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, January 9, 2024, 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
Zuzer Calero	Assistant Secretary
Lakisha Macias	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Monica Henning	Clubhouse Director
Keslee Desulme	Clubhouse Manager
Oscar Borras	KWPM
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 — Organizational Matters

A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #5 (11/2026)
B. Oath of Office for Elected/Newly Appointed Supervisor(s)
C. Election of Officer(s)

Ms. Duque: The next item is the organizational matters, and I would like to remind the Board of Supervisors that we have an open seat for the unexpired term of office for seat #5 which expires November 2026. Do I have any direction from the Board at this moment?

Mr. Pelaez: Not at this time.

Ms. Duque: Ok, so we will table this item.

THIRD ORDER OF BUSINESS Approval of Minutes of the December 12, 2023 Meeting

Ms. Duque: The next item is the approval of the minutes of the December 12, 2023 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. Calero seconded by Mr. Pelaez with all in favor, the Minutes of the December 12, 2023 Meeting were approved.

FOURTH ORDER OF BUSINESS Ratification of:

A. Small Project Agreement (Sign and Pole Installation) with Chandler Contractors, Inc.

B. Small Project Agreement (Main Entrance Trellis Painting) with Chandler Contractors, Inc.

Ms. Duque: The next item is ratification of a couple of agreements that were already discussed and approved by the Board but, we like to bring them back so they are part of the records of today's meeting. One is the small project agreement, sign and pole installation with Chandler Contractors, and the second one is the small project agreement, main entrance trellis painting with Chandler Contractors. A motion to ratify those two agreements will take place.

Mr. Cochran: Juliana?

Ms. Duque: Go ahead, Scott.

Mr. Cochran: Yes, I just wanted to mention something, the ones that are in the agenda package do not have the exhibits attached so, the exhibits would be attached,I just wanted to point that out, the ones in the actual package are missing those.

Ms. Duque: Yes, but it's alright Scott since we had like a short period of time to be able to prepare those agendas due to the holidays, the records in my office do have the proposals attached to the signed agreements, just so you know.

Mr. Cochran: Yes, thank you.

Ms. Duque: Ok.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, ratifying the Small Project Agreement, Sign and Pole Installation with Chandler Contractors, Inc. and also the Small Project Agreement, Main Entrance Trellis Painting with Chandler Contractors, Inc. was approved.

FIFTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Mr. Cochran: Yes, the only thing I have to report at this time is that I'm still working on the amendment to the agreement with Delta Five, and also the additional language for the event waiver as previously requested by Monica. Other than that, I don't have anything specific to report right now.

Ms. Duque: Thank you so much, Scott. Do I have any questions from the Board?

Mr. Pelaez: No.

Ms. Varela-Medina: No.

B. Engineer

Ms. Duque: Not hearing any, there is no additional report to be presented under the engineer's report.

C. Club - Monthly Report

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

Ms. Desulme: Ok, just to give you a general update, everything is still up to standard and we have been receiving all of the preventative maintenance. The summary is in the report as always, I just wanted to give a quick update on the action plan to follow up on the soil, it has been replaced, and there's a big truckful for you guys to see, and then I also wanted to bring up, I already spoke with Tony and he said he was here, he looked at the fill, he said first let's see if we can repair what we have instead of just refilling the previous one, that's why I don't have a quote for you because we're still looking at but, by the next meeting we should have an answer to see if he's going to be able to salvage the way it is as of right now. So, I also included the picture for you guys to see the current condition that it is right now, that's the second fill we had them move after we had stopped on the first one, just to give you guys an idea. Other than that, he was also here, as you

guys can see I already put half the pictures of the trees, we did that, and we do that about twice a year so you guys can see that. Other than that, all the additional preventative maintenance and everything else has been up to standard and we've been receiving all of them, which is the A/C, the pool is doing pretty well, and I have had no complaints, so that's it for us on the clubhouse side.

Ms. Henning: Good evening, everyone. Regarding events, last month of course we had our holiday event for the residents, the annual holiday event, and it was a big success. We really had a great turnout especially even with the rain, we were able to make some adjustments and shifted some of the activities and things that we had originally planned, we were able to swap bounce houses and things like that for balloon artists and face painters, so we were able to make use of other areas in the clubhouse, and the residents all had a great time. So, a huge shout out to the team for making it happen, and once again, it was a HOA partnership with that, so it's always a pleasure to work with them. Then moving into January, we have our food truck night this Friday, and then we'll also have our movie night here in the Grand Room on Friday, the 26th. Moving into February we have our Valentine's BYBO coming up, and we're going to be bringing back our family scavenger hunt, and that's all I have.

Ms. Duque: Thank you so much, Monica. Are there any questions for Keslee or Monica?

Ms. Varela-Medina: No.

Ms. Calero: No.

D. Field Manager

1) Monthly Report

2) Discussion of Holiday Decorations Service Reports

Ms. Duque: Not hearing any, let's move forward to field manager report, Jesus.

Mr. Lorenzo: Good evening, everyone, and Happy New Year. Just to not bore you with the landscaping, you've seen that a lot of the projects have already been completed and some are pending. Tree trimming is still pending, and hopefully will be done by the end of this month. It's been a little bit slower than usual but, it should be done by the end of this month. The enhancement project on 236th was completed, you see it there. The plans were drawn a little bit, and you'll see those, we had a couple of irrigation repairs completed through the main line emergency repair, which you'll see in the pictures there.

BrightView is treating and we're monitoring together the mailbox area where the new sod was placed, and near the sidewalk, so we're monitoring that grass and the turf as well at 118th Place, they're treating that as well. The hedge project as you guys can see, I'm sure you noticed on 112th, that the hedge has now been removed and we're working with Chandler Contractors to make sure that the fence was already completed, however, before they proceed we're working with BrightView to make sure they clean the berm and everything around the fences on both sides so that it's nice and clean and we can start fresh. Then the pressure cleaning is what we discussed with Chandler which you'll see more information on the next report on the rock, as well as fixing a couple of the caps of the columns. You'll see a little bit more information on that in the next report. I'm working with them regarding the 238th median which they just need to continue the edge on the last median right here, so we're working on that. He is getting some samples of some sod on 118th Place, and hopefully, it's not the same virus that we have in the park, and this was around the holidays so he didn't submit it yet. The lakes are doing fine, there was a general water sample analysis with them which is done annually, it's not in this report but, everything is fine, the water turned back to normal, you'll see that report in the next monthly meeting package. There was a mailbox, a waste container replaced, there was some signage that was replaced, a stop sign that was just completely white, so a lot of sunlight and rain on it, but it's been replaced and Chic is working on as you guys know on the sign and the posts, they're galvanized steel, it looks great if you saw it today. The new playground signage was installed, and you'll see the pictures there, and I know Light Er Up is already onsite starting to take off the decorations, there's one leaning on the west median monument. Last but not least, the pergola, they commenced the work and they're almost done, I think they have one more to go, and then the demolition of the wall has already completed, they've already started to complete the repairs, you see some of the cinder blocks, and you'll see the final project in the next package. We're working on that claim, the police report is still not available but we'll continue to follow up. The claim adjuster has been notified multiple times and they know there's ongoing repairs and whatnot.

Ms. Varela-Medina: So, someone drove into the wall?

Mr. Pelaez: Yes.

Ms. Valera-Median: Did they get hurt?

Ms. Duque: No, no that I'm aware.

Ms. Valera-Medina: Ok.

Mr. Lorenzo: And that's pretty much it for me. The only other thing is the roundabout out there, you'll see when you come in, maybe not now because it's too dark, but there are some tire ruts in the grass, and the HOA with their golf cart damaged maybe 8' of it, or someone I guess was moving and they thought it was the landscapers with the tree trimming if it was not the landscaper it looked like somebody was moving and got their truck stuck there, you see it's very dirty, and there are ruts all the way through the back. So, we're working on that, and I believe the homeowner has spoken to Nick, and he's going to get the information that they have on the owner.

Ms. Duque: So, we discussed this, we actually went today to visit the area, the damages that were created by the golf cart, those are very minor, it's nothing really, I think that was something as simple as just adding some sand and grass, but the damages that were done by the resident was a big truck so those are the big damages. I think at this point we're going to need some direction from the Board, and as Jesus mentioned, Nick from BrightView spoke with Alexis that it's our understanding that the resident lives here, and he was watching the camera, and we know that all of the damages were done by this specific resident. So, we do need direction from the Board as per how you want us to proceed, so my recommendation would be, if we can get a proposal from Nick to move forward with the repairs, as soon as we complete the repairs, we'll send the letter, and we even sent a letter before to the resident letting them know we are aware of the damages, that the District will repair the area and that an invoice will be sent to their attention and we'll follow up with emails and a letter after the repairs are completed, or we can go in another direction whatever the Board believes is necessary.

Ms. Varela-Medina: Are there any pictures by any chance?

Ms. Duque: Yes, we do have pictures here.

Ms. Varela-Medina: So, it was the house owner?

Ms. Duque: Well, we don't know if it was the owner or someone working at the house, but it was someone from that house. So, we'll follow up and the pictures will be attached to the letter, and we'll send that letter to Scott to review too, and then we'll email the letter and we'll keep you posted at the next meeting.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: The only other item that I have unless you have any questions was, it's a landscaping modification, you'll see it's the house on the left, and I don't know if you want them to bring the turf closer to the palm.

Ms. Varela-Medina: So, it's spread out.

Mr. Lorenzo: Yes, so bring turf closer to the palm, so remove the mulch because it's a huge mulch bed, and put some more sod.

Mr. Pelaez: I think it needs to be like all the other ones where we have a bigger area of sod, just so it matches all the other units.

Mr. Lorenzo: So, we'll be reporting to the HOA because they were inquiring about that unit, and we'll let them know to extend the sod, so remove the mulch and extend the sod.

Ms. Duque: Are there any questions for Jesus?

Mr. Pelaez: No, thank you.

Ms. Duque: Thank you, Jesus. The other item that we have under the field report is discussion of the holiday decorations service reports. So, as the Board is aware, on our contract for the holiday decorations, the reports are supposed to be given to us in terms of the condition of the lights, they need to come and inspect the lights and let us know if there is something that needs to be fixed or if everything is in good condition. This year we did not receive their reports, I did receive text messages, or when I tried to reach out to Nick for different things I did receive a follow-up up but, at the beginning it was a little bit of a struggle. We struggled with certain things being done and completed, they were completed and they were done. We received a couple of things that were not part of our contract and in my conversation with Mauricio but, I don't think they were aware of and recognized that certain things that were not provided to us. In the end, we had everything ready and going, we did have everything working, and after that it was smooth. Now, in terms of the reports, once again, the reports were not given to us. (inaudible comment) And this is important for the Board to know, they sent an email to me, and it was my understanding that he was going to be present today to go over this but, he's not here. So, it's up to the Board, I don't know if there's any direction from the Board that you would like to provide me at this time. Once again, I'm happy to note that everything was working after so much struggle it ran smoothly but, I do know that in some other Districts, they did have a lot of issues. So, I just wanted to put that on the record, so the Board knows when

it comes to me, my direct contact with Nick was always positive, I did receive emails back but, I do know some other District managers, in some other Districts did not receive that one-on-one kind of contact. (inaudible comment) Sometimes I would receive text messages, or I replied to text messages when I'm in the middle of a meeting, or whatever, so it was like that and I mentioned to Nick that, for me, it's not the way this should be reported.

Ms. Varela-Medina: And he's still not going to write a report afterward?

Ms. Duque: They did say they were removing today the holiday lights, so the holiday lights on the trees and palms, all of that was removed today, the hard decorations are going to be removed in the consecutive days. Once again, I don't know if there is any direction from the Board, or if there is something that you have that you would like to say or maybe a meeting with Nick. I want to make sure that before the next season, we're going to be able to run this process smoother than what it was this year.

Mr. Pelaez: So, I think we get better and better every year, I think he was very responsive, he went above and beyond with a lot of stuff for certain things but, I think you guys have a way that it works, and we've been getting reports from them every single year before. So, I know they have to submit tickets when they're getting repairs, so there's a report somewhere, and the way you guys operate is all this great stuff, you have reports and documentation so at least we have it for our file, and the lack of response on the request for it, is what's frustrates me because there was never really anything, like saying hey, there's a reason that there's no report, there's a reason for this, they just have ignored it, and they were even invited here tonight for the same thing so we could talk about it if there's a reason. So, I think you guys need to insist on the reports, even if it's just for your files like we do across the board with everything else, and then they can be responsible, all they have to do is send you the ticket from when they were out here.

Ms. Henning: Alright. (inaudible comment) It's amazing that we got an overwhelming amount of comments from the residents and how excited they were, and how much they loved it all through the month. I would also second that as far as he was also extremely kind, and very responsive to me via text message and things like that but, I also do agree because for example, over the weekend, one of the times because of the winds, one of the pieces had shifted and it was over the weekend and I happened to not be in the clubhouse and I had let him know but, it would have been great to know when it

was completed, to have an answer back from him, a quick little picture or something, saying ok this was done, I don't have to worry about this for the rest of the weekend kind of thing. (inaudible comment)

Mr. Pelaez: And just because they do, like they did a great job, we can't open up the one thing and say, ok they're doing great here, so let's just let this one go, no, it needs to be 100%.

Ms. Duque: Correct.

Ms. Henning: Yes, and it brings peace of mind, so we don't have to worry that it's been taken care of, or anything like that, and also just like me keeping a record of all of the members, clubhouse and everywhere else in the community.

Ms. Duque: (inaudible comment) So, it's going to be challenging, so I think the reports are the way to go, and I agree, so we're going to follow up with them and make sure those tickets or anything that was open is sent to our attention so we have them in our records and we'll get back to the Board at the next meeting. Do I have any other comments from the Board?

E. CDD Manager

Ms. Duque: Under the CDD manager report, I do not have anything additional to report. I just would like to remind the Board of Supervisors that as you are aware, I have started working on our budget already, and I will let you know at the next meeting, but remember we try to work with projections but, there's a couple of items that we already know in terms of contracts, so that will be starting soon. Unless anyone has any questions, we can move on to the next item.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

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

On MOTION by Ms. Calero seconded by Mr. Pelaez with all in favor, the Check Register, and the acceptance of the unaudited financials were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

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

EIGHTH ORDER OF BUSINESS Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman