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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, September 9, 2025, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager
Wendell (Chic) Chandler	Chandler Contractors
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 August 12, 2025 Meeting

Ms. Duque: The next item is the approval of the minutes of the August 12, 2025 meeting. This is the moment to present any additions, corrections or deletions. Before I receive any from the Board, I have received one from the District attorney on page 8, under the motion to approve the replacement of the exterior water fountains, the amount should be $3,650, instead of $3,600. Do I have any other comments, corrections or deletions, if there is none, a motion to approve them with that correction will take place.

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On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, the Minutes of the August 12, 2025 Meeting with the indicated change were approved.

THIRD ORDER OF BUSINESS Consideration of:

A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Ms. Duque: Let's move forward to the consideration of the engagement letter, this engagement letter is from Grau & Associates to perform the audit for fiscal year ending September 30, 2025, a motion to approve will take place.

On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

B. Third Amendment to Clubhouse Management Agreement (Club Silver Palms)

Ms. Duque: The third amendment to the clubhouse management agreement with Club Silver Palms is the next item on the agenda. Scott, I'll ask you to take the lead on this one. For the Board's reference, this amendment was previously discussed and approved by the Board of Supervisors. During that discussion, we agreed to finalize the agreement and present it to the Board as we approach the new fiscal year, which is coming up soon. Scott, please let us know if there is anything further you'd like to add.

Mr. Cochran: Yes, I think it was back at the March meeting I think they presented the increase for the annual fee for management services to the clubhouse and so the Board approved that at that meeting. The last amendment to the agreement we did back in I think 2022 so this amendment which was distributed to the Board, it reflects that change in the price as of the effective date, which is the beginning of the next fiscal year, so it starts October 1st and goes to the end of September. Other than that, it just kind of brings things up to date, there was some stuff that was outdated as far as the notice provision, and other things that were outdated on the public records provision, and then there's a bunch of new provisions that we've added to all of our agreements over the last few years because of legal requirements, it's frankly just a

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bunch of stuff that doesn't mean a whole lot but, we're required to include them by statute so we include them. So, really, functionally what it does is it extends the term of the agreement another year, it increases the compensation and we made it to just provide for automatic renewal just so that it's not having to do amendments or whatever, so that's really what it does. Like I said, you all already approved the main issue, which was the increase in the compensation, so if that's good with you guys then we'll just ask for a motion to approve it.

Ms. Duque: And also authorizing the execution, a motion to approve will take place.

> On MOTION by Ms. Macias seconded by Ms. Mendez with all in favor, accepting the Third Amendment to Clubhouse Management Agreement (Club Silver Palms) and also authorizing the proper District officials to execute the document was approved.

FOURTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Mr. Cochran: Yes, that was the main item, other than that, the only other thing I would touch on, one is just your reminder, and you still have a few months left, to knock out your ethics training if you haven't done that already but, it is due by December 31st. Then the only other item, and it can probably wait until Jesus does his report on the field but, it deals with the FPL easement for that work, and I don't know if you guys want me to cover that now or just wait until it comes up.

Mr. Pelaez: I think we can wait until it comes up.

Mr. Cochran: That's fine, so that's all I have.

Ms. Duque: Thank you so much Scott.

B. Engineer – 2025 Annual Maintenance Report

Ms. Duque: Next, we will review the District Engineer's report. We have received the 2025 Annual Maintenance Report, which is a required submission under the Indenture. This report provides an overview of the District's overall condition and

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includes several maintenance recommendations. Notably, it highlights areas where sod has overgrown, which is primarily a maintenance issue. These details have been communicated to the landscape contractor. Additionally, any required maintenance related to infrastructure condition has been shared with the drainage system vendor. Overall, the District was found to be in well-maintained condition. At this time, I would request a motion to accept the 2025 Annual Maintenance Report.

> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, accepting the 2025 Annual Maintenance Report was approved.

Ms. Duque: The only additional item I would like to address under the Engineer's report is a reminder regarding the GIS System proposal submitted by Alvarez Engineers, totaling $35,250. At the last meeting, the Board agreed to table the proposal until this meeting to allow for a more accurate assessment of the District's financial status at fiscal year-end. I have now reviewed the latest financial statements and can confirm that sufficient funds are available should the Board wish to proceed. Please advise on your desired direction regarding this item.

Mr. Pelaez: I saw this for another community and I think they do a really good job, and looking at the financials I think we can do it, so I'm ok with getting that done.

Ms. Duque: Ok, so I have a motion the table, is there a second?

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the proposal from Alvarez Engineers to proceed with the GIS System project in the amount of $35,250 was approved.

Ms. Duque: Perfect. We will also authorize District Counsel to prepare the necessary agreement. As a reminder, Alvarez Engineers is not currently the District's engineer, though they work with many other Districts. We will ensure a formal agreement is in place before proceeding. I have nothing further to add under the Engineer's report.

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C. Club - Monthly Report

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

Ms. Mendoza: Yes, so for this month for the club manager's report, one of the things that I have is an update on, last meeting we went ahead and we approved the water fountains for the outside area, so that fountain, Chic has already completed that, he just mentioned doing that today, so it's not in the report. So, we will let you know about that at the next meeting any feedback from that. (inaudible comment)

Mr. Chandler: Well, actually the filter system on it is not great, so I going to recommend adding a separate filter that can be replaced because the filter in the system isn't the greatest, it's working, it's fine, but I'm going to recommend another filter, number one. Number two, I just realized something as I was learning and going along, it's an outside water fountain, and it gets rained on, and the ones that were there were designed for interior, and that's why they rusted out and they went bad and that's why they weren't running for very long but, now I just realized, rainwater is going to get into the drain, so it's rainwater coming right off that area, and when I went out to test it, the water is great, it's cold, it looks great and it clean, but all these years that outside water was running inside these drains. The other ones that are the other side all have overhangs and covered.

Ms. Mendoza: So, we did some repairs on the porte-cochere on the roof. (inaudible comment) We also do some repairs in women's sauna with the heating element needing to be replaced. Of course there were some in-house repairs on maintenance items that were done for the pool ladder and the gates in that area. Other than that we continue to do the regular preventative maintenance items for the clubhouse, and the gym and the pool maintenance, and the HVAC maintenance as well. With that we have two projects or two proposals that we would like to present that we have here. (inaudible comment)

Mr. Chandler: If you want me to explain those I can. I think it's kind of important, and she's talking about the ladies sauna. So, the first picture that you're looking at here is the ladies sauna and that was the unit that's been in there for a few years. So, we cleaned it up and we put it back, and it stopped working. If you look at page 2, those are the heating elements, 2 out of the 3 heating elements went bad but, we didn't know

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it until we took it apart, took all the rocks out of it and saw that 2 of the heating elements weren't working. So, as I spoke to Jennifer and Mauricio, and said we have options, I'm going to suggest buy 3 new heating elements and putting new heating elements in it because replacing the system is going to be a lot and it's in really good shape. So, if you look at page 3, that is the electronics, all the wiring and stuff and it was in pretty good shape, it was protected, so everything was good, I highly recommend just replacing the heating elements in it. Now if you go to the next page, that's the men's sauna, so the men's sauna went down, and it's not good. So, with that, originally I was going to replace the heating elements on the men's sauna, but once we took it out and took it apart we saw that was not in good shape, it's too far gone. Then if you look at the next page, this is what the face of it looks like, so the men, they go in there and they just pour water in it, they run it, guys go in there at 4:00 or 5:00 o'clock in the morning, they turn it on, and it's always running, and it's always hot. So, once we tore it all apart and saw it's not worth rebuilding, I wouldn't even want to take a chance on rewiring or doing any of that stuff. Now, these units were designed badly and water gets down into the electronics like that, so that's why we had a few issues. Well, sure enough when I went to try and get parts for the unit, they don't even have the parts anymore because they redesigned the units. So, if you look at the last page, there's 3 components to the new systems, so now all the electronics are now remote, they're not part of it, and they don't get wet. So, I highly recommend, we're not going to put that old one in, we're going to have to get a new unit for the men's. Now, the men's sauna needs to be rebuilt, the redwood in it is bad, it's old, and it's not like the ladies sauna, I think I've seen 4 guys in there at one time, seriously the guys use it a whole lot. The benches had to be rebuilt, things like that, over the last few years, but that was also with the waterproofing, it was getting water from the outside into the sauna 5 years ago, and that's when we built those french drain systems in the front of the building, and we changed that, and we covered that men's sauna, actually roots were growing through it, and the framing and stuff, we repaired it but, we didn't replace it, and the redwood is just getting real bad, if you look underneath it, so we've been repairing it all along. So, I'm going to suggest putting this system, not necessarily the one I have here on these specifications, this is a general idea of what it's going to cost. I'll do a little more

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research on the unit and then obviously let them know which one I would recommend to actually use, but put the system, get it up and running and then budget and schedule rebuilding it, taking all the redwood out, replacing it, the framing in there is bad, the insulation got wet, and it was fixed and repaired 5 years ago but, now I think just get in there and just redoing it whether it's 6 months from now, or 8 months from now, 2 months from now, just put budget numbers together and decide what you want to do and when you want to do it but, to get it up and running as you can see on the next to the last page it's shut down now, and I think it would be great to get it back up and running, and we really don't lose anything, we just buy the new system and get it running and just take it out and put it back in with the new system.

Ms. Duque: And Chic, that would be a not-to-exceed amount of $5,500, right?

Mr. Chandler: Yes, for the unit, well this is the unit I spec'd out for now, so yes, it's going to be $5,500 in this case.

Ms. Duque: Ok.

Mr. Chandler: But if I can find a system that might be better and more commercial grade, we'll make a decision then but, I would let you know, or just stick with this, I can put this system in right here.

Mr. Pelaez: I just want to make sure we're putting in the right one.

Mr. Chandler: Right, exactly, I'm comfortable with this because this just came and I'm kind of putting this altogether just to count the budget, or get an idea. So, I threw this together, as a matter of fact this was put together in the last couple of days, but I haven't really went deep into researching putting a new system in. What I'm saying is that if there's a better system out there, that might be more commercials, then I would present it.

Ms. Varela-Medina: How long do those systems usually last?

Mr. Chandler: Ok, so what we're talking about is we completely rebuild the whole system, it could be that much money.

Ms. Duque: Ok, and just for the record we have a document that says the company, Southern Rehab, cost about $20,000.

Mr. Chandler: That's tearing it out, re-gutting it and redoing everything, so it would be $20,000 total all in, just a guesstimation. Also, we have the door, so when you

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see the door, and I don't know if you guys have ever been in there, so we have the doors if we want to replace the doors, so there's a lot of factors involved.

Ms. Varela-Medina: What's wrong with the door?

Mr. Chandler: There's nothing wrong with the door, I'm saying that's just an option.

Ms. Varela-Medina: Ok.

Ms. Duque: But that is to upgrade the design, the replacement of the door, or what would be the main reason behind replacing the door?

Mr. Chandler: Because it's an old door, and the door is all scratched and it's not in great shape.

Mr. Pelaez: You mean if you're already doing all the wood and maybe we want to put in a new door.

Mr. Chandler: Well, you say, we're interesting in replacing certain things, and let's itemized it, just like I did with everything, you guys itemize it, and these are a great value, and then we could say if the door comes out to be $2,500 for a brand new door, new seal and the whole 9 yards, but we say well, this door is not in bad shape we can still use it.

Ms. Varela-Medina: This system, how long do you think it's going to last?

Mr. Chandler: No idea, maybe 5 or 10 years but, the problem is, as we know, units and everything we're buying now-a-days are not the same, and I'll tell you, and I tell all my customers, I can guarantee every bit of my work, whatever I do, I can guarantee what I do, it's very difficult to guarantee somebody else's product, where it's coming from or whatever.

Ms. Varela-Medina: And the system in now is how old, 5 years or so?

Mr. Chandler: This particular unit in the men's sauna, I would say 8 years old.

Ms. Duque: I don't know how often it's being used, but it is being used right now.

Ms. Varela-Medina: So, the men's is used more than the women's?

Ms. Duque: Yes.

Mr. Pelaez: Yes.

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

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Ms. Duque: And I'm asking this question because I don't want to rush it, I want to make sure that what we approve and what we're installing is the correct unit.

Mr. Chandler: Of course.

Mr. Pelaez: Especially we're hearing that this just came off and he started working on it, and there might be another unit that might be better so, unless you said like this was it for sure.

Mr. Chandler: Let me rephase it, I'm comfortable with this unit, but what I'm saying is, and Juliana you and I talked about this in the past, can we get a real commercial unit in the men's room. Remember years ago, Chic what are we going to do, and we kept fixing it, and if you remember we replaced just the computer board on it, and that was only a few hundred dollars, instead of spending $3,000 for a new unit and it worked out for us, so we've been milking this all along. So, if we make a decision now, we can replace this system, and this is a good system for that size, in other words it's the size of the room to determine, and this is 8,000 watts, so it's a good system, and you guys use it, and you said you use the ladies room, does it get hot in there?

Ms. Varela-Medina: Yes.

Mr. Chandler: There you go, so it works, and that's an 8,000 watt system, the newer systems, they're 8,000, but it's remote and it's slightly different, and we got a whole new panel, and the reason why I want to say this, you can also get them to where it could be WiFi and you can set it up through your phone. How much do we want to get involved with that because that could be a problem but, not just that, you want these systems to be turned on shut off in 1 hour because if they turn them on and they're left on, 5 hours later it's been running and that's 5 hours of extra work and wear and tear that we really don't need to do, so that's kind of important too. It's different than what you have because it's a different system and that's another thing, when I went to get parts for these, which it's really getting hard for like the ladies room, we were able to get the heaters but, the electronics are starting to get a little bit harder because they're discontinuing them now, and when we found the computer, last time, a year and a half ago or whenever but, I had called you and said you and said we have to make a decision because we had the sauna company come out, so they sent out two guys, charged $250 to come out here and say, it's the computer board, it's not working, we

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can't get it now, it has to be replaced. So, I took it upon myself to call the manufacturers and then the people that we were dealing with, they said it just so happens I have two of them in my shop behind me, so they had them and that's when I said, hey you have to make a decision, we buy it, take a chance and it worked, so it worked out for us but, it's an ongoing thing these things, it's always going to be a maintenance issue, if I put a new system in theoretically we should be fine but, it is one of those things that things go wrong.

Ms. Macias: What would be the warranty on it?

Mr. Chandler: I don't know yet, I really don't. I mean, right now warranties are 1 year, that's what they are on anything, it's the same thing with the pool pump and everything that you buy now, none of them offer any more than that.

Mr. Pelaez: Yes, I think we need to get it up and running but, my only concern with that is have you had enough time to really do your homework and double check everything and make sure it's the right unit and the right size and would this one be better because it has this and that.

Mr. Chandler: Right, so this is the unit that I spoke to one of the sales people, and this is what they recommend. Now, I haven't gone on to do any of that, and that's why he mentioned to me that I could do that, and we don't have to make the decision now, if you need a day or two to look at different systems and what we have.

Ms. Duque: Right now, it would be to approve a not-to-exceed amount and then appoint someone from the Board to represent the District and make the final decision.

Mr. Pelaez: And maybe then you order it, so it would essentially two months before it's ready.

Mr. Chandler: Right, and now if you guys remember with the water fountain, 3 days later it was $400 more, and it took them 3 days for them to say, hey when I committed to buying it was up $400 more, I mean and hopefully that won't happen on this.

Mr. Pelaez: I mean it's more like $5,500, I mean the labor is the labor, so you just maybe get a better unit or a different unit, like two different ones, I think if we go over something like that, maybe like $7,500 max or something then it's reasonable.

Mr. Chandler: This is 8,000 watts, and they know it's plenty hot enough.

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Mr. Pelaez: So, the wattage is good, or just maybe if there's another 8,000 watt unit that is better or one gives you a 2 year warranty, and I don't know maybe check those.

Ms. Duque: Ok, so I have a motion not to exceed for how much?

Mr. Pelaez: $7,500.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, authorizing not to exceed $7,500 to replace the men's sauna unit was approved.

Mr. Chandler: Ok, so Jennifer has been having a problem with her air conditioner in the office, it's been getting warm, they came in, there was a leak, they discovered a leak, they didn't know where it was initially, they were just adding more freon and it would work for a while, one or two months or whatever, and then she would of course complain to me telling me it's too hot in here, and I'd go in there and check with the thermometer and check everything, and I even went as far as saying, Jennifer, it's 95 degrees outside, the humidity is 98%, it's hot outside, it's hard to cool down the unit, and she'd say, yes but it's still hot and I get it. I had Nelly come in the morning and Nelly is coming in the morning with my laser gun to check temperatures, and I've done so much homework on this just trying to analyze it because I didn't want to put a new system in or whatever until we really know what the problem is, and the temperature coming out was fairly cool, but not quite as cool as the other systems but, there's a lot of factors involved. So, she would come in and she checked it but, then I'm in there and Mauricio went in there, he said, yes I went in there it was hot in the afternoon, and I said well, it's hot outside, now he's involved with it too. So, anyway, so Montana, who is their air conditioning guy, very good guy, I love him, he's very bright, he's a good mechanic, so I got him out here on a Monday, to meet me, and sure enough when I come out it was warm in here, and went in and checked all the other offices, and it was warm. So, Montana, the first thing we did was put the gauges on but, if you see on the second page you see the gauges on there, sure enough the blue one should have been 150, it was 100, so I said Montana, yes, we're low on freon. So, as I'm looking at it and now if you look at the 3rd page, you see the coils there, they are really bad an the

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reason why the coils are like that is because it's over by the kiddy splash area, all the pool equipment is over there, and the chlorine caused that. So, the vapors coming over the walls caused this damaged but, it was still working, when we add freon it's working or it's done. So, the freon is working and then the next page is the bottom of the compressor, I want to show you the damage here, now, if you look at the page with the office above the reception area, way up in the ceiling, is where the air handler is, which is the inside half of your air conditioner, and that's where the leaks are. So, if it were most cases or in a lot of cases your condensing unit which is the outside system, and I'll give everybody an education here, the outside system produces all the heat, and with the elements, it's always running, it's hot, it gets the rain, the whole nine yards, and usually what goes first, you could replace the outside twice before you replace the inside. Well, in this case, so I'm thinking maybe we just replace just the outside part, but obviously there's a leak on the inside. So, if you look at the inside part, which Montana gave me good pictures, do you see where all the little tooths or capillaries run together, the leak is in there, too many places. If you also look at the brown area, and all of us said, why did Lennar do that, well you had to create a closet, but the problem is maintenance, every single time they get up there to change the filters, and whatever maintenance, I mean they're on a 20' ladder going up between the beams to get up inside the attic but, we really can't change that now. So, if you look at the next with the circle you see all the rust, all the brown area, well that's not part of it, and it's probably been leaking a few months, 6 months or whatever.

Ms. Varela-Medina: And we can't move it from all the way up there?

Mr. Chandler: No, that would be a big job, that's a lot of work, and it would be a lot of work to replace it, and when Montana said, yes we want to replace it, and I said, well we have to start budgeting money to get it, because I said, Montana, who's going to tear down the ceiling, because the ceiling has to come out.

Mr. Varela-Medina: So, I'm wondering, maybe we should get two estimates, one for replacing the unit, and one for figuring out if we need to get a new one.

Mr. Chandler: Well, at that point it won't work because you have to still bring everything that failed, and I will promise you it's going to cost more to find a closet to rebuild it in, we don't have the space for it. In other words, we used to have the closet

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there but, that is where all the electronics and everything is when we did the clubhouse rehab, remember when we did all that, so that went into the closet because there was just no place to put it.

Mr. Pelaez: All that ductwork and everything has to be redone.

Mr. Chandler: Oh yes, and the electricity, but the big one is going to be condensate, so things produce water, so that pipe has to flow downhill if you change it and put it here, now you have to find out where you're going to run it from the wall, and then it has to flow downhill, so basically, you're just going to have to put it back where it is. So, there's another leak, if you see the blue there, that has died, so those two little end pieces right there were leaking a little bit too, and it looks like the cover was rubbing on it, so it created a little bit of weakness in the copper tubing, in other words, I just wanted to show you guys proof, I like to have proof so I can show you what's going on, and I like to itemize and explain everything that has to be done, it's not just throwing an air conditioner up in there.

Ms. Mendez: When this work is done, does that mean the gym area needs to be closed off or anything if it has to be on the weekend?

Mr. Chandler: No, wait a minute, we've had a discussion, and they brought up a very valid point, all of you did, that weekends are really busy anyway as far as customers and stuff, so I just wanted to explain that Jennifer and Anelis will not be able to work in their office, they're out. So, either you guys give them the day off, which I think they deserve it, or do it on a weekday.

Ms. Mendez: Right, that's right, because that what I saw here.

Ms. Duque: Just for the record, the CDD is not included or involved in this.

Mr. Chandler: Ok.

Ms. Mendoza: Chic, how many tons was this here, 3.5?

Mr. Chandler: This is a 3 ton system, right now it's a 3 ton and a 2 ½ up there but, we're going to do it a little bit differently, so yes a 3 tons system

Ms. Mendoza: For both?

Mr. Chandler: You actually had 3 tons of air conditioning controlling the little gym, your office, and the front desk, so that's a lot of air conditioning, and the hallway there's one little small vent there.

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Ms. Calero: So, question, you mentioned that some of this damage was caused by the pool, or the water, or the kiddy pool, or the chlorine, so how can we avoid that?

Mr. Chandler: You cannot if you look at it, the damage that you see, that's not the problem we're having, I just wanted to show you that's what happens when you're near chlorine, and that's causing that to happen but, this system is 12 years old, so that's not bad, you got a pretty good life out of it, and for the record, we have this same problem on that side, which is the same air conditioner that is running these offices, and those offices are freezing, I mean I've been in there, it was 62 degrees but, ironically, and this is another way to do it, we have a system that I brought to his attention a year ago that has this same problem, and said, this unit, because I want prep, this unit could go out next week, next month, next year, but we're going to have to mentally prepared to replace it, a year later, it's still cold in here, so if it's not broke, don't fix it.

Ms. Duque: Ok, so for this work, it's $13,500, and I need direction from the Board.

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

Mr. Pelaez: This is pretty bad, I'll make a motion to get everything done.

> On MOTION by Mr. Pelaez seconded by Ms. Macias with all in favor, accepting the proposal from Chandler Contractors to repair the air conditioning in the clubhouse in an amount not to exceed $13,500 was approved.

Mr. Chandler: Thank you, and I guess that's it.

Ms. Duque: Ok, thank you for that report, Chic. So, nothing else. Are there any questions for Jennifer?

Mr. Pelaez: No.

D. Field Manager - Monthly Report

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

Mr. Lorenzo: Yes, so I'll pass this out first, these are just roundabout repairs of the pavers. So, the main roundabout, some of the pavers are being lifted into the curb, this is something that we need to address soon. (inaudible comment)

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Ms. Calero: This is the roundabout where we are putting the lights?

Mr. Lorenzo: Correct. (inaudible comment)

Mr. Chandler: Any questions? I can tell you, so if you look at the edges on some of them, they're up, and he had mentioned this to me a month ago, and said, Chic check the roundabout, and it kind of got by me but, yesterday we met out front and he grab me and said, hey we have to check these, and a couple of the lifts are pretty big along the edge, and that is true, and they go up and down. He also mentioned about the other sidewalk, and we both agreed that they're not bad, there's not a problem with them but, when you go to put in your lighting, they're going to be digging them up and crossing them, and they're going to have to be repaired then on the walkways.

Ms. Calero: Wait, so we're digging them up and they have to get repaired, the same areas, why are we repairing them?

Mr. Chandler: No, not this area.

Ms. Calero: Ok.

Mr. Chandler: So, these are the areas that are along the main road, when they go to do the lighting.

Mr. Lorenzo: (inaudible comment)

Ms. Calero: And this is being cause by tree roots?

Mr. Chandler: No, I don't think so.

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

Ms. Calero: So, do we know what's causing it?

Mr. Chandler: I won't know until I dig them up, and if you look at some of the areas, the concrete along the edges have to be redone, right over here. So, if you look at page 3, it's only half of it.

Ms. Duque: And the amount for that repair is $4,100.

On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, accepting the proposal from Chandler Contractors to repair the lifted brick pavers at the roundabout $4,100 was approved.

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Mr. Lorenzo: So, we are working on some other items, such as the playground, the sidewalks we just mentioned, and the sidewalk repairs, you'll see more information at the next meeting, and I just wanted to give you guys an update with regards to some of the other items. So, unless you have any other questions for Chic, I have nothing else to report on.

Ms. Duque: Ok, thank you, Jesus. For the Board's awareness, there is a pending item regarding the pressure washing of sidewalks, and we may also need repairs to certain sections. Chic is currently working on obtaining quotes for these services to present at the next meeting. Thank you, Jesus. Are there any questions for Jesus?

Mr. Chandler: Thank you guys very much, good seeing you all.

Ms. Duque: Thank you Chic.

Mr. Lorenzo: Alright, so just a note for the Board on page 71, if you go to weekly item report, I don't know if you guys recall the tree root issue or not but, that's on page 71 and the next phase is going to be due and you'll see that proposal on page 70 from BrightView for $2,032.51 and this is for 5 trees.

Ms. Duque: And this has 3 gumbo limbos, 1 mahogany, and 1 sea grape.

Mr. Lorenzo: So, $2,032.51 and this is for 5 more trees, 3 gumbo limbos, 1 mahogany, 1 sea grape, and they got the canopy for that tree. So, you'll see on page 71 you'll see the map at the bottom, you'll see the location with the large trees, and two of the large trees would be at one the playground areas, and two at another park, and one at the other park near there. So, it's just distributed among the parks within the District, and this was approved by the county so they were going back and forth with the county trying to figure out the canopy replacement, so I don't know if the Board wishes to proceed with an approval or which direction you want to go.

Mr. Varela-Medina: I'm ok with it.

Mr. Lorenzo: Do we have a motion from the Board?

> On MOTION by Ms. Varela-Medina seconded by Mr. Pelaez with all in favor, accepting the proposal from BrightView for installation of 5 new trees to replace 2300

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square feet of canopy in the amount of $2,032.51 was approved.

Mr. Lorenzo: So, under the lake reports, the company, Solitude lost their supervisor at the company so they're not sure if they treated the lake this past month but, they're going to treat this month, they're treating it this week and then again before the end of the month, and they will give service no matter what's happening in the company. I'm going to keep an eye on the cattails and also for field rats which you'll see on page 72 are the two items that are urgent, and just so you know we're working on, now that we're on the subject, on some of the engineering report findings, we're working with them, as well as BrightView to get those items taken care of, and you're going to see that on page, and I'm sorry to jump around but, just since we're on the subject, you're going to see that on page 125.

Ms. Varela-Medina: It's the fence, remember it was property that everyone kept trespassing over.

Mr. Lorenzo: Yes, so that one hasn't been an issue ever since, now if you go back to page 63, you're going to see another area where people were trespassing and the District planted some Spanish bayonets and you'll see them in the picture there, and they also applied some grease to the fencing there, so hopefully that will take care of that area. (inaudible comment)

Mr. Varela-Medina: You said grease was applied?

Mr. Lorenzo: Yes, grease.

Mr. Varela-Medina: So that they can't go over the fence.

Mr. Lorenzo: Hopefully not and those Spanish bayonets are very spikey too but, so far so good, we haven't had any issues and that other area on 232nd, there has been no issues in that area, so that area is going pretty well and the bougainvillea we have been trimming. So, moving along, the lakes I already went over, and Raptor Vac completed the storm drain clean and you'll see some pictures on page 74 and you'll see the report at the end of my GMS report. They removed the cloth cover from on of the drains behind the monument from the south side, so that's been taken care of, so new flags banners were ordered, so we'll have an extra spare one, so now they're all brand new. Now that we're on page 75, the fence that we're installing, that agreement has

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been signed by the homeowner, executed and recorded. We're waiting on the FCC to go out and schedule the work and get the permit, so that's where we're at with that. I'm not going to go through the other repairs but, let me just jump into the FPL, so FPL like I mentioned earlier, the engineer is trying to determine which FPL transformer location to use for the project at the roundabout, we're still saving that outlet out there. Just so you know the electrician that's working on this project, also started working on his end and asking FPL to come out and do a survey and figure out which transformer so we can get this going. The new lamppost on the next page, page 81, FPL has a transformer there, and you can see a picture on the bottom with the circle, that's probably where we're going to install it, there's a transformer there, and we have an easement agreement, so it shouldn't be too much trouble to install it, and then the one on 239th Lane which is the one on page 79, which is what Scott was mentioning, we got the response from them to finalize the recording and I don't know if Scott has anything else he wanted to add.

Mr. Cochran: Yes, so it seems like it should be something relatively simple just to get their form easement to do what they want to do but, it brings a bunch of questions, the easements get recorded, and they get the title, and this and that, and the other things. So, looking over what was submitted which was like a survey and then a diagram I think of where the proposed work was going to happen, the easement document, and talking with one of my associates at the office, we had some questions about what FPL and the engineer had done to address some of these issues and so, what he said, we finally got responses to some of those questions, and one of the things they confirmed, so they seemed to confirm they were going to be doing underground boring but, it does seem like they've confirmed that it's not only going to involve District property, it's going to be under driveways and pavers, and sidewalks that are homeowner owned. So, that's one concern is that they're not only going to need our permission, they're going to need permission from those homeowners to do it. The other thing is, the way it's written up, according to them, we're responsible for the damage that has to get corrected, so that's to our own property, but the homeowner's property they're saying we're not responsible to do that, so that's one thing to consider. Another thing is we weren't sure, and we can confirm with the District engineer if they have confirmed the actual location and legal description and that the District actually

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owns the property that they're talking about. We haven't done that work because it costs money to do that, so I don't know if the District engineer has done that, we would need to confirm that, and if they haven't, somebody would need to do that, and then one of the other questions, because sometimes in some of these common areas, like the areas where utilities are, there are pre-existing easements for other types of utilities in the same area. So, FPL said, well it's the customer, i.e., the District's responsibility to determine if there are any conflicting easements with other utilities or things like that, so if we're going to do that, I don't know if the engineer has looked into that yet so we would need to confirm if they have but, if they haven't we would either need the engineer to do it, or we would have to maybe do a title search or something like that to make sure that if we're going to record an easement on something it doesn't conflict with something that's already recorded on the same area. Then, just for the last one, is the survey that was attached to it, it wasn't signed and sealed on the survey, so we just need to make sure we have a signed and sealed survey for it. So, that's kind of where we're at, Jesus had sent me their input and I was trying to sift through it but, I think really the first question is, are you guys still interested in pursuing it knowing that they're going to do work that's going to cause some level of disruption, and I really don't know how much but, it seems they are saying we're not fixing it, it's your responsibility so, that's one question, do you still want to go forward and if you do, then I think we need either the engineer or our office to kind of confirm some of those pieces about the actual property.

Ms. Duque: It hasn't been done.

Mr. Cochran: By the engineer, ok. So, if you guys want I would probably, if you want to continue to move forward, I would say we could probably get you an estimate for whatever it costs, there was the title search part, and the confirming the location stuff, whether it's up to the engineer or not, we can do that for you but, so it's kind of just direction from the Board, how do you want to proceed at this point.

Mr. Pelaez: I think the part about the driveways and the concern about the construction to get that done is going to be costly, so that's my only concern.

Ms. Varela-Medina: Yes.

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Mr. Pelaez: It doesn't seem like that's what we should do now especially hearing that.

Ms. Calero: And they're not taking any responsibility.

Mr. Pelaez: So, for me I would stop talking about it on that information.

Ms. Varela-Medina: I agree.

Ms. Duque: Ok, is that the direction from the Board about the project?

Ms. Calero: Yes.

Ms. Duque: Ok.

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

Ms. Duque: Based on today's discussion, there is clear direction from the Board. (inaudible comment) For the record, due diligence was completed without incurring additional survey costs to advance this project, following a request that originated from an HOA resident. (inaudible comment)

Mr. Lorenzo: Alright, moving on to page 84, you will see a proposal from BrightView in the amount of $3,751.95 for cutting down 5 palm trees located under electrical wires, and if you guys continue on to page 85 and 86 you'll see the photos that go over this proposal. There are lot of bismarcks on 232nd Street, there are couple of clusters of bismarcks that are up against the power lines which is a safety concern, they trimmed last year as much as they could, and we're due for the tree trimming now this month and going into October, so they're suggesting to remove 5 of those bismarcks.

Ms. Varela-Medina: Are they big trees?

Mr. Lorenzo: They were just placed too close to the power lines.

Ms. Varela-Medina: And do we have to replace them with 5 more?

Mr. Lorenzo: Palms are not an items that have to be compared to canopy of other trees.

Ms. Varela-Medina: What street are they on?

Mr. Lorenzo: On 232nd Street, so the perimeter, the western most perimeter.

Ms. Varela-Medina: And will we see a gap there, where there used to be trees?

Mr. Lorenzo: You're going to see some gaps but.

Ms. Calero: So, we're just taking them down, that's all.

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Mr. Lorenzo: Correct.

Ms. Duque: And it's their recommendation to remove them.

Mr. Lorenzo: It's their recommendation, correct, and like I said, they trimmed it last year as much as they could and now it's a safety concern.

Ms. Varela-Medina: What do they do with the trees then, do they plant them somewhere else?

Mr. Lorenzo: No, these trees, they will just cut them down.

Ms. Duque: I think they just cut them down, and they will not be replacing them. (inaudible comment)

Mr. Lorenzo: No, and these are not all of them, it's in certain sections, the ones closest to the power lines are removed so then you might see a spot where's there's one missing or two missing but, it's not going to be all in one section.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: So it's multiple sections.

Ms. Mendez: So, it's only the ones that are closest to the power lines, not the ones closet to the fence.

Mr. Lorenzo: Yes, correct, and it's 5 and there's I would say, over 20 or 30 along that street, give or take. This is something that needs to be done eventually, and this is something that they are recommending.

Ms. Duque: And this is for $3,751.95.

> On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, accepting the proposal from BrightView to remove 5 bismarck palm trees located under electrical wiring on 232nd Street in the amount of $3,751.95 was approved.

Mr. Lorenzo: Moving along to page 87, you'll see a proposal from BrightView and this to remove 2 more agaves on 118th Avenue, which they've already removed 2 already that were coming into the right-of-way of the street. The other ones were a little bit worse but, these 2 will eventually be removed, and then there's new grass to be added and that's something that we can look at a later date but, but I don't know if that's

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something you guys would even want which is on 113th Avenue and 242nd Street and there's some pictures included in that proposal.

Ms. Duque: So that proposal to remove the 2 agaves is for $1,030.12.

Mr. Lorenzo: Yes, 2 agaves, and add grass on 113th Avenue and 242nd Street.

Ms. Duque: And the proposal for the new grass is for $907.84.

Mr. Lorenzo: Yes, well that is something separate, so before we go that route, I mean I can explain that one too and we can make them together. So, if you guys go to the next page which is page 88.

Ms. Duque: No, you're right Jesus, we can take them separate, so for the one at 118th Avenue, is to remove 2 agaves and the install the St. Augustine grass at 113th Avenue and 242nd median.

Mr. Lorenzo: Correct.

Ms. Duque: Ok, and that's in the amount of $1,030.12.

Mr. Lorenzo: Yes.

Ms. Duque: Ok. Do I have any directions from the Board at this moment?

Mr. Pelaez: Remind me, what was the second one again?

Ms. Duque: That's the first one.

Mr. Pelaez: No, the one for the grass for the $907.84.

Mr. Lorenzo: That's something else.

Ms. Duque: Yes.

Mr. Pelaez: Ok, I see that, so the first one is for $1,030.12 to remove the agaves.

Mr. Lorenzo: Right.

Ms. Duque: And then the other one is also at 113th, but at 113th Court, and this is to install the St. Augustine grass on those sections.

Mr. Lorenzo: Right, so if you continue on to page 88 and 89, there's another proposal there, and on page 89 has the explanation of the area on 33rd Street and you'll see this is an area, someone had reached out to the HOA saying some of that grass is dead around their unit, so I went ahead and sent someone over there to their block to take some pictures and those are on page 89 and 90 of the areas. We had Nick go out and see what was causing the damaged turf and we also had security, just

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so you guys know, we had them assessing the area at different times and even at night to see if people were parking on the grass, it doesn't seem like that, but this could be dogs just being there and using the bathroom for this area, or something else, and that proposal is for $907.84 and that includes some watering, hopefully if it's planted with the amount of rain, it should be ok. I don't know if you have any questions or anything.

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

Ms. Duque: So, any direction about those two proposals?

Mr. Pelaez: I make a motion to approve.

Ms. Duque: Both of them?

Mr. Pelaez: Yes.

> On MOTION by Mr. Pelaez seconded by Ms. Macias with all in favor, accepting the proposal from BrightView to remove 2 blue agave at the 118th Avenue and install St. Augustine grass at 113th Avenue and 242nd median in the amount of $1,030.12, and also the proposal to remove old sod add install St. Augustine grass at 113th Court in the amount of $907.84 was approved.

Mr. Lorenzo: Sorry to bring another proposal to you guys, I just got this one today, it would be nice if they were here to be the ones to present it but, we have 2 bismarks, one you'll see that picture on the cover, and then there's pictures at the back on the last page, so there's one that is located 140th Street and 115th Avenue which appears to be the lightning strike from the picture.

Ms. Varela-Medina: How do they know it was a lightning strike?

Mr. Lorenzo: You can tell from the burnt make on the picture, the second picture, so the second picture is the one that they're saying was struck by lightning. The other one that's missing at the top of it, the top of the hedges, they think it's more of an insect, so we have two more bismarcks unfortunately that have to be removed.

Ms. Duque: And the amount would be $750 each.

Mr. Pelaez: And these are $750 each.

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Mr. Lorenzo: Right.

Mr. Pelaez: Which doesn't even compare to this one.

Mr. Lorenzo: And it might be because these are more established and taller from what I've seen in the picture.

Mr. Pelaez: But I think it's the hedge to get this thing out of here versus these other 5, the 5 smaller ones are more expensive than the big ones.

Ms. Duque: Yes.

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

Mr. Lorenzo: So, I'll discuss this one with them, and we'll table this for the next meeting.

Ms. Duque: No, and I need to see the agreement.

Mr. Lorenzo: Right.

Ms. Duque: As the Board previously approved the removal of five units for $3,751.95, a motion may now be made to authorize the work with a not-to-exceed amount, ensuring the vendor remains within the approved budget.

Ms. Varela-Medina: And what should the amount be?

Ms. Duque: Well, you can do a not to exceed $4,000 for all of them, I mean, we're at $3,751.00

Mr. Pelaez: That's all the grass and everything that we're doing.

Ms. Varela-Medina: Ok, so let's try that not to exceed for $4,000.

Ms. Duque: Since the Board previously approved the $3,751 expenditure, we will need to formally rescind that motion first, correct, Scott?

Mr. Cochran: Yes, you can make a motion to rescind the earlier motion.

Mr. Pelaez: I rescind the earlier motion for $3,751.95, and motion to do all the trees and include these two bismarcks included, not to exceed $4,000.

> On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, rescinding the previous motion to remove the 5 bismarck palm trees in the amount of $3,751.95, and include the removal of 2 additional bismarck palm trees for a not to exceed amount of $4,000 to remove all 7

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> bismarck palm trees as stated on the record was approved.

Mr. Lorenzo: I'm not done with my report, I have another one, and this is just an update, we received an email from the homeowner regarding the fence, and his restoration which you guys are aware of that we've been dealing with. He requested the breakdown, and the breakdown has been provided, he did mention, and I'm just going to summarize what he said. So, he said there's another portion in that, and I made sure there was not, that it relates and is subject to the same standards, and according to the rules, I printed out copies of some of the cases that we had and the gentleman that was moving or whatnot, and there was some irrigation that someone had to replace, and the pool that got installed that had to replace the grass and so these are all cases like that. I did receive an update that we are going to be receiving payment and the notice was sent out that was approved by the Board giving that timeline, and I gave him the updated breakdown, and I just saw him today and he mentioned that a cashier's check would be delivered. That is it from me, unless you have any questions regarding my initial report and there's a lot of other things included going on in the community. We've received many tree trimming requests and a lot of other items for tree trimming and they've already been sent to Nick for tree trimming, and I'm going to assess it with him before and after just to make sure he's doing it correctly. That's it unless you have any other questions for me.

Ms. Duque: Thank you so much, Jesus.

E. CDD Manager

Ms. Duque: Moving to the manager's report, I'd like to remind the Board of Supervisors about the required ethics training, which must be completed by December 31, 2025. I have already sent several reminder emails regarding this, but if anyone needs the information again, please let me know, and I will be happy to provide it.

FIFTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

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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. Unless there are any questions, a motion to approve them will take place.

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

SIXTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque Do I have any Supervisor's requests? Not hearing any, 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. Calero with all in favor, the meeting was adjourned.

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Mauricio Pelaez pelaezcdds@gmail.com Chairman Security Level: Email, Account Authentication (None)	Signed by: E0E3C17B017C45F... Signature Adoption: Drawn on Device Using IP Address: 23.24.191.101 Signed using mobile	Sent: 10/28/2025 7:09:59 AM Viewed: 10/28/2025 8:49:02 AM Signed: 10/28/2025 8:49:28 AM
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Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

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Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/28/2025 7:10:00 AM
Certified Delivered	Security Checked	10/28/2025 8:49:02 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	10/28/2025 8:49:28 AM
Completed	Security Checked	10/29/2025 2:21:28 AM

Payment Events	Status	Timestamps