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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, October 14, 2025, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

| | |
|---|---|
| Juliana Duque | District Manager |
| Jesus Lorenzo | Governmental Management Services |
| Scott Cochran | District Counsel |
| Anelis Esquijarosa | KWPM |
| Jennifer Mendoza | HOA Property Manager |
| Several residents | |

## FIRST ORDER OF BUSINESS — Roll Call and Pledge of Allegiance

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

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

Ms. Duque: The next item is the approval of the minutes of the September 9, 2025 meeting. This is the moment to present any additions, corrections or deletions, and I believe we have some clarifications from Scott.

Mr. Cochran: Yes, I just have a couple, the first one is on page 3, the third line down from the top, towards the end of the line it says, and we may it to just, the word “may” should be changed to “made”. Then on page 19, the very first line at the top, the

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beginning of the new sentence, it says, they haven't done that work, it should be, we haven't done that work. Then on the line right below that, it says, if the District engineer, whose done that, it should be, has done that, and that's it.

Ms. Duque: Thank you so much Scott. Any other changes, additions, corrections or clarifications? Not hearing any, a motion to approve with those changes will take place.

> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, the Minutes of the September 9, 2025 Meeting with the indicated changes were approved.

## THIRD ORDER OF BUSINESS Consideration of Resolution #2026-01 FY25 Budget Amendment

Ms. Duque: The next item on the agenda is the consideration of Resolution No. 2026-01, which pertains to the Fiscal Year 2025 Budget Amendment. As shown in Exhibit A, this amendment addresses adjustments to the Capital Reserve Contribution, Interest Income, and Bank Charges. The Capital Reserve Contribution was originally budgeted at $275,000 but only $157,325 was contributed, so the amendment reduces this line item to match the actual amount received. The Interest Income exceeded the budgeted amount of $2,500, with actual earnings of $18,887, and the amendment adjusts this figure upward to reflect the true income. Bank Charges were slightly higher than projected ($622 actual vs. $500 budgeted), so this line has also been adjusted accordingly. The purpose of this amendment is to align the budget with the actual revenues and expenditures for Fiscal Year 2025. A motion will then be requested for approval

> On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, Resolution #2026-01 FY25 budget amendment was approved.

## FOURTH ORDER OF BUSINESS Staff Reports

Ms. Duque: Let's move forward to attorney report, Scott.

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### A. Attorney

Mr. Cochran: Yes, good evening everybody, so I actually will be passing out another resolution, resolution #2026-02. So, this came about, as I'm sure you all have heard since it's been in the news, there was an appellate court judicial decision last month that found that one of the Florida Statutes that prohibited open carry law was unconstitutional in violation of the Second Amendment, and after that the State Attorney General issued some guidance as far as the effect of that on courts lower than that and on various government agencies and so in light of those developments there have been other guidance that's been issued by law enforcement agencies, by other local governments and so the District as a government entity is subject to the Second Amendment with the other amendments and the State Statutes, and looking into this issue further there's also a Statute inside this resolution that prohibits, it basically means that only the state and federal government can regulate fire arms, Special Districts like CDDs and other local governments, such as cities and counties, they're prohibited from basically doing anything in that universe. So, we have as you know, club rules for the club and one of those rules deals with firearms and even though there's a carve out in there about unless the Statutes allow for carry of it, there's an appendage that indicates that doesn't really save it, and also this is a court ruling not a Statute that's actually invalidating a State Statute. So, based on the research on all of that what we need to do essentially is declare that particular rule in the club rules is void and unenforceable and this expresses the intention to do that from the date of enactment and part of the reason for that is just to avoid potential issues from having a rule or regulation that addresses firearms and so basically it just declares it null and void from that date and unenforceable. What it also does is, and our office has confirmed that we think we should also go through rulemaking as soon as we can to remove that provision from the rules, so this resolution also expresses an intent to do that. Obviously, I know there's a lot of strong feelings on this topic and on the recent change in the law and everything but, unfortunately, given the State Statutes and the ruling based on the Federal Constitution, the District's hands are tied. So, regardless of what the District would want to do or thinks would be wise to do our hands are tied in that regard, so that's what this resolution does. So, if you have any questions about it I can answer those but, really it

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declares it null and void and unenforceable from the date of enactment and expresses the Board's intention to go ahead and start the rulemaking process to change that, and kind of unrelated to this but, as we're going to need to go through the rulemaking process anyway, I would say that you all should look through the club rules and see if there are any other changes you want to make because it is a process to go through the rulemaking process and it's more efficient and cost effective if you make multiple changes in a single round. So, I think we'll have Juliana distribute the current rules to you all and then you can take a look at those and maybe the next meeting we can discuss any other changes that need to be made and we can go ahead and get started with the notices that have to be done for it but, with that being said, we would recommend adopting the resolution but, if you all have any questions I'd be happy to discuss it.

Mr. Pelaez: So, if we send the notices the next meeting what's our timeline, is it 30, 60 or 90 days after that, I don't remember how it was but, how is it, just to make sure our meetings all fall in place here?

Mr. Cochran: Yes, it takes a little bit of time and so one of the changes the legislature did this last go around is they required some additional separation between the two separate notices that are required, so they now have to be separated by at least 7 days, the 28 day notice and the 29 day notice. So, just with that you're looking at 28 days, plus 7 days, plus 29 days.

Ms. Duque: January 29th.

Mr. Pelaez: So, January or February's meeting.

Mr. Cochran: Yes, it would be the beginning of the new year.

Mr. Pelaez: Ok.

Mr. Cochran: But I think, and the way that usually goes, you all may recall is we'll kind of have an initial meeting where you all discuss what you want to happen and then we'll prepared like an advertisement that reflects that. One of the other changes they made is the forms of the notices are very specific now, so you actually have to have the exact language, it's just like laws when they get changed like the stuff that's getting deleted has to be crossed through, the stuff that's being added has to be underlined. So, once they're in that form the Board can adopt or not adopt, and then

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obviously there's a public hearing on them, more people can come and comment but, you really wouldn't be able to introduce additional changes that aren't reflected in those notices. So, I think, like I said, maybe at the next meeting you all can bring your input and we can discuss what changes you guys want to make and then I can circulate a draft based on that of the changes and we can either figure out through the manager, do the discussion at the next meeting, and whether that's something that needs to come back to me again before it's advertised or whether it's something we can go ahead and advertise and then that starts those sequential notices.

Ms. Duque: I would recommend involving Jennifer or Anelis in this process, as they are engaged in the club's day-to-day operations and would be the most appropriate points of contact to address the club's rules and regulations.

Mr. Cochran: Yes, and I know in the past the club manager has given her input on those as well and obviously anyone that's familiar with any gaps that need to be filled or things that need to be changed.

Mr. Pelaez: And I think we did that within the last year or something like that.

Ms. Duque: Yes, we did.

Mr. Pelaez: So, it's pretty fresh, and it should be hopefully be pretty decent but a quick review would be good, and I think when we discussed open carry is not allowed at this meeting.

Mr. Cochran: Correct, yes, so this resolution kind of narrowly tailored to the actual club rule but, yes, as far as what the open carry dynamic is, the guidance from the State Attorney General is basically that the same areas where concealed carry is prohibited by Statute, open carry is also prohibited as one of those areas under the Statutes is meetings of local governments and Special Districts specifically which include Community Development Districts so yes, everything we've seen indicates that the open carry is not allowed at District meetings and if the clubhouse is used as an actual polling place for like a general election or something like that, the same goes for that but, other than that, the clubhouse is a public recreational facility so it's treated basically like a city or county park, or recreational facility and so far our own research and everything we've seen from other government entities indicates that the open carry is allowed in those types of places. Obviously, we'll see if the legislature is going to do

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anything else but, also the intermediate appellate court eventually be challenged in different ways but, as of right now that's the State Law.

Ms. Duque: Thank you Scott. I ask the Board for a motion to accept resolution #2026-02.

> On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, Resolution #2026-02 declaring the club rule regarding firearms voice and unenforceable due to a recent appellate court decision and State Statutes was approved.

Mr. Cochran: Thank you all. Other than that, my firm will remind you to do your ethics training if you haven't already by the end of the year, you still have a couple of months to knock that out, and I think that's all I have unless anyone has any questions.

Ms. Duque: Thank you so much Scott.

## B. Engineer

Ms. Duque: Let's move on to the Engineer's Report. Jesus, would you like to address the discussion regarding the engineer's communications now, or would you prefer to do so under the Field Manager's section?

Mr. Lorenzo: We can do it now.

Ms. Duque: Ok.

Mr. Lorenzo: So, I'm going to pass out quite few documents tonight, so I'll do that right now. So, this is an area at 114th Court, that is ponding water, you'll see some of the low points as you turn the pages which is the rod. You'll see on item #2, you'll see the rod in the picture and those are just some low points that the engineer did notice. We're working on developing a plan for action to go ahead and make sure that area slopes currently and it's graded correctly but, the water is just sitting there. The was is dissipating after time but it is sitting there, so that's one item.

Ms. Varela-Medina: So every time it rains it just sits there?

Mr. Lorenzo: Yes and then drain is clean, it's been cleaned, we even had Raptor Vac come back out just to make sure and look at it again, and everything is fine as far as the drain goes. So, we'll have hopefully by the next meeting a plan of action to see

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what the options are for the Board. I'm going to pass around another item, this is per the recent engineering report, so you'll see an email on the first page from the engineering team from George, these are the two options that Raptor Vac was mentioning that we can handle this is a couple of different ways, so to better have an understanding of the scope of work we asked George to chime in on this. So, option #1 would be the cheaper one to perform but, would have to be done more often which is every 6 months to a year and then there's option #2, which is a little bit more expensive but, it needs to be done once every 10 years, however, there's still regular maintenance of the outfall pipe which is necessary, so the cleaning of option #1 would still be needed every 2 to 3 years. You'll see the pricing on the last page, and I apologize for the informal proposal but, these are the options and the prices of what it includes. So, you see option #1 is 2 outfalls, cleaning them, basic cleaning is $1,400 for both of them. There was still jet done, the lining of the water, and making sure the pipe is clean, and would remove any pieces of block and concrete in front of one of the outlets if anything may be in front of one or the other. Then option #2 because they need to bring a truck out, it's $5,500.

Ms. Varela-Medina: But that every 10 years.

Mr. Lorenzo: Correct, but we'll still need to do option #1 every 2 to 3 years even if we do option #2. It might be cheaper as we go, long term, and I'm sure if we were to go with option #2 I'm sure we can work out a better price for option #1 when the 2 or 3 years comes, and maybe even secure a better price.

Mr. Pelaez: So, let me just understand exactly what we're doing.

Mr. Lorenezo: So, if you guys looks at page 4 of the document you'll see the areas of concern and these are per the engineer report that they just did this past summer.

Ms. Duque: As a reminder, each year we receive a District Engineer's Report outlining the status of the District's infrastructure. During the most recent inspection, which was presented to the Board of Supervisors, the engineer provided several recommendations. Some were related to general operations and maintenance items, such as cutting the grass around certain structures or replacing missing signs. Those items have already been addressed. What Jesus is presenting now specifically pertains

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to two outfalls and the cleaning of those structures, which is our current focus. If you refer to the next picture, following Jesus's explanation, it should be on page 4.

Mr. Lorenzo: Yes, page 4 of the document I just handed out and if you guys go to page 106 of your agenda package you'll see the same pictures with a little bit more detail but these are the five items that they referenced that the District needed to address. You'll see on the PDF version that you have in your agenda what's yellow is what we're working on what's green has been done, which is exactly what Juliana mentioned, there was a manhole they couldn't find, we were able to locate it, it's not in the location. For example on page 107 you'll see the pictures of where the actual manholes are actually located, so they weren't covered by grass necessarily in #2 but, that was taken care of, #3 there was a little bit of grass covering it which is also on page 107 and you'll see the before and after there on page 108. What we're referring to is line items on, and I'm going to go back to this page because there might be a little bit confusion going back and forth but, on page 4 of the document that I handed out you'll see the pictures and you see all the silt and then the greens that are around the outfall.

Mr. Pelaez: So, essentially it's like a pipe.

Mr. Lorenzo: Correct, that's what comes from the storm drain.

Mr. Pelaez: So, from where to where does it get cleaned out from? Does it get vacuumed out from here or there?

Mr. Lorenzo: From there.

Ms. Duque: But it goes all the way inside to the main structure.

Mr. Lorenzo: Correct.

Ms. Varela-Medina: And it would be cleaned out all the way?

Ms. Duque: Correct, yes.

Mr. Lorenzo: Correct, what outfalls into the lake, which is this but, aside from that, these are items that, like I said, the engineer had referenced for us to take care of. You have the options there and it's tougher right now to see and even do the work because the water levels are higher now in the winter, in the dry months is going to be a lot easier.

Ms. Varela-Medina: And this is only on this one?

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Mr. Lorenzo: There's two of them, so there's one in tract H, and then there's tract J which you'll see both pictures on page 4, and if you go to the previous page here, you'll see the notes on the bottom, those are the notes from the engineer, it's just partially obstructed, just to make sure it's not obstructed, and there's no issues for the water flowing into the lake from the storm drain system you guys have.

Mr. Pelaez: So, you said option #1 is what they call your basic cleaning?

Mr. Lorenzo: Correct.

Mr. Pelaez: And then option #2 is more expensive.

Mr. Lorenzo: Right.

Mr. Pelaez: Now, you also said that if we go with option #2, then we need to still do option #1?

Mr. Lorenzo: Yes, every 2 to 3 years.

Ms. Varela-Medina: Instead of every 6 months.

Mr. Lorenzo: Correct.

Ms. Duque: Since they are cleaning the entire outfall, it's important to understand how the system works. The drainage pipes run underground and connect to the outfall, which is the section that carries water from the drain system into the lake. If only part of the system is cleaned, sediment will remain and continue to build up over time. By cleaning the entire system, water can flow freely, preventing sediment accumulation and reducing the need for frequent maintenance.

Ms. Macias: Jesus you said there's two pipes to be cleaned?

Mr. Lorenzo: Correct.

Ms. Macias: So, that's quote for both?

Mr. Lorenzo: This includes both, yes, option #1 and option #2 include both pipes.

Mr. Pelaez: And they're both in the same area.

Mr. Lorenzo: Well, you'll see it on the map there.

Ms. Macias: Where is that?

Mr. Lorenzo: Page 106 on you agenda package is where it starts.

Mr. Pelaez: So, this is right by 232nd by the school.

Mr. Lorenzo: Correct.

Mr. Pelaez: Basically behind the school, or behind that middle school.

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Ms. Duque: Yes.

Mr. Pelaez: So, the one red dot that you have which is on 232nd is the one spot you're going to clean.

Mr. Lorenzo: Correct.

Ms. Duque: And then you have the other one.

Mr. Lorenzo: Which is on page 109 of your package is the other one, the last page.

Mr. Pelaez: Ok, page 109 which is a totally different lake.

Ms. Duque: Yes.

Mr. Lorenzo: Yes.

Mr. Pelaez: Now, do the other lakes have the same thing?

Mr. Lorenzo: They have the same thing but, they don't have the same problem.

Mr. Pelaez: So, they don't need maintenance or cleaning.

Mr. Lorenzo: No, these are the only two that need to be cleaned.

Mr. Pelaez: But after they clean it out or whatever maybe with water flow, maybe they don't get as much sediment?

Ms. Duque: Not necessarily, it all depends on the area Maurico, but if there has been ponds that had work on it, like any type of construction, so it all depends.

Mr. Pelaez: Ok.

Ms. Duque: The bottom line is that the inspections were conducted by the District Engineer, who identified only two areas with a significant accumulation of sediment. Following that, Julian from Raptor Vac, who regularly handles the District's drainage cleaning, was contacted to inspect the sites. Based on his findings, he provided a report to George Graupera, our District Engineer, and together they developed the recommended cleaning plan.

Mr. Lorenzo: Correct, because he said, hey we can address it two different ways, we can just do a temporary, option #1 cleaning, or we can go deep from what I see, and it would be nice if he was here because he could correct me if I'm wrong but, I think he's going to also remove all the water in order for him to do the deeper cleaning he's going to have to remove all the water from there to get all the sediment out. Now, in the drier season it's going to be a little bit easier but, he's still going to have to

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dewater which is included, I don't know if you saw it on the last page, he says dewatering with the watering pump.

Mr. Pelaez: Now, what exactly did they do to assess this, like how do they exactly determine that this has sediment, or whatever you call it?

Ms. Duque: He actually enters the structure, and I'll show you a picture of the process. This is what he does for each outfall, he goes inside this section, inspects it thoroughly, and reports his findings. He also uses specific instruments to measure the height of the sediment, and based on those measurements, he prepares his report.

Mr. Pelaez: And I know you said we might have to do it twice a year, but I think it will get us set before committing to like every 6 months of doing it because what if it doesn't build up as much, like maybe other lakes, so maybe we don't have to do it twice a year, maybe once a year, or maybe once every other year.

Mr. Lorenzo: Maybe, yes.

Mr. Pelaez: Ok.

Ms. Duque: Mauricio, the main issue here, and the reason we are focusing on ensuring all the pipes are properly cleaned, is related to the new Miami-Dade County resolution we previously discussed. This resolution requires that any drainage system connected to the County's right-of-way must be cleaned in compliance with specific standards. Before performing the cleaning, we now need to obtain a permit from the County, so there are several new procedural requirements we must follow to remain compliant. It's also important to note that cleaning this year doesn't necessarily mean it will need to be done again next year. Conditions vary depending on nearby construction or other activities that might cause sand or debris to accumulate in different outfalls over time. That's why conducting annual inspections and following the District Engineer's professional recommendations is essential to maintaining the system properly.

Mr. Pelaez: And I thought I saw from one of the pictures, and I may be mistaken but, inside the water it looks like there may be a sign or something.

Mr. Lorenzo: Yes, we're working with the lake company for that.

Mr. Pelaez: Now is that something that they're going like clean on maintenance or whatever, like when they come, do they inspect for that type of stuff normally?

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Mr. Lorenzo: Yes, you're going to see some cinder blocks on the second location, you'll see that on page 4, some cinder blocks and some debris, they'll remove that, so they'll take care of that.

Mr. Pelaez: Right, exactly.

Mr. Lorenzo: And I asked them, I've been having a little bit of issues getting the lake company to come out and kind of help us with some concerns including this, the sign, so if they can't do it Raptor Vac has already assured me they can take care of it which is not a problem.

Mr. Pelaez: Now, would you say that sign has been there for a while?

Mr. Lorenzo: It looks like it.

Mr. Pelaez: And would you say that the lake company has not paid too much attention to these types of things?

Ms. Duque: Yes.

Mr. Lorenzo: I guess, yes.

Ms. Duque: We'll be discussing that soon as well, since during his report we'll address several ongoing issues with our current lake maintenance vendor. That will be another topic of discussion coming up shortly.

Mr. Pelaez: So, I think, for me, I think we should do option #2 personally, because we haven't cleaned this out pretty much ever, like he's says we've been doing this, so we can just get it done correctly from the start and then we assess it every year.

Ms. Varela-Medina: And if he can give us a better deal on option #2, that would be great.

Mr. Lorenzo: Yes, I'm sure we can work that out.

Ms. Duque: So, then Mauricio was that a motion to go with option #2?

Mr. Pelaez: It was.

Ms. Duque: Ok.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, authorizing option #2 in the amount of $2,400 per pipe for outfall maintenance cleaning, with every 10 years regular maintenance and every 2 to 3 years for cleaning was approved.

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Mr. Lorenzo: So, as far as engineering, I don't have anything else, so we can continue with the agenda.

Ms. Duque: Ok, thank you so much.

## C. Club

### 1) Monthly Report

### 2) Preventative Maintenance Agreement with The Fitness Maintenance Solution, Inc.

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

Ms. Mendoza: Yes, ok, so I have a few items to discuss, and first of all just go over the manager's report. So, one of the main repairs that we conducted for the month of September and was approved at a prior meeting was the repairs of the men's sauna which was changing the full equipment on the sauna. Based on the repair, and I think Chic had discussed it in the meeting that he presented this, he advised that number one, we want to start thinking about redoing the whole sauna system particularly for the men's when it comes to the wood and everything. So, now that the new equipment has been installed properly and safely but, given that it was something that was installed after the fact, a lot of the equipment, the tubing and everything which it's all concealed, in a way it's exposed to the eye of the residents. So, that becomes the number one, and we want to be able to make sure that once we do redo the sauna that we accomplish our goal within the wall, within the wood portion of the sauna area, and this is something that we definitely want to see to do sooner than later, to make it more presentable. Other than that, we've done other repairs when it comes to the lighting in the back of the clubhouse, we had those repairs done, and the jacuzzi and as well we did some stone and waterproofing repair in the port e cochere area. With that we continue to do our regular preventive maintenance when it comes to the pool, the gym equipment and the A/C units here at the clubhouse. Now, as part of our projects I do have a few proposals, well I have one proposal to discuss but, first I kind of want to go over a few of the agreements of the clubhouse that we have. So, one of those agreements is a part of the attachment of the report but, I actually have the updated

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one, so the gym preventative maintenance company, Fitness Solution sent over to us a proposal.

Ms. Duque: And just for clarification, we haven't entered into those agreements yet.

Ms. Mendoza: No, we have not, I just wanted to present it, even though I know it's already past the budget time, so Fitness Solution sent over to us a proposal for an increase of the preventative agreement, so they sent us over a proposed increase for their quarterly service, so I went ahead and I did a comparison on the first page is what we had approved back in 2023 and the increase that they're proposing which based on the numbers it is an additional $100 annually. Still conducting the same services that they do, which they do it on a quarterly basis, they come out, they go ahead and they inspect all the equipment, they troubleshoot any equipment that may need repaired, they give us a report if any of the padding needs any type of repairs due to wear and tear of the cabling, they come out and test each piece of equipment such as the treadmills, the ellipticals, the bicycles, so they do this on a quarterly basis. So, I know that we're past budget season, and review of all the agreements but, I wanted to show you this and then you guys know can give me direction on this.

Ms. Varela-Medina: So, they're not changing the agreement, they just wanted more money?

Ms. Mendoza: They're asking for an increase, yes, correct, keeping the same agreement that we have.

Ms. Varela-Medina: Have we ever increased it before?

Ms. Duque: I think the last time they increased it was a couple of years ago.

Ms. Varela-Medina: And we've had them for how long?

Ms. Duque: A long time.

Ms. Mendoza: Yes.

Mr. Pelaez: Those would be for the first quarter 2026 technically right?

Ms. Mendoza: Yes.

Mr. Pelaez: Because we're in this quarter already.

Ms. Duque: Yes, the fiscal year just started on October 1st, so it's up to the Board.

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Mr. Cochran: And on their document it says, commencing January 1, 2026.

Ms. Duque: Ok.

Mr. Pelaez: Well, I think $100 is reasonable for an increase, so what is that $25 per quarter?

Ms. Duque: Yes.

Mr. Pelaez: So, I think as of right now, I think we're still some months out before we even finalize what we're going to do in there, so I think we need to continue to maintain it properly and spend the $100 on this and continue servicing it.

Ms. Duque: Ok, are there any other comments from the Board? No, is there a motion?

Mr. Pelaez: Motion by Mauricio.

Ms. Duque: So, I have a motion from Mauricio to approve the proposal for the preventative maintenance agreement with Fitness Solution and authorize District staff to work on the amendment.

> On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, accepting the proposal for the clubhouse gym preventative maintenance agreement with an increase of $100 commencing on January 1, 2026 and also authorizing District staff to work on the amendment was approved.

Ms. Mendoza: Ok, so the second one it's just a follow up, and I remember a few months back we had discussed the proposed increase for All Professional Cleaning services which is the cleaning company that we have for the clubhouse. So, I just wanted to follow up with that.

Ms. Duque: The agreement was prepared by Scott, and this third amendment updates several contract terms that had become outdated due to legislative changes. The agreement is ready for execution today, and as directed by the Board of Supervisors, the new payment amount will take effect beginning this month, October.

Ms. Mendoza: Ok.

Ms. Varela-Medina: And what's the new amount?

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Ms. Duque: The new price is $72,000, which reflects an increase of about $1,000. This was approved by the Board at the April 8 meeting; however, the decision was made to wait until the start of the new fiscal year, which begins this month, October, before moving forward. The agreement has already been prepared, and the vendor will also need to sign the anti-trafficking affidavit required of all vendors. Everything is ready for execution.

Mr. Pelaez: Perfect.

Ms. Mendoza: Thank you.

Ms. Duque: Anything else Jennifer?

Ms. Mendoza: Yes, I have it here. Ok, so the next topic I wanted to discuss and this goes in part to the KW agreement that pertains to me proposing and it's something I have discussed with Mauricio and Juliana proposing to extend the front desk hours, primarily from Monday through Friday. So, right now Monday through Friday the front desk closes at 8:00 p.m. and that means that the front desk attendant clocks out, that's the procedure, and clocks out at 8:00 and then security comes in from 8:00 p.m. to 8:00 a.m., and primarily the role of security is to sit at the front and just kind of monitor whoever comes in, and at that time really on the gym is accessible, so monitoring and making sure everybody is swiping their key FOB and then inbetween times, doing the inspections of the clubhouse. So, my proposed idea of extending the time of the front desk is primarily I have here until 10:00 p.m., and it's just because we've gotten a few feedbacks from the residents in the past about how they sometimes which that there was a front desk attendant maybe later, after 8:00 p.m. just for those who may get home later, and they were unable to maybe register because again after 8:00 p.m. security really does not have access for the Galaxy System where they're able to look up anybody in the system, register them or let's say for instance somebody had misplaced their key FOB and they're trying to come and use the gym, and security at that moment turns them away, does not allowed them to come in because they have really no way of verifying who is entering the facility. Now if we were to have a front desk attendant maybe a little bit later, it would allow the residents to maybe go into Publix, or come back with a money order to be able to purchase a new replacement or be able to go ahead and register for a new FOB, if they were under able to make it before 8:00 p.m.

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and I feel like this adds a little bit more to the service that we can provide to the residents, the customer service, again, security is just there sitting at the front desk, and they're doing their job with the monitoring but, really they're not able to provide that additional service to the resident or a member at that time for an extended time. So, with that, I went ahead and I worked on some numbers, and it's not necessarily going to affect our already approved payroll, but just for KW it's going to say within what was approved for the year 2025/2026, so it's just more of like if we would want to approve the extension of the front desk hours.

Mr. Pelaez: And it would be a decrease in the security?

Ms. Mendoza: Yes, from Delta Five, so on Delta Five at that moment, we wouldn't have security come in at 8:00 p.m., we'll have them come in at 10:00 p.m., so that the front desk can do a proper walkthrough like a closing procedure from 10:00 p.m.to 10:30 p.m., and then they can lock up.

Ms. Duque: As Jennifer mentioned, there will be no changes to the total contract amount. Today, Jennifer provided me with a fully executed agreement with KW. The third amendment includes, as Exhibit 1, the cleaning schedule. If we plan to modify that schedule, it would be advisable to authorize Scott to review and make any necessary adjustments. Scott, I'm not sure if we'll need to revise any language or update the exhibit, but please note that the executed agreement, initialed by KW, includes a different schedule.

Mr. Cochran: It's adding specific hours as opposed to the number of hours, yes I think we should at least do an amendment to change the exhibit or something like that, yes.

Ms. Duque: Ok.

Mr. Cochran: Just so it's clear, but that would be the only change, so it should be pretty straightforward.

Ms. Duque: Ok, so do I have a motion from the Board at this time since we have to amend the current agreement as well.

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> On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, authorizing District staff to amend the current clubhouse management agreement with KW Management keeping the current amount the same and adding the additional hours to the front desk attendant from 8:00 p.m. to 10:00 p.m. was approved.

Ms. Mendoza: Two more things.

Mr. Pelaez: Wait, let me just ask, when is this going to take place, and when are we going to have the document and KW is going to move on it quickly to get a time so we can get started?

Ms. Mendoza: Correct, and as soon as Scott sends me over the amendment and then I'll send it over to KW and I think we now have a better sense.

Ms. Duque: Send the schedule to Scott and copy me Jennifer so he can work on that.

Ms. Mendoza: Perfect, and then also, we're currently in the process of hiring for the front desk, we have an open position for the front desk, so the minute I'm able to fill that position, that's why I need it approved, and then we can go ahead, so I kind of have an open position for that, so we're already starting to look for that candidate with those hours keeping in mind those hours are specific.

Ms. Varela-Medina: So, now it's an open position?

Ms. Mendoza: Well, what we're doing is that this would allow one of our part timers whose been here, and he's very helpful, he's here for all the events and this will actually allow him to become a full time person, and then we'll still have a part time for the other days. Ok, so let me go through my third item, ok so the third item is, as you know next week is our Halloween event, and one of most anticipated events, so this time we want to go with a different vendor, we want to be able to explore different options, different rental equipment, than some of the ones that we have used with the current vendor, which we're very happy with him but, in a way has become repetitive and we want to be able to switch things up so we were able to get with this new vendor, All Star Events which has all different types of variety so we want to be able to go ahead and try them out, try the company out as well as for any upcoming events. So, I have a

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proposal I want to present, also we need to be able to go ahead and approve this new vendor so that we can go ahead and get them for our upcoming event.

Ms. Mendez: And this will be for?

Ms. Duque: They would start on Halloween,

Ms. Mendoza: And you can say a little bit of what we have in store for the event.

Ms. Duque: And let's go through some of the pictures here, so you can see them.

Mr. Pelaez: So, I know we're looking at this vendor right, so if we have future events, and I guess you and Scott can let us know, if we have to get somebody that does, like a different DJ or different something, do we need to go through this process every time we have a different change in vendors?

Ms. Duque: No, I think, Mauricio, when we're referring to smaller items that can be authorized, I do have a discretionary amount approved by the Board that allows for that. However, since we're talking about this type of work and an amount of $16,000, it needs to be discussed and approved by the Board. Additionally, it's always preferable to work with vendors who have already been reviewed by the District Attorney, as that ensures the company is properly established and follows the procedural standards we aim to maintain.

Mr. Pelaez: Ok.

Ms. Duque: That's why we want to ensure an agreement is in place before moving forward in any direction. For a proposal of this nature, totaling $16,000, it must be presented to the Board for approval. However, if for some reason you've already coordinated with DJX and he becomes unavailable right before an event—or an unexpected issue arises the day before—there wouldn't be enough time to convene a meeting for approval. In those cases, it would be considered a minor item that can be addressed and later ratified by the Board at the next meeting.

Mr. Pelaez: Right, and we usually spend this amount on this event but, again I can understand it's a different vendor, and we have to do the research, then I can definitely understand where we're coming from on that.

Ms. Duque: Yes.

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Mr. Pelaez: I just want to make sure there's some flexibility on you guys because like, we'll use a DJ and if the DJ cancels you have to get another DJ, and you know your budget and all of that, so we don't have to do that every single time.

Ms. Mendoza: And just so you know we have obtained all their licenses, their insurance, their W-9, so we have all the paperwork for the vendor, again, insuring the District.

Ms. Duque: Have you received any of the insurance documents for this company already?

Ms. Mendoza: Yes, I have all of the insurances under the District for this company. I went ahead and I compared it, I'm assuming maybe also because we were used to the vendor, and it was on record, but I've compared it to other events and some of them, they were a couple of thousand dollars over, but normally around, for this type of event or the holiday and for December it's close to that amount. Again, the amount of guests or members that we allow in this event, we have to be able to accommodate all of these different types of entertainment to justify the amount of members we are going to have present.

Ms. Varela-Medina: And all those things are going to be here in the back or also be in the front?

Ms. Mendoza: Yes, all of this will be in the back. The event will be in the back, and that's why also we decided to do it more towards the daytime, because it's more enjoyable, you're able to experience a little bit more compared to a nighttime event, the lighting, and the back, because normally when we were to do it in the nighttime we'd have to rent out additional lighting, and all of that. (inaudible comment)

Ms. Duque: Jennifer, I have a question. You mentioned that we are already listed as additionally insured with this vendor. There's a clause on the fourth page stating that, beginning in 2022, any customer requesting to be added as an additional insured to any of their policies will be billed a one-time lifetime fee of $262.50. I'm assuming we're not going to be charged that fee, correct?

Ms. Mendoza: We have provided with this and we have already been provided with the certificate if insurance and we were not billed.

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Ms. Duque: Ok, I just wanted to make sure that amount is not added at some point.

Ms. Mendoza: No, this is what we were billed and again, he provided us already for the deposit too, and the company has already provided all the certificate of insurance.

Ms. Duque: Ok.

Mr. Pelaez: He's been wanting to help the club for a long time. There was a discussion with him back then that we talked about it, so he's trying to see whatever he can do, the vendor.

Ms. Varela-Medina: But we've never used him before.

Mr. Pelaez: Right, but they have him on the list that she saved from probably at least a year ago, I think we spoke about it before.

Ms. Mendoza: Yes.

Mr. Pelaez: And we just never used him and now she wants to just try somebody new, so that things don't become repetitive, and now we're giving him a shot, but he's definitely will be here to help out with whatever he can.

Ms. Mendoza: That's to like kind of persuade you but, these are some of the things that even for the holidays event, some of the holiday events which they kind of have to offer that are going to draw our attention. (inaudible comment) So, it's just some of the things they have to offer and again, they have different varieties.

Mr. Pelaez: And again, I think part of this is, like for all the events, we're trying to change them up, make them different so they don't get boring and repetitive.

Ms. Duque: Ok, I guess we have a motion from the Board, and Scott, the first event will be October 25th, and my concern is that it's next weekend.

Mr. Cochran: Just looking through it there's some provisions that would need to be changed.

Ms. Duque: Yes, and I was reading also the risks included among other things, I read that part.

Mr. Cochran: So, depending on what they come back with, I don't think we have much control over it but, we'll include our usual request and see what they say.

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Ms. Duque: Yes, okay. Do I have a motion from the Board to approve the proposal from All Star Events in the amount of $16,080 and to authorize District staff to prepare and finalize the agreement?

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the proposal from All Star Events for the Halloween event on October 25, 2025 int the amount of $16,080 and authorizing District staff to prepare an agreement was approved.

Mr. Pelaez: So, the agreement is going to be also just basically they're going to be able to do other events as well, like if she wants to hire him for a DJ it's all going to be covered in that vendor from the District, right?

Ms. Duque: : Correct.

Mr. Pelaez: So, we're going to address this one event but, it just needs to be general also for future events as well.

Mr. Duque: Yes, that is correct.

Mr. Pelaez: Because we have also because there's events that above the $5,000 so we also have set up already that we did back even with Monica, we have our budget, and we have ideas of what the events are going to cost, and it could be over $5,000 so we have to figure out how to remind you.

Ms. Duque: Yes, exactly. So, if it appears that the cost may exceed that amount, I recommend asking him to prepare separate proposals so the Board can approve a not-to-exceed amount. That way, we'll have those options in place, and the Board can potentially bring the costs down from the originally approved amount and finalize the decision. Okay, Jennifer, anything else?

Ms. Mendoza: One more, I promise. Ok, so this is a project, a proposal from Chandler Contractors, and this project is to conduct, right here at the south planter area, I don't know if you guys have noticed the plant material is missing, so we took out the trees, there was a lot of roots, and we wanted to go ahead and level the area properly, and beautify the area. So, along with that we also have an A/C drain that drains a lot of water and the area has become very muddy and, so we wanted to be able to get with Chic, he's going to go ahead and do a french drain in that area but, at the same time it would also include a waterproofing the remaining of the south wall in that area because

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if you remember, we did the south wall from the north but, that area still requires to be waterproofed. So, altogether we're doing the french drain in that are for the A/C drain, and again be able to level and take out all of those roots that came about from the tree, and this is the proposal that he has presented to be able to conduct the work. So, this is something that, by next week what he's going to do is he's going to come and get together with the vendor, if approved, to be able to go ahead and level the area but, it's something that I told him to just go ahead and wait until after our Halloween event so that it doesn't come inbetween our decorations.

Mr. Pelaez: We've already approved the landscaping with Tony's Landscaping.

Ms. Mendoza: Correct.

Mr. Pelaez: So, this is just repairing the land, the area with the drains and all of that so when Tony comes in it's all set.

Ms. Mendoza: Yes, correct, and the proposal is for $5,700.

Ms. Duque: Is there any direction from the Board? Do I have a motion to approve the proposal provided by Chandler Contractors?

Ms. Calero: Motion by Zuzer.

> On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, accepting the proposal from Chandler Contractors in the amount of $5,700 install a french drain for the A/C drain, waterproof remaining south wall and level the area near the south planter was approved.

Ms. Duque: Ok, anything else?

Mr. Mendoza: Nothing else.

Ms. Duque: Thank you Jennifer.

**D. Field Manager**

1) **Monthly Report**
2) **Consideration of Annual Pressure Cleaning & Mildew Treatment with Chandler Contractors, Inc.**
3) **Discussion Regarding the Mailbox Request on the West Side**
4) **Discussion of Proposal/Contract for Land & Water Management Maintenance with Southeast Land and Water Management, LLC**

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

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Mr. Lorenzo: So, moving straight to page 63 since we were on the topic at the last meeting, when we were discussing the lakes, and you can go to the lake section on page 63 of your agenda package you'll see some of the photos of the lakes, we're still monitoring the torpedo grass at lake #1, and the cattails on lake #8. We have been having some issues like Juliana was mentioning with the lake company, I'm still waiting for that second visit since they weren't sure, they could not confirm if they visited the property and serviced the property in August.

Ms. Duque: Because of the technician.

Mr. Lorenzo: Right, because of the tech, I don't know if you guys remember, the technician had left the company so they weren't sure, they never received the reports from him, so we're still waiting on that. I was told that we were going to have two services in September but, we only had one, so you do have in your packet a proposal from Southeast, if you guys go to page 92 of your agenda package for the lake maintenance it falls within the same amount that you're being currently billed by Solitude which is $750 monthly, or $9,000 annually, and in the budget you have $13,500 for this line item, so you're well within budget if in the event you did want to switch companies. We use this company in other District lakes and do enjoy their communicative and response time, I feel like I'm able to get somebody, and with Solitude it's been quite a challenge to get some accountability or somebody on the phone, for sales it's been very easy but this maintenance aspect it's been very challenging.

Mr. Pelaez: So, I think at the last meeting we spoke that they missed a service, and you don't have any report on that?

Mr. Lorenzo: Because they can't even verify it, correct.

Mr. Pelaez: And there's no reports, right?

Mr. Lorenzo: Right, there's no report.

Mr. Pelaez: And that was in the month of September?

Mr. Lorenzo: No, that was August.

Ms. Duque: That was August.

Mr. Lorenzo: So, I was told in September we would have two visits within two weeks apart.

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Mr. Pelaez: Now, did that happen, or only one?

Mr. Lorenzo: They probably did, I just never received a report but, I've been asking for the report.

Mr. Pelaez: And I feel that we should get the credit.

Mr. Lorenzo: Correct.

Ms. Duque: Correct, that's what we're doing for that, we already requested that.

Mr. Pelaez: A credit.

Ms. Duque: Yes, we already requested that.

Mr. Lorenzo: Well, a credit, we have not requested.

Ms. Duque: No, I already sent the email to them.

Mr. Lorenzo: Ok.

Ms. Duque: I've already requested the credit since we paid for the service but have not received the required reports. Once again, if the reports are not provided, we should receive the credit, period.

Mr. Lorenzo: Correct.

Ms. Duque: I had to send them a strongly worded email because I had already sent three or four messages without receiving any response. They eventually replied and came out to provide the services listed. It's our understanding that we will be assigned a new technician; however, the services have still not been provided consistently. As a result, we reached out to Southeast Land and Water Management. Clark, the company's owner and supervisor, provided a proposal that would allow us to achieve some cost savings.

Mr. Pelaez: What are the lakes that they're doing for your other CDDs?

Mr. Lorenzo: So, they're doing Westview.

Ms. Duque: They also service several Lennar Home communities, which is how we originally began working with this vendor. He was previously engaged by Lennar Homes, and when the lakes and their maintenance responsibilities were conveyed to the District, we decided to retain him. His reports are very detailed, and we've been extremely satisfied with his performance. In one of the Districts—I can't recall the name—they had significant algae issues due to the size of the lake and its connection

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to the canal, which affected the PH levels. Since he addressed that issue, there have been no further problems.

Mr. Pelaez: So, I feel since they missed it, and they've been a little bit unresponsive, and seeing some of those pictures with the signs, I think they get comfortable sometimes and then just let it go so it might be time to find a new company.

Ms. Duque: It's entirely up to the Board. We can certainly obtain additional proposals, this is just one option we've received. Currently, we're paying $785 per month, while the proposal from this vendor is $750 per month. The Board can decide whether to wait another month, terminate the contract with Solitude and move forward with this company, or request additional proposals. Please let us know how you'd like to proceed.

Mr. Pelaez: For me, if you guys have used them or seen them in other Districts, then that's a positive thing than somebody we don't know as well. So, for me I'd be willing to try them, it's a little bit of a savings.

Ms. Duque: We also work with another company in a nearby District, and we've experienced issues with them as well. At Enclave, their fountain maintenance created several problems—the fountain required repairs due to improper cleaning, and there were also concerns with the canal maintenance. That's the same company, which is why we did not request a proposal from them. At this point, I would not recommend using their services, though the final decision is up to the Board.

Ms. Calero: I agree, we've been lenient enough since August, and they still haven't been very responsive.

Ms. Duque: So, is that a motion to terminate?

Mr. Pelaez: Yes, a motion by Mauricio to terminate and make an agreement with Southeast Land and Water Management.

Ms. Duque: Ok, so I have a motion from the Board to terminate Solitude Lake Management.

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| On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, authorizing District staff to terminate the current lake maintenance contract with Solitude was approved. |

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Ms. Duque: And then I also have a motion made by Mauricio to move forward with Southeast Land and Water Management for the maintenance of the lakes in the amount of $750 per month and authorize District staff to work on this agreement.

> On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, accepting the proposal from Southeast Land and Water Management to provide lake maintenance services in the amount of $750 per month and authorize District staff to prepare an agreement was approved.

Ms. Duque: I believe our current agreement has like a 30-day clause, and that would be the time to transition from one company to the other company but, in any case we'll keep the Board updated if nothing happens before then.

Ms. Calero: And we still should get the credit from Solitude.

Ms. Duque: Yes, we'll continue to wait for the requested information, but if it's not provided, they must issue the credit. And if the credit is not issued, we will withhold payment.

Mr. Lorenzo: Right. Alright, so moving along.

Ms. Duque: You know what, now that I think about it, I would like to request a motion from the Board authorizing us to withhold payment for the last service if the credit is not received. In that case, I will not process the payment.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, authorizing District staff to not pay the last invoice pending the credit requested was approved.

Mr. Lorenzo: So, in front of you guys have a package from Chic, at Chandler Construction with a map in the back, this is for the sidewalk cleaning and mildew of the curbs and the gutters and the medians. He was able to honor the same price as last year, which is $29,500, you'll see the map with all the roadways and the different colors that signify each area. So, green is the Miami-Dade areas, the blue is CDD maintained areas, and then the red or the pink is the guest parking areas which have all been highlighted for your convenience. Since he scanned it, some areas are different colors,

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where you see the different sections, as you turn the page, the project has already commenced, unless the Board has any questions, a motion would be on the table to approve this project.

Ms. Duque: Just for clarification, this particular project has not yet commenced. What has started is the cleaning of several areas where mildew was observed. We wanted to address that right away to prevent any potential liability for the District, so it was handled as part of the regular maintenance items. This larger project was discussed at the last meeting, and today we'll be requesting Board approval and authorization for District staff to prepare the agreement. And the amount again, Jesus, is?

Mr. Lorenzo: Is $29,500.

> On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, accepting the proposal from Chandler Contractors to provide sidewalk cleaning and mildew removal for the CDD maintained areas of the curbs, gutters and medians in the amount of $29,500 and authorize District staff to prepare an agreement was approved.

Mr. Lorenzo: So, I'm going to pass out a proposal from BrightView, this is a homeowner that had contacted the HOA requesting for the CDD to replace his hedge next to their home that died out, and this is CDD area, I don't know if the Board wants to go ahead and replace it.

Ms. Varela-Medina: What could have caused that?

Mr. Lorenzo: Old age, it could be various things.

Ms. Varela-Medina: The front part is the location?

Mr. Lorenzo: The side, this is the side of it.

Ms. Varela-Medina: So the back is dying?

Mr. Lorenzo: Correct.

Mr. Pelaez: So, I think there's only a certain number of feet that's there, right?

Mr. Lorenzo: Correct.

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Mr. Pelaez: Some of the other properties have the hedge that goes along the entire side, so this is just like a little short piece.

Mr. Lorenzo: Yes, correct, it's a short piece.

Mr. Pelaez: So, why don't we just put grass?

Mr. Lorenzo: I was going to suggest that.

Mr. Pelaez: That's fine.

Ms. Calero: And this is not being maintained by the homeowner, right?

Mr. Lorenzo: No, we are maintaining it, so the CDD is maintaining it.

Mr. Pelaez: And we have grass on the rest of it.

Ms. Calero: Right.

Mr. Lorenzo: And the other homeowner next door, has a hedge around that same area, if not maybe a little bit less.

Mr. Pelaez: But theirs is not dead yet.

Mr. Lorenzo: No, and if they don't have gutters, that water is just splashing there which could be what caused that to die, that's why sometimes you see a little bit of muddy areas around the townhomes. So I can get a proposal for grass, is that what the Board is leaning towards?

Mr. Pelaez: Yes.

Mr. Lorenzo: Ok.

Ms. Duque: So, do you want to do a not to exceed amount so we don't have to wait until the next meeting?

Mr. Pelaez: Yes, so 3 X 7 or something.

Ms. Duque: We can use approximately the same amount, which should be less than $500, so a not-to-exceed amount of $500 to install grass at 23672 SW 118th Avenue. Mauricio, is that your motion?

Mr. Pelaez: Yes, motion by Mauricio.

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| On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, authorizing a not to exceed amount of $500 to install new grass to replace the dead hedge at 23672 SW 118th Avenue was approved. |

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Mr. Lorenzo: Alright, and I only made a couple of copies of this one. So, about a month and a half ago, or a month ago we noticed that some of the grass along the sidewalk of 112th was burned, or chemically burned, and we gave it some time to see if it would grow back, as you can see in the photos of the email I just sent you. Some areas are pretty bad, some areas are not so bad, it's a shame because it's a lot of turf. I reach out to, and we never saw anybody clean the sidewalks, so we don't know who it was, we suspected it was cleaning the sidewalk, and I was talked to Mauricio and also to Jennifer, that they were spraying some blue spray in the past.

Mr. Pelaez: The county was spraying inbetween all the sidewalks, like a blue spray within the last couple of months, they even sprayed it like if you're going towards the Turnpike all the little edges were all blue. I don't know exactly what the blue spray is, if it has to do with weeds or mold or something because it was in all the cracks and then all the edges like the medians and all of that, so I don't know if it's related to that but, if you see it, like especially on this picture, it's a line, and here's a little bit more, but you see like the tip of where they started to spray here, and the truck was here spraying with the blue stuff across the whole area, so the entire thing was blue.

Ms. Mendez: So, this is CDD property?

Ms. Duque: No.

Ms. Mendez: Ok.

Mr. Lorenzo: So through the county, they said it's not their property, then we finally got someone at FDOT, and that's who owns that area.

Ms. Duque: So, they own the area.

Mr. Lorenzo: And also FDOT, I reached out to them, and I told them, look we noticed that somebody may have cleaned this sidewalk, they denied it and said it wasn't them, ok, so they denied it and said that this property did not belong to them, which is true, this is District property, but I told them, you guys clean the sidewalk with does belong to you guys, they said no, we didn't clean the sidewalks, and nobody saw anybody do it, we saw the blue marks, I'm going to try with the blue marks and see if we can clean it but, nonetheless I reached out to BrightView to see what they can do.

Mr. Pelaez: But that blue spray was all the way down on 112th all the way even towards the Turnpike.

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Ms. Duque: Right, look at the other areas and see if the grass is dying in those areas too.

Mr. Lorenzo: So, you'll see the price there from BrightView to restore the turf in those areas, and it's not cheap, $12,746.35.

Ms. Varela-Medina: And there is no chance that it will grow back, right?

Mr. Lorenzo: We've been trying, that area is irrigated, and that grass is not going to come back. You'll see it maybe turn green eventually because weeds are going to start to grow.

Mr. Pelaez: I think you need to do some homework on it, so maybe for the next meeting and maybe with a picture because it's something that they were doing.

Mr. Lorenzo: Correct, maybe they were trying to kill the weeds at the neighbors and maybe that's what happened, they over sprayed by mistake.

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

Mr. Lorenzo: And I didn't necessarily see that blue paint that they were talking about but, they mentioned it, I may have but when I was seeing the blue paint I was thinking maybe they sprayed because they were doing some type of construction, so they were spraying for the utilities but, there's no signs of blue and that's probably because it just dissipates over time with the rain but, I'll do some more research on this before we go down this route.

Ms. Duque: Just to clarify, the blue paint or dye you see after weed treatment is simply a visual marker. It helps indicate where weed control has already been applied. The crew applies the weed control first, then uses the dye so they can easily identify the treated areas.

Mr. Pelaez: And there has to be a record at the county area.

Ms. Duque: Right that someone has.

Mr. Pelaez: Daniel Higgins or whatever, her office has to know, and she's very receptive, her office is for this District when we had that issue.

Ms. Mendoza: I'll send you the contact information.

Mr. Lorenzo: Yes, if you would send me that contact information that would be great.

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Ms. Duque: That blue dye or paint also serves as a safety measure to discourage children from getting too close to those treated areas.

Mr. Lorenzo: Are there any questions regarding landscaping? I know there's a lot of pictures, and I don't know if you want me to go through it all or not but, if you have any questions I could answer them. There's also a list, you'll see on page 57, homeowner concerns, a lot of them have already been addressed, I've already received confirmation there's a couple of new ones, which I have the list here. The two that have been dragging out the most are the permits with the county for the tree removals, it's been a nightmare trying to figure out the location because it has to be a location of the District not in Miami-Dade County Park, which is where we thought we could put some of these trees because they're not approving it but, we're working on those and should have a resolution by the next meeting if not sooner but, does anybody have any questions regarding that, I think you were going to say something Mauricio?

Mr. Pelaez: Yes, just to remind me the grass has already been taken care of at the corner house by the lake, remember it died, and it's already been repaired and everything?

Mr. Lorenzo: Yes, it's done, it has already been replaced on 242nd as well, and they replaced it on 234th, that's done as well, but even on 234th, you'll see a brown patch now, we suspect that it's the acid from the dogs just peeing in the same spot.

Mr. Pelaez: Ok.

Mr. Lorenzo: And that's not going to be covered under warranty.

Mr. Pelaez: Ok, and the mailboxes.

Ms. Duque: Yes, this request came from the HOA regarding the west side of the mailboxes. They expressed concerns about the lighting in that area and requested the installation of a garbage container to accommodate both a dog waste station and regular trash disposal.

Mr. Pelaez: That's the new mailbox that we just recently took over which is a small station in the back.

Ms. Duque: Yes, right.

Ms. Mendez: So, I understand that they want a trash container because we have one at my station, and I'm happy that it's there.

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Ms. Duque: So those two items just need to be approved, you can just let us know.

Mr. Pelaez: I think we need to put lighting and a trash can. Now do we have a doggie station around there because I think you mentioned that the request was for a doggie station as well because there's not much by the little piece of grass where that mailbox is at so I don't know if we need a doggie station.

Ms. Duque: Well, because we have received a lot of complaints about doggie bags being left in that area.

Mr. Pelaez: Ok, so would that solve it if we have the trash can, like we don't really need a station or do we need one.

Ms. Duque: Yes, I guess.

Ms. Varela-Medina: A little bit further down there is a doggie station, right?

Ms. Duque: There is one, yes.

Mr. Lorenzo: So, a trash can will probably serve the purpose for both.

Ms. Varela-Medina: Yes.

Ms. Duque: Well, You don't want the regular trash container to be used for dog waste.

Mr. Lorenzo: Because it doesn't have a lid probably.

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

Ms. Duque: And just for the record Jennifer is showing the location of the doggie station.

Mr. Pelaez: The problem is that grassy area there is not very big, it's such a small little spot to put a station there just for that mailbox, like the cost of it, the maintenance, more bags, more cleaning, it just adds up.

Ms. Varela-Medina: How much is the trash can?

Mr. Pelaez: I think we should start with a trash and the lighting.

Ms. Varela-Medina: I agree.

Ms. Duque: Ok, I think we have the direction from the Board Jesus.

Mr. Lorenzo: Ok, alright. So moving to page 65 on the field maintenance side, there's some improvements that need to be done at the playground, so I was able to get

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a sales representative to meet with me on Thursday to go over the equipment and see. Just so you know, the green and brown playground, and you'll see the pictures, the one on the top and the bottom by itself, the red, yellow and blue, those are 14 year old playgrounds, and that's confirmed 14 years old. So, we're looking to see what we can do to refurbish them, I have that meeting scheduled for Thursday to see what your options are, opposed to having to get a whole new system. Most of it is very intact there's some areas that have some wear and tear that need to be replaced, we're going to assess it on Thursday and see what we come up with and hopefully I'll have a report by the next meeting. The other playground is a little bit newer but, they never did supply us with the information for that but, I'm still working on what we can do there as well.

Mr. Calero: The playgrounds are owned by who?

Ms. Duque: All the playgrounds, except for the one located at the clubhouse, are owned by Miami-Dade County. They are installed on County Parks property; however, the District maintains them under an agreement with Miami-Dade County.

Ms. Calero: So we maintain whatever is there, whatever structure is there.

Ms. Duque: That is correct, yes.

Ms. Calero: I asked because I know across the street I think they have a little area where they have exercises and that's becoming very popular, so I was just wondering if that's something that Miami-Dade is involved with.

Mr. Lorenzo: It depends on the area, but yes, sometimes the county does it, sometimes Districts do it as well.

Ms. Duque: Yes, for example, at Landings at Miami, there's a park that includes outdoor gym equipment. Although it's maintained by the District, in practice it's managed by the HOA under an existing agreement. At that particular park, there are two main facilities: the playground and the outdoor gym equipment.

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

Ms. Duque: However, in the Isles at Bayshore, which is part of Lakes by the Bay South, that section, known as the linear park, is actually owned by the District. Both the outdoor gym equipment and the park itself are owned and maintained by the District.

Ms. Calero: Ok.

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Ms. Duque: It all depends, for example, if we ever need to replace the playground and the Board would like to include outdoor gym equipment, that can be done, but it must first be approved by Miami-Dade County. We can't move forward on our own without their authorization. However, when it comes to repairs and regular maintenance, those responsibilities are already covered under our existing agreement with the County.

Ms. Varela-Medina: So, if you replace the playground area, you're replacing it with another playground area, is there a way to get one that has shade?

Ms. Duque: Yes.

Ms. Varela-Medina: Because all of these are so hot to touch in the summer that the kids only wear long pants because you couldn't get on the slide, you just burn your whole leg, and there's no shade whatsoever.

Mr. Lorenzo: I'm glad you brought that up because a resident brought that up and I've always seen the need for it too, but are you willing to invest in that for an older playgrounds, maybe when you guys do a new one with the posts so that you guys can have the sails.

Ms. Varela-Medina: Correct.

Ms. Duque: Like the one on here.

Mr. Lorenzo: Correct, yes, I see it in the picture there, so that is something that I would like the option for, if you guys ever were to go to a new one.

Ms. Varela-Medina: Correct.

Mr. Lorenzo: So, that would be something else to add, and I'll have some more information this week to see what we can salvage, if it's salvageable how much is going to cost, and then go from there.

Mr. Pelaez: No problem.

Mr. Lorenzo: Moving forward to page 66, you'll see some pictures of the drain area that we were talking about on 114th Court, you'll see a picture there. You'll see some of the items we're working on with Raptor Vac that have been inspected, as well as what is pending. Moving forward to page 67, the fence that is going to be installed next for 23911 SW 114th Place, it should be getting installed soon, the permit has already been obtained, and it should be getting installed any day now as far as the

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holes, they'll go and look at the holes and make sure they're the right depth and then if approved they'll go ahead and start the installation of the fence. You'll see some transformers that need to be painted on page 68, the weather hasn't been the greatest, it's been raining a lot so that should be getting done soon and there seems to be more transformers so I think I have like 5 or 6 now. Moving on to page 69 you'll see that the roundabout paver repairs were completed. So moving on to page 70, remember at the last meeting you guys abandoned the 239th Lane, so we're working on the reimbursement for the $1,000 and change that you guys put in for the deposit, we should be getting that soon, the paperwork was just submitted. As far as the roundabout project, I'm pleased to inform you that the survey we finally were able to figure out, or have FPL determine the transformer that we can tie into, so you'll see the survey in the next package. The goods news is now we can schedule a meeting with Chic and the electrician, or Chandler Construction and the electrician to go ahead and see the plan of action and then start submitting for permit and then go from there, so some good news there, it's taking a while but, we're moving in the right direction. Moving on to page 72, I'm still waiting for FPL to confirm, this was supposed to be an easy install for them because they have the transformer on their side of the sidewalk which you can see, so it shouldn't be too complicated. Moving on to page 74, we have a new request on 117th Court, and you'll see pictures on page 74. The good news is, there is a transformer there, so if they stay on that side of the sidewalk it should be minimal cost and maybe putting it just below that red box that I have indicating where the transformer is, I don't know if you guys can see the red box that I made there, that's where the transformer is, not moving it, but bringing the light post just under there. So, just below that box I would suggest putting the light post, if approved by the Board, if you want me to pursue getting a light post in there.

Mr. Pelaez: How does the electrical get billed back to the District, is there a meter can now? Is it now two new accounts that we're paying for and all that?

Ms. Duque: That would be under an existing account.

Mr. Lorenzo: They're going to tie it in, exactly, so it would be another added cost as far as the electrical for that.

Mr. Pelaez: And the cost to install it as well.

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Mr. Lorenzo: Correct, the good news is, both of these should be minimal, I haven't confirmed that this one will be minimal but, if it's going to be installed on that portion of the grass, it shouldn't be too complicated because it's just turf and they have an easement agreement, so we have access to that. So, if the Board is ok with that, I'll pursue it with FPL as well, we're still waiting on the other one as well.

Mr. Pelaez: Put one post on each.

Mr. Lorenzo: It would just be one post, there's already a post on that other side closest to the transformer because their concern is the street, if you guys look at the aerial, it's the street to the right of the red dot, and that's 117th Court. That street has a light on the bottom, or on the south side, but not on the north side where that blue box is. There is one across the street closest to that corner unit across the street, off of 117th but, there's isn't one in that area so, I understand why they say it's dark on 117th Court.

Mr. Pelaez: And where is the transformer, on top of your red dot?

Mr. Lorenzo: So, the transformer would be there, so I would suggest putting the light post here, and there's a light post around this area but, there is no other light post here.

Mr. Pelaez: What about here, could you said there's no light here.

Mr. Lorenzo: Here there is one.

Mr. Pelaez: Ok.

Mr. Lorenzo: It just seems to be this block, there's a light post in this area, I'm not sure if it's this side or the other side, now I think about it but, there isn't one here.

Mr. Pelaez: Is it dark at night in that one area?

Mr. Lorenzo: I would have to go out, I haven't looked at night, I'm going to be honest, I can go look after the meeting and see what it looks like but, they did send a photo.

Mr. Pelaez: Oh, there's one in this one here.

Mr. Lorenzo: Yes, there's one on there but, not on this one.

Mr. Pelaez: So, this one, you're thinking about the pole right here.

Mr. Lorenzo: If you want, I can bring more information for the next meeting, take a picture at night and then indicate where you guys have light posts.

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Mr. Pelaez: Yes, I just want to assess it, like right now it's dark but this house has no lights on, and again, we don't know on this one but, if you look at this one with the arrow then it's even darker because they have the lights off.

Mr. Lorenzo: Correct.

Mr. Pelaez: I guess to me, just assessing it to make sure because it's an added cost overall, and it just how it starts.

Mr. Lorenzo: Yes. So, moving along, actually I think that's it for me, we've already touched on the engineering report, I have nothing else unless you guys have any questions for me.

Mr. Pelaez: Thank you.

Ms. Duque: Jesus, there is a request, the resident that is building a pool, and is using District property.

Mr. Lorenzo: Correct, so we received a concern, I want to say about 2 weeks ago, or a week and a half ago, we received information that there was somebody constructing their pool.

Ms. Duque: No, we received that the District property was damaged.

Mr. Lorenzo: Correct.

Ms. Duque: So, we needed to replace the grass, that's what we received a week ago.

Mr. Lorenzo: Correct.

Ms. Duque: Today we received information indicating that a pool is currently being constructed, which was approved by the HOA. However, the resident is using CDD property, and that use of District land was never approved.

Ms. Varela-Medina: He's using CDD land to build his pool on?

Ms. Duque: No, to actually come in and out.

Ms. Calero: Haven't we had that before, wasn't there someone that had that?

Mr. Lorenzo: In anticipation they reached out to us, the CDD, as well as the HOA in anticipation of the project.

Mr. Pelaez: Right, but also I guess what Juliana is saying is the before they started they presented, oh we're not going to use it.

Ms. Duque: Yes.

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Mr. Pelaez: But it was already being used for the pool, so I think that was really the difference.

Ms. Duque: Correct, the difference is that they did request that the CDD commissioned to use the area, and fix it afterwards, and they did.

Ms. Calero: And in this one they didn't?

Ms. Duque: They are currently in the process of construction, but District property is being used, and this matter has not been discussed or approved by the Board. I advised the HOA that just because something was approved by them does not mean the resident can use District property. Whenever District land is involved, it must be reviewed and addressed by the Board. It's possible the HOA was not aware of this and assumed the work would take place only within the homeowner's property line. The bottom line is that if CDD property is being used, it needs to be brought to the Board's attention, and we should consult with Scott to determine if any documentation or agreements are required to address potential liability issues. In addition, we need to consider possible property damage, such as to sidewalks, grass, or other District assets, and ensure any affected areas are properly repaired or replaced.

Mr. Pelaez: So I think we need to use the same agreement or similar to what we did with them that they're going to pay for our vendor to fix it with the same timeline which I think was 90 days that we did for the other ones and if they've already started, they should be able to have it closed off within 90 days.

Ms. Duque: Not only that the District property cannot be used until that agreement has been executed.

Mr. Pelaez: Correct, right.

Ms. Duque: That means we'll need to suspend any work related to the CDD property being used, until the agreement is drafted by the District Attorney and executed by all parties. Okay, so it sounds like we have direction from the Board to authorize the use of the property once the agreement has been signed.

Mr. Pelaez: Until the agreement is signed, and right now they're going to cease the use until they sign that.

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Ms. Duque: Correct, yes. We'll move forward with preparing the agreement, and Jennifer, please also inform the resident that CDD property cannot be used until the agreement has been fully executed

Ms. Mendoza: Ok, and if the resident wishes to reach out to you guys.

Mr. Lorenzo: I will send an email because he responded to our notice regarding the reimburse for the turf.

Ms. Mendoza: Ok.

Ms. Duque: But it's just important that the HOA is also involved because sometimes they tend to say, oh but the HOA let us use it, so to be clear.

Mr. Lorenzo: Right, so do the message from your side, and I'm going to do it from our side.

Ms. Duque: Yes.

Ms. Mendoza: Ok.

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

Mr. Pelaez: No other residents are pending any easement requests or anything or is it not ready to present tonight.

Mr. Lorenzo: What do you mean?

Mr. Pelaez: Like is there anyone else that reached out that they want to do any easement areas, like do grass and rocks and all of that?

Mr. Lorenzo: So, someone did some rocks around 114th Court area, which was denied by the HOA, and they removed it, we put the turf, we're just waiting on reimbursement, and that notice has already been sent out. I did receive an email over the weekend, now that you mentioned that. So, the request was regarding some turf in the front area which, I show you the area that they're referring to, this is not irrigated, it's in the same area that we replaced the grass at.

Ms. Varela-Medina: Did he ever pay for that?

Mr. Lorenzo: Yes, we received payment, I forgot to mention that. So, you see the area here, and that's CDD property, and there's no grass there because there's just no irrigation, so I'm sure it's just died off over time and what's causing that, I don't know but he was asking to see if that's something we could replace, which you can see in the email, or if that's something that, I don't know, ask him to replace or just leave it as is.

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Ms. Varela-Medina: Isn't he doing it anyway around the corner?

Ms. Duque: No, he's doing his section.

Mr. Pelaez: On the HOA, he's doing his landscaping.

Mr. Lorenzo: Correct.

Mr. Pelaez: And I don't know if the grass has died out but, I think just over time the mulch has overtaken when it washes out.

Ms. Duque: Yes.

Mr. Pelaez: Because there's a lot of area that don't really have irrigation the grass is fine, so I think it should be grass on the CDD area, and then he can take care of his area.

Mr. Lorenzo: Ok, so we can let him install grass there?

Ms. Varela-Medina: Yes.

Mr. Pelaez: Now, I think we need to make sure because he is redoing the landscaping it's going to get damaged, we work together, and make sure our boundaries and all of that are take care of.

Ms. Duque: We'll replace the grass once he completes the project he's currently working on.

Mr. Lorenzo: Correct.

Ms. Duque: Ok, and that's a small area so I don't think we need a motion, it's a discretionary amount, and if anything I can report back to Mauricio.

Mr. Pelaez: Yes.

Mr. Lorenzo: Right it's just those two sides. Ok that's it for me.

Ms. Duque: Thank you Jesus.

### 5) CDD Manager – Final Approval of the FY2024 Report Performance Measures and Standards

Ms. Duque: Let's move on to the next item, which is the CDD Manager's Report. I'd like to inform the Board that the final report required for compliance with the legislative mandates established during the 2024 Florida Legislative session is attached to your agenda. As you may recall, this report pertains to the District's goals and standards for the fiscal year. The report details the accomplishments for fiscal year 2024, confirming that all goals and objectives were met. It also outlines the performance

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measures and standards utilized and includes a summary of the District Engineer's annual infrastructure report. I just need the Board to formally accept it so that it can be posted on the District's website, as required by Florida law. Unless there are any questions from the Board, we can proceed with a motion to approve.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the final approval of the FY2024 report of Performance Measures and Standards was approved.

## FIFTH ORDER OF BUSINESS Financial Reports

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

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

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

## SIXTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor's requests? Not hearing any Supervisor's requests, are there any audience comments?

## SEVENTH ORDER OF BUSINESS Adjournment

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

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

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Secretary / Assistant Secretary

Signed by:
E0E3C17B017C45F...
Chairman / Vice Chairman

## Certificate Of Completion

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Status: Completed
Subject: Palm Glades: Complete with Docusign: 10-14-25 Minutes.pdf
Source Envelope:
Document Pages: 42
Signatures: 2
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
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1001 Bradford Way
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| Juliana Duque<br>jduque@gmssf.com<br>District Manager - Assistant Secretary<br>Security Level: Email, Account Authentication (None) | DocuSigned by:<br>63215D558947430...<br>Signature Adoption: Drawn on Device<br>Using IP Address:<br>2601:586:5382:cb60:8154:3224:1401:3c85 | Sent: 11/12/2025 10:14:26 AM<br>Viewed: 11/12/2025 11:54:14 AM<br>Signed: 11/12/2025 11:54:21 AM |
| **Electronic Record and Signature Disclosure:**<br>Not Offered via Docusign | | |
| Mauricio Pelaez<br>pelaezcdds@gmail.com<br>Chairman<br>Security Level: Email, Account Authentication (None) | Signed by:<br>E0E3C17B017C45F...<br>Signature Adoption: Drawn on Device<br>Using IP Address:<br>2600:1700:4191:3d40:958b:c035:6e73:7154<br>Signed using mobile | Sent: 11/12/2025 10:14:26 AM<br>Viewed: 11/12/2025 10:14:50 AM<br>Signed: 11/12/2025 10:15:04 AM |
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| Carbon Copy Events | Status | Timestamp |
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| Witness Events | Signature | Timestamp |
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| Signing Complete | Security Checked | 11/12/2025 10:15:04 AM |
| Completed | Security Checked | 11/12/2025 11:54:21 AM |

| Payment Events | Status | Timestamps |
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