, we approve what is already included in the proposal, and then we wait for the other prices.

Ms. Duque: Ok, so do I have a direction from the Board, once again, the amount is $44,500 for the three playgrounds.

> On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, accepting the proposal from Chandler Contractors to repaint and renovate the 3 playgrounds not to exceed $44,500 and authorizing District staff to enter into an agreement was approved.

Mr. Pelaez: Can we just put addresses on these, or on the agreement so that way we know, when we're all talking about playground 3, we all have an idea.

Ms. Duque: Yes.

Mr. Lorenzo: I have it in my system under the names.

Ms. Duque: So, let's provide Scott with the names of the Parks and a recap of what we discussed, like an estimate for Playground 1 in X amount.

Mr. Lorenzo: So, playground 1 is Tropical Challenge, playground 2 is the Hybrid, and the 3 is the main playground, but I will take care of that and the addresses are already in my field report every month, and I'll provide Scott with all the addresses for the cross street.

Ms. Duque: Ok.

Ms. Varela-Medina: Thank you for all of the parts information and looking that up.

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Mr. Lorenzo: Thank God I was able to get the reps here, so that was extremely helpful.

Mr. Chandler: Well, that was a decision by a few of us, we all said, let's get other estimates and by him doing this, I mean invested a lot of work and saved me, just for having pictures.

Mr. Pelaez: Thank you Jesus.

Mr. Lorenzo: No problem. So, moving on to the sidewalks, so I'm going to pass this one out. So, you have in front of you a package of the east sidewalk repairs, they were actually replacements more than anything on the east side of the clubhouse. You'll see all the locations from page 1 through page 18 the location pictures, the quantity and then at the end you'll see on the second to last two pages, you'll see the maps with the locations with an "X" and then at the end you'll see the amount from Chic. Some of these are kind of tricky because they involve homeowner pavers, so it's a little bit trickier than others.

Ms. Calero: And I notice that there's markings throughout, or is that Miami-Dade?

Ms. Duque: No, that was us.

Mr. Lorenzo: That was us on the District areas.

Ms. Calero: That's what I'm saying because I don't think the HOA did anything.

Mr. Pelaez: No, the CDD it's all marked, on the other one, it could be Miami-Dade, it could be HOA we're not exactly sure but, Miami-Dade is analyzing all of that.

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

Mr. Lorenzo: So, I don't think we need to go through the whole report but, you can see the price at the end.

Mr. Chandler: Well, I would like to explain a couple of things just for their education if it's ok. So, a lot of these areas, so we understand, if you look at the first one, there's a bad crack there, we're only going to take out this much of it, we're not taking out a whole slab or the whole thing, so we're going to cut out this area.

Mr. Lorenzo: So, where you see the lines is what is going to be removed.

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Mr. Chandler: Correct, and the red lines, they're going to be straightened out. So, we'll go through it really quick, so you have page 2 you have a few areas, and the one side of sidewalk is from line to line but, for us to take out that much or this much, we're just going to make it safe and replace what we have to replace. Then if you go down to page 3, it's pretty much self-explanatory, and I'd like to go through it and you'll see why. So, let's go to page 4, now if you look at the one here at the top, this is where it gets a little tricky because it's between two driveways, so I have to take out the pavers, soft cut it, chip it, get it out, coordinate with the homeowner obviously and speak with them and say, you can't park here it might be a couple of days or a week for a cure, so there's a lot of communication with the homeowners and I have to make it safe and barricade it with the cones and everything, so not terrible. Also, so down here some of these driveways like that one, I'm not there to fix their driveway which some of the dip, some of them from the old trees, I'm only here to fix the sidewalk and blend it in the best I can. Then if you look at page 5, the top one, you can see the line and we're going to have to go about 6" to 10" passed the line. So, let's go to page 8, you can see the pavers that are probably about 1" below the concrete, so you see that there. Also, I want to explain, look at the top one on page 8, so that's the very end of the slab between the driveways but, you see how bad the pavers are, does this homeowner expect me to fix those pavers, do you guys want me to fix those pavers.

Ms. Varela-Medina: No.

Mr. Chandler: Ok, because I'm just saying, it's not included in my price, and I don't know how far you would have to go.

Ms. Calero: Now, could we have a potential where you fix the sidewalk and then a homeowner says, well what you did caused this, well we're not paying for that.

Mr. Chandler: No, what happens is I talk to each and every homeowner by the way, Hi, I'm Chic Chandler, here's my phone number, we're going to be taking this out, if there's any issues call me, don't call them, all of that stuff, and we have hundreds back in the day, of the swale areas and stuff like that, and we had no issues, not one issue because of communication. So, on page 9, the same thing, you can see a lot of these are between the driveways, not bad, not terrible.

Ms. Varela-Medina: Could I ask something going back to page 8?

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Mr. Chandler: Sure.

Ms. Varela-Medina: Why is that little piece going into the grass, and then it should end there, why isn't it flush?

Mr. Pelaez: Is there a house there on the left side or something like a fence.

Mr. Lorenzo: That's 239th Lane at that end to the left if I'm not mistaken.

Ms. Varela-Medina: Ok, never mind.

Mr. Chandler: Ok, so go to page 11, we've done a few of these back in the day, we've done a lot of these, and I want to just let everyone know, this isn't our first rodeo, we started it 6 years ago, and Juliana and Mauricio had picked the worst ones and some of them were bad, like you have over here, so she and us, we went crazy trying to pick which ones, and I said, you're going to be in for a big surprise, I mean we were replacing thousands back then and we had to pick and choose the worst ones and then we'd say, we'll just leave this one and this one, and it's not bad, they weren't dangerous or anything like that, and they weren't raised too bad but, we knew it as just a matter of time and I think this is the reason why we're here now. Also, I'd like to mention, a lot of the cracks and stuff, and I was going to run this by you, I might be able to, not me but in the future doing crack details, which is where I can grind it out and notch it and put an epoxy in there. You're going to see the line but, it's going to keep them together, it's going to be huge as far as not replacing them but, I think when we go back to talking about doing the chips and all those things, is when I want to do a few of the areas, and if it works out for us it may save you a lot of money down the road. So, go to page 12, so that one is a doozy, on the bottom, you see it, two flags in the driveway, and that one was like that much lower, so once I put them back I can't really raise them up and do one of these numbers, and then that why I'm going to have to communicate with the homeowner. On page 14, it says complete resurface in 5 lines, so there were 5 flags there that somebody, and I'm going to tell you whoever built the sidewalks, they got rained on, and it was bad, and it was pitted and somebody tried to do an overlay on it, and it's all delaminating and all coming off, so we're going to grind that down and we're going to do another overlay.

Mr. Pelaez: So you don't have to do new flags just an overlay of the sidewalk.

Mr. Chandler: Right.

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Mr. Lorenzo: Yes, this is chipping and you'll see the little holes here.

Mr. Pelaez: Ok.

Mr. Chandler: So, these are things that he and I had to come together and we have to make a decision on how we want to do the repair. So, if we go to page 15, these are some of the big ones, and I can tell you, I remember when this one here was really bad years ago, and this is taking people out of their driveway, they're not going to be able to park there and I'm going to have to figure it out. The problem is when you pour the concrete you have to wait 4 or 5 days for it to cure before you can drive on it. Then we have another one here on page 16, it goes quite a distance, like 5 or 6 sides, and then the next one is pretty self-explanatory, and that's it, so a lot of work.

Ms. Duque: So, the total amount for the project is $46,300.

Mr. Pelaez: So inbetween all of those we have some miscellaneous cracks to repair that you said you were going to try and fill in and all of that, so I think you should tackle that at the same time you're going through all of these so the whole entire area is done at the same time.

Mr. Chandler: Ok. So, I was given a couple of holes and chips for people that thought it was a big concern, and I had to go out and do these repairs, I've done a few of them in the past, little things, nothing, and I think someone or we decided hey, let's just take care of most of them if you can, so Jesus and I started to work on them, until we said stop.

Mr. Lorenzo: And we ran out of paint.

Mr. Chandler: Right we ran out of paint.

Ms. Duque: For those repairs, you ran out of paint, and because of the liability concerns and the number of locations the Association wanted to address, there were many areas that needed to be repaired.

Mr. Lorenzo: Correct.

Mr. Chandler: Right, so we figured it would cost more money to mark them, estimate the job, than it was to do the job, so what I suggested and what we talked about was, let me set up with my trailer, with my system, and I could actually drive down the sidewalk with the water and the repair and the generator, and everything and just do these repairs right in a row, go right down the sidewalk instead of working from the road,

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and doing all that, and I think I can do them pretty fast. I mean I could start by giving you a price, saying for a spot this big it's going to be $25, for one like this it's going to be $50, and that's what it is, and whatever we add up at the end that's what it's going to be but, there's just no way that we can go through and count them and look at them.

Ms. Varela-Medina: And when you say those are quick to do, how long would it take?

Mr. Chandler: Not that long, no big deal.

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

Mr. Chandler: So, I'm using, it's called rapid set, it's a hydraulic type of cement, I have different materials, many different materials that I use, and I can make this stuff, and engineer it to dry in 5 minutes that you can drive on it but, it doesn't give me much time to work, so it might be a half hour but, then you have complete curing time, so that's a non-issue. When I do work with this stuff, it's different colors, it's lighter, it's darker depending on the strength that I mix, so the stronger it is, in this case with these materials the lighter it looks, and remember I'm trying to blend it in, we did one when we patched and I can show you that picture how we have it out there, so it's too hard to bid out. What I can do is take a section, take a street, do it, document it and say this is what it's going to take to fix it.

Mr. Pelaez: So, can we add a not to exceed amount to get you started with all those miscellaneous repairs, I don't know, $5,000, I don't know what it would be but, now we can get started and then go with it and it's not like you have to stop or know that you're stuck with only this.

Mr. Chandler: Ok, so define not to exceed.

Mr. Pelaez: I'll give you some extra points to be able to do all the cracks, so as you're going down the street and fixing all these things, then you know you can address those at the same and you're geared up because based on this quote, you're only doing this, to fix the cracks to give you some leeway to be able to go with it.

Mr. Chandler: Ok, I'm talking about the chips, gouges, and the cracks and just gouges, etc., not to exceed, I don't see how that's going to happen now.

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Mr. Pelaez: No, not to exceed meaning, this amount plus whatever amount, I don't know like $5,000, so your contract would be like $5,100 or $5,200 whatever it comes out to.

Mr. Chandler: I have a better idea, why don't you let me do it, and I'm not even going to charge you. So, I'm going to suggest let me do a section, let me go down there and let me calculate the back street costs to do it.

Mr. Pelaez: Ok.

Mr. Lorenzo: And there's sections that are worse than others.

Mr. Chandler: Right, and I'll do it, and every morning just like we always do, I'll take the pictures and we'll go along and we'll say, ok this cost us $1,000, and this cost this amount, or whatever and then I can get a better grip of it, more accurate and then I can let you know.

Ms. Duque: Ok.

Mr. Chandler: I think that would be more fair, and if you don't want to pay me, no problem, and we can figure out what's the fastest and best efficient way of doing it without guesstimating.

Ms. Varela-Medina: Alright.

Ms. Duque: Ok, so do I have a motion from the Board to move forward with this $46,300 for now and authorize District staff to draft the agreement?

> On MOTION by Ms. Mendez seconded by Ms. Calero with all in favor, accepting the proposal from Chandler Contractors to repair the sidewalks in the community in an amount not to exceed $46,300 and authorizing District staff to enter into an agreement was approved.

Mr. Lorenzo: And we will be assessing the west side, soon I'm hoping.

Ms. Mendez: Hey Chic I have a question just for my own knowledge, I notice that some of these areas, they don't have trees planted around them, what's causing this?

Mr. Lorenzo: The trees that were there before.

Ms. Mendez: Ok.

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Mr. Lorenzo: So moving along, I don't think we have anything else, Chic.

Mr. Chandler: No, I'm good.

Mr. Lorenzo: Thank you very much Chic.

Mr. Chandler: Thank you guys.

Ms. Duque: What about the asphalt repairs?

Mr. Lorenzo: We can go over it.

Mr. Chandler: You want to discuss it, there's really nothing to talk about because I don't know.

Ms. Duque: No, but let the Board know because we're working on it.

Mr. Lorenzo: Ok.

Mr. Chandler: Ok, you want to give them some information.

Mr. Lorenzo: Yes.

Mr. Chandler: I think that's fine. So, Jesus came to me and said we have a couple of asphalt areas, and you can pass this down, and let me just give you this one first and then you can look at it. I only have a couple of these but, you can look at the pages, there's a lot of little holes, and I'll show you what you have to do. So, if you want to look at page 2, so it has to be cut, then go to the next page, that's what it looks like when it gets cut and chipped out, you have to apply a bonding agent, you have to apply asphalt, that is an asphalt cold patch repair. We can do it on the edge it will be fine, but we can't do it out in the roads, and I'll show you what that looks like.

Ms. Mendez: So that's the edges, you can do that.

Mr. Chandler: Yes, and I'm going to explain it to you before we go any further, so let me take that one from you. So, if you look at that one, that's a big section, and you can see what I highlighted and about where it is, and you see what it looks like there, and what's it's going to take. Now, that one has to be done with hot asphalt, and they're actually called a vinyl patch, it's very expensive, it's $100 for a little bucket. To do a patch like that I have to go back to my old ways when I used to do a lot of FPL asphalt, I was at the asphalt plant twice a week. So, you have to go to the asphalt plant and get hot asphalt but, it has to be prepped and ready to go, it's has to be barricaded off, and imagine you're in the road, and stuff, that's why I stopped doing it back then. So, you're

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going to have to, and I suggested to Jesus to determine what areas you're going to do and to make it economical is you do them all at once if you can.

Ms. Varela-Medina: So how many areas is that?

Mr. Chandler: We have no idea, we never looked at them.

Mr. Lorenzo: We just noticed that.

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

Mr. Lorenzo: But just to make sure because they're going to be mobilizing.

Mr. Chandler: So, if you want to know, if you guys driven down highways, when you see patches like that, what it is, they put layers of asphalt, and if it rains between one of those layers, it doesn't stick, and it's still thick and it holds together but, eventually it delaminates and you'll see a lot of that, and that's what happened there. If you look at one side of the road it's perfect, and the other side is the delaminated side, so they didn't put a tack, the black tacky stuff down, and if they don't apply that the second coat doesn't stick but, it will for 10 or 15 years but slowly come apart.

Ms. Calero: How long does this last because I've noticed in areas where there's potholes and they'll fill them up, and then a couple months later the pothole is there again.

Mr. Lorenzo: But that's because they put cold patch.

Mr. Chandler: No, hang on, that's not necessarily true, what it is, they're not prepping them right, they just go through them and throw it in there.

Mr. Lorenzo: Right, they're just stuffing them.

Mr. Chandler: Yes, they're just stuffing it in there.

Mr. Lorenzo: And then they compact it, then the cars come over it and then it just rips apart.

Mr. Chandler: Right, exactly.

Mr. Lorenzo: That's why you see them cut it open and prep it.

Mr. Chandler: Right, and dig it out and get a nice and get an ice pick, it's detail work to do it like that but, they're not going to do it, they're just in there to fix a patch.

Mr. Lorenzo: Because then you have to bring a team to cut it out, and you have to do the layers, and you have to prep it.

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Mr. Chandler: Right, it takes work.

Mr. Lorenzo: But that's the ideal way and then you don't have to revisit it.

Mr. Chandler: Right, so the first one I showed you there, that's the way you do it.

Mr. Lorenzo: Which you'll see them do in the main roads where there's a lot of traffic because you don't see them revisiting those but, again, that's on the road.

Mr. Chandler: But once again, if they don't put the tacky down and they don't do all that stuff, it's just a matter of time anyway.

Ms. Varela-Medina: How long does the cold patch last?

Mr. Chandler: I have no idea.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: The good thing there is really not much traffic because it's right at the edge.

Mr. Chandler: Correct, if you look at the one we cut out, I'm very confident because we're locked in, you see what I mean, we're locked inbetween the concrete and the cuts, so that one I'm very comfortable with.

Mr. Lorenzo: So, I'll go take a look and just see if there's any other areas, and then by the next meeting, if not even sooner with working with Juliana, we can get it done.

Ms. Varela-Medina: Thank you Chic.

Mr. Chandler: Ok, thank you guys.

Ms. Duque: Thank you so much Chic. I appreciate it.

Mr. Lorenzo: Thank you Chic. Oh, and before you leave, we have an update regarding the lamp post project which I believe you have the folder.

Mr. Chandler: Yes, I do. So, there's really not much of a lead,

Mr. Lorenzo: Basically the permit has been filed.

Mr. Chandler: Yes, the permit has been filed, and it's in process, and I got a letter here that says it is for the record.

Mr. Lorenzo: Just to give you guys an update. So, it's under review and we hope to have a better update for you guys next month.

Ms. Varela-Medina: Ok.

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Mr. Lorenzo: Alright, well to bring some good news, there's a been a lot of bad news and a lot of spending, we did receive the property damage release for the accident on 236th. There are some adjustments that need to be made that Juliana, I and Scott were looking at, or Juliana and Scott were looking at to make an adjustment to the release, so we could secure payment of $706.24, so it's something. Moving along to page, and I'm just going to try and keep it in order.

Ms. Duque: Is there anything we need to do regarding the release, or are we all set?

Mr. Lorenzo: I mean it's just a small adjustment.

Mr. Cochran: Yes, the only suggestion I had was to include the following page, where it says damages to property, that should be the District property or its property, and it's not a big deal but just for clarification but, I don't know if you want to, before you approve it by motion, if you want.

Ms. Duque: I think it's better.

Mr. Cochran: Yes, I think that's what we typically do.

Ms. Duque: Yes.

Mr. Cochran: Because you're releasing a claim.

Ms. Duque: Yes, so I will need a motion from the Board to approve it.

> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, authorizing staff to make an adjustment to the verbiage on the Release Form as stated on the record was approved.

Mr. Lorenzo: Moving on to page 93 you guys will see, actually page 92, you'll see the median at 236th Street, the cold spell unfortunately damaged the plants there. On 242nd it's starting to happen on the exit side, you can see it on the third picture, the bottom picture, we're monitoring it there, it's not this proposal that you're going to see on page 93, does not include that area, we're monitoring it. If the Board wants to move forward with replacing it we can look into some other options, this is ground cover, it's easy to replace.

Mr. Pelaez: So, page 92, is by my house.

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Mr. Lorenzo: Correct.

Mr. Pelaez: So, I know you're going to quote but, that corner just doesn't look good with all that there.

Mr. Lorenzo: So, we've been monitoring that area, the entrance side, it's like a weeded flower, the reason why we put that is because it's easy to replace, unfortunately the cold weather just took some of it out. The entrance side is a median cap, you can see it's fine, I even took a look at it today but, the exit side is starting to look really bad. We've been monitoring it trying and giving it some fertilizer as well to try to give it some life before we replace it and just say, hey let's just replace it.

Mr. Pelaez: But they were supposed to put something in like our rotation or something, can't we do something like that?

Mr. Lorenzo: So, I'm glad you brought that up, oddly enough, I received was an option, and I mean this doesn't have to be the option, it could be something else but, maybe putting a different type of plant, do something like this to give you guys some more color, very similar to the color it gives when it's flowering.

Mr. Pelaez: It's like purple.

Mr. Lorenzo: Right.

Mr. Pelaez: So, what about just matching our rotation of the other spots?

Mr. Lorenzo: So, we stopped doing that because when the accident happens in these areas, or maybe not 236th, but 236th from 112th, 242nd, 240th where there's entrances, you guys get a lot of accidents, so the reason why we went to the ground covers is because what happens when they hit the annuals we can't get the annuals again, we're going to get something different, so if they hit half of it you're going to get half with annuals and whatever is available, if that's available, or they're going to be looking smaller, so that's kind of the reasoning that we've had in the past, putting something as inexpensive as possible and something easy to replace, or you guys could put turf because these areas, at least at 242nd, 236th, and the exit up to 240th, remember the wall go hit but, I can look into other options, I'm just giving you guys an update, I know that area is an eyesore, so just thought I get a proposal and be on top of it with BrightView.

Mr. Pelaez: When does the rotation happen?

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Mr. Lorenzo: The rotation should be happening at the end of this month, so soon, and you guys selected pentas which you'll see on page 100, every color except red, a combination of all of them.

Ms. Duque: And I believe there's one color we don't have, I think it's the lipstick shade, so they won't have that; we'll have all of the other colors except for the red and the lipstick.

Mr. Lorenzo: So these are, because of the heat, sometimes they don't thrive as much, last year you guys had them in some areas were not so good but, we also had irrigation breaks.

Ms. Duque: The issue was from the irrigation break.

Mr. Lorenzo: Right, but sometimes the heat will affect these plants but, they're going to be on top of it. So moving along, as far as the Spanish Shaw at the medians do you guys want me to look for other options.

Mr. Pelaez: I think we either need to sod it or try to see another location maybe it's not soggy anymore, but I think it needs to be changed for sure, even if you want to do it the same as the rotation to bring in some life and see how it took, also I don't think it's going to look good in all of these entrances because of the way it lines up.

Mr. Lorenzo: Right, I mean 236th where you see the top two pictures on page 92, you probably don't want to put them there.

Mr. Pelaez: I don't think they're going to go there.

Mr. Lorenzo: No.

Mr. Pelaez: It would only work for 242nd.

Mr. Lorenzo: Right, because the only one median that doesn't have flowers on the main street, but unfortunately the cold spell when it was really cold for a couple of days, it really affected the plants but most of it survived at 242nd because the rest of it you can see is thriving, and I even checked it today and it's doing good, but that exit side it pretty bad.

Mr. Pelaez: Yes, and that one agave we have there.

Mr. Lorenzo: Yes.

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Mr. Pelaez: So I think we should try the rotation in this area personally because that's off of 112th, the same as the other entrances, and maybe it will be uniform and let's see and if they hit it then we know.

Mr. Lorenzo: Ok, and we can always put a different plant, ok so at 242nd we're gong to put new plants, or put annuals there.

Mr. Pelaez: And then I think we need to sod the other area.

Mr. Lorenzo: So, turf at 236th.

Mr. Pelaez: Right, but on the right side, the ground needs to be lower before it's just sodded.

Mr. Lorenzo: Right, and they'll prep it, and I'll make sure.

Mr. Pelaez: They can still leave the other plants and just work around it but, just sod all that.

Mr. Lorenzo: Ok, so leave the plants and just turf around the other plants.

Mr. Pelaez: Yes.

Mr. Lorenzo: Ok. Then 242nd, we're going to include in the rotation of plants. So, moving along and some unfortunate news on page 102, you'll see the response from the Florida Department of Transportation. They said their maintenance crews confirmed that neither FDOT nor its contractor cause the sod damage on 112th. The South Dade maintenance road area manager was present a few months ago, and this was back in August or September. The contractor was performing the work and witnessed another company pressure cleaning the sidewalks, and they noticed a strong chlorine odor being used to aid their efforts, and this may have caused the overspray that negatively affected the turf. They said that their herbicide is not the cause of the damages to your turf. We've been diligently working on this for a few months, and I finally got their response and you guys will see the pictures in the following pages, 103 through 110. They have the total price to replace all the turf and if that's the route you guys choose to do is $12,746 and this is what you guys got quoted last year. I'm sure you guys could get that price with BrightView, if that's something you guys wanted to look at. I don't know that you need to make a decision right now, I don't know if this a good time to replant the turf.

Ms. Varela-Medina: But it will never recover right?

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Mr. Lorenzo: No, and you guys can see the pictures of the last few months, even recent ones. I mean I have recent ones, it's just getting browner or turning into dirt. Some of these areas are shaded because of the black olive trees that you guys have along 112th, is the grass going to thrive there ever maybe not the best, but there are a lot of areas that it will but, it's up to you guys what you want me to do.

Mr. Pelaez: So, as much as disagree with their letter, I just think based on the way the grass is right now, I think it will somewhat improve a little bit the grass, I think we should let it go and let the grass do its own thing, and we're not going to go back and forth at this point and go into legal and all that, so I think we should just let it go.

Mr. Lorenzo: Ok, right, and the weeds will probably start to grow in, eventually you'll see green and you probably won't even notice there's no grass there if it grows back, so sorry for that unfortunate news but, it wasn't from a lack of effort. We went over the playgrounds, if you guys go to page 122, you will see some of the lights at the west monument that need to be replaced, the colors are not changing properly. The new lights, you'll see them on the bottom picture, lit up in red, with a bell and the US flag behind it, those are the new lights, they're very hardy, they should last a long time and will serve the color changing at the west monument, you guys would need four of them, and you'll see that proposal on the following page for $860 from All Star Electric.

Mr. Pelaez: Do these lights work with the same exact remote as the front?

Mr. Lorenzo: I believe it's with an App, if I'm not mistaken I can ask for remote control.

Mr. Pelaez: They need to be with the same remote as the front.

Mr. Lorenzo: Ok, I can ask, these are made by the same manufacturer I want to say, I think.

Ms. Duque: I think that's likely the issue, we probably have an outdated version compared to the ones installed at the front.

Mr. Lorenzo: Correct.

Mr. Pelaez: So, I would like to make sure that they work with the same remote before I would motion to proceed.

Ms. Duque: So, let's bring it back to the next meeting.

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Mr. Lorenzo: Ok. I'm not going to bore you guys with the details of the repairs, you guys will see them, as far as the alleyway you guys know the testing was done, as well as the drainage was cleaned, I informed you guys at the last meeting and you will see the pictures now on page 129 and 130. As far as the wooden fence, FCC has already filed the permit, they just passed one of the inspections I think yesterday, so we're moving along. Unfortunately they had to remove the plants which we discussed, so that should be finalized hopefully this month contingent upon the next steps in the inspections. Moving on to page 133 we finally got some traction with Lennar to get these meters installed, hopefully within the next few weeks we should have meters installed there. So, I have no other updates unless the Board had any questions regarding my report.

Ms. Mendez: I have a question Jesus, the electrical box coming into 242nd by where we saw each other a couple of days ago, the side panel appears to be missing, and opened for a couple of days.

Mr. Lorenzo: The electrical box or are you talking about a cable box?

Mr. Pelaez: I think it's an AT&T box.

Ms. Duque: That's not the District.

Ms. Mendez: Ok, I noticed it in the morning because I assume somebody is working there, but in the evening time on my way out it's still open.

Ms. Duque: That's like AT&T.

Mr. Pelaez: It's like a fiber box I think.

Mr. Calero: Yes.

Mr. Lorenzo: So that's probably AT&T or Comcast.

Ms. Mendez: Ok, so how do we go about it, I think it's a hazard?

Ms. Duque: You're saying the one on 242nd?

Ms. Mendez: Yes.

Mr. Pelaez: When you come in from the exit side on the left side.

Ms. Mendez: Exactly.

Mr. Lorenzo: I don't think that's District property but, I'll verify that.

Ms. Duque: But let's check it.

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Ms. Mendez: It's not a small box, it's a large one, and the entire side panel is missing.

Mr. Lorenzo: Yes, I think I know which one you're talking about but, I don't think that's District property but, I'll look into it.

Ms. Mendez: Ok.

Ms. Duque: Right, that's not District property.

Mr. Pelaez: It's either AT&T or Comcast, one of the two.

Ms. Duque: Right. I think that's the same area that we were talking about the maintenance and the area that was sprayed, but the other side, on the other side of the sidewalk.

Mr. Lorenzo: You're talking about the other side of the sidewalk and 112th.

Mr. Pelaez: Exactly where you saw the white car, but on the other side, the exit side.

Mr. Lorenzo: Ok by the entrance, not by the middle.

Mr. Pelaez: Not by the middle but by the residents side.

Ms. Mendez: Yes, on the residents side, it's literally parallel to where you were standing taking the photo of the median, right there.

Mr. Lorenzo: Ok, that's not District.

Mr. Pelaez: Alright, I think everybody knows where it is.

Mr. Lorenzo: Ok. So, to give you some updates, the pool construction, remember the two units that asked for easement agreements, one of them had already started, we got that agreement finished, so they're done. We haven't restored the area, they did the other ones working, and they asked for an extension, they were supposed to have finished according to the agreement they had 180 days from November, and March 8th, so they're a little past due but, and I don't know if they on the phone now.

Ms. Duque: No, nobody's on the phone.

Mr. Lorenzo: So, they requested an extension until I think April 15th or 17th, I spoke to them over the phone, and I don't know if that's something you guys are willing to grant.

Ms. Varela-Medina: You're talking about on 118th, right?

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Mr. Lorenzo: Yes, 118th, they asked for another 30 days or so, if that's ok with the Board, they were going to be present but, they're not here but, I told them I would present the case and their question.

Ms. Varela-Medina: I'm ok with another 30 days.

Mr. Lorenzo: Ok.

Ms. Duque: Do we need to do anything on the agreement Scott?

Mr. Cochran: You might need to do an amendment on that, I just want to make sure because I think that the term is tied to a specific period and so we wouldn't want the term to be expired before the work actually begins so, I'll look into it to make sure but, it probably will need an amendment.

Ms. Duque: Ok, so I would need a motion from the Board.

> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, authorizing staff to amend the Pool Construction Easement Agreement for an additional 30 days with the resident on 118th was approved.

Mr. Lorenzo: Then I'm working on some other unit concerns, and I will hopefully have some updates at the next meeting, unless the Board has any other questions regarding my report, or any unit concerns.

Ms. Duque: Thank you so much Jesus.

E. CDD Manager

Ms. Duque: Ok let's move on to the CDD Manager's report. I have two items to share with the Board. First, at the April meeting, we will be presenting and discussing the proposed budget, so please be prepared for that discussion. Second, we will provide all of the financial documents related to the canal expansion area. At that meeting, the Board will review the engineer's report, the master assessment methodology report, the bond delegation resolution, and all items required under Chapter 170, so the expansion area will be a key topic for that session. Those are the two updates I have for the Board.

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SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register
B. Acceptance of Unaudited Financials

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

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

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests? Not hearing any, for the record there is no audience present today and there is no audience joining us over the phone, so no audience comments.

NINTH ORDER OF BUSINESS Adjournment

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

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

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Intermediary Delivery Events	Status	Timestamp

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Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/9/2026 8:08:25 AM
Certified Delivered	Security Checked	6/9/2026 9:52:19 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	6/9/2026 9:52:35 AM
Completed	Security Checked	6/9/2026 9:52:35 AM

Payment Events	Status	Timestamps