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 14, 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 (by phone)
Scott Cochran	District Counsel
Ginger Wald	Billing, Cochran, Lyles, Mauro & Ramsey
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager
Oscar Borras	KWPM
Lilibeth Houck	Lennar Homes (by phone)
Nicholas Duenas	Lennar Homes (by phone)
Patrick Bellon	Lennar Homes (by phone)
Carmen Orozco	Lennar Homes (by phone)

(PLEASE NOTE: Due to recording difficulties, these minutes were transcribed to the best of our ability)

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 December 10, 2024 Meeting

Ms. Duque: The next item is the approval of the minutes of the December 10, 2024 meeting. This is the moment to present any additions, corrections, or deletions to those minutes. I did receive some comments from our District attorney, and if the Board allows me, I will present those before any additional comments or changes coming from the Board. So, on page 9, and this will be throughout the entire minutes, the last name for Ron instead of Cherisson should be with an "L" for Lerisson. We also have a change in a word, under Mauricio, it's the fourth line of the first paragraph on page 10, it should be "border" instead of "boarder", then on page 11, under Scott, on the fourth line from the top, that should be the word "each" instead of "meet". Are there any additional comments from the Board?

Mr. Pelaez: No.

Ms. Duque: Not hearing any, a motion to approve them with those changes will take place.

On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, the Minutes of the December 10, 2024 Meeting with the indicated changes were approved.

THIRD ORDER OF BUSINESS **Consideration of Resolution #2025-04 Expanding Boundaries**

Ms. Duque: The next item that we have is consideration of resolution #2025-04, and this is the resolution authorizing District counsel and District staff to file a petition with Miami-Dade County to extend the boundaries of the District. So, before we move forward, Ginger, is there anything you would like to add to the resolution before we move forward with it?

Ms. Wald: No, I'm just here to answer any questions that anybody has.

Ms. Duque: Perfect, thank you so much Ginger, thank you, Scott. So, as the Board is aware, and we briefly discussed this item during our last meeting, the intended development will feature 257 homesites, with a mix of Lennar's innovative hybrid condo product and its typical villas. The community also has amenities, like a pool, it has a cabana, it has parks and paths. There are documents attached showing those features in your agenda package. It also shows the site location, which was one of the biggest concerns the Board of Supervisors had, and it also shows the estimated cost adjustment

and what this will represent to the District. So, I will let Nicolas or Lilibeth, I don't know if anyone from Lennar would like to add anything, and I don't know if the Board has additional questions about it.

Ms. Houck: We're just open to questions if you have any.

Ms. Duque: Thank you Lilibeth.

Mr. Pelaez: I don't have any questions at this time, it's going to be for the expanded portion only, correct?

Ms. Duque: That is correct, yes, and once again this will represent, just to mention some decrease in administrative costs, but we do have some increases in the cost of the overall maintenance, but all of those units will be providing, or they will accept that amount as well, so in overall we will have a decrease in the cost of the field operation per unit. When it comes to that, it's up to the Board to discuss when we go through budget discussions, if that's something you would like to decrease in your budget or just keep it so that we continue building reserves of the club but, once again, that's something that can be discussed along the way. It also shows the extra funds which will be approximately $25,530 annually in perpetuity for the Board to allocate.

Ms. Calero: So, I have some questions, so is this a done deal or what exactly is it that we are approving at this point at the last meeting, it was so brief that I have no clue what we're looking at. What are we looking at as a decision, and how does it affect us? I think everybody might have the same question.

Mr. Cochran: Yes, so what the resolution does and this was something that was proposed to us basically by people on behalf of Lennar, this is not something that our office came up with, it's a project that they're working on.

Ms. Calero: Lennar, is working on this?

Mr. Cochran: Yes, Lennar, that's correct. The District has certain boundaries currently so anything happens that you all are responsible for as a Board is within the District. What they are asking for is basically to expand the boundaries of the District to include this new project, so that it would become for purposes of the infrastructure of this project, it would be included within this District Palm Glades CDD.

Ms. Duque: And again, it will not be part of the clubhouse, they will not be members of the clubhouse, so it might be as the annexation next to the clubhouse, all of those units that were annexed, the 43 units that were annexed to the CDD, they are not members of

the clubhouse but, they can be members of the clubhouse, they can pay for the membership but, then it's a similar scenario we'll allocate the costs in terms of the maintenance, those being the maintenance related to the landscape maintenance, they're going to have a park, as you can see on the plans, and how that allocation is going to take place, who's going to be the responsible party to maintain the park, if it's going to be transferred to Miami-Dade County, like down the road, all of those questions, we will have the answers to but, right now, what Lennar is looking for is the approval, if that's how the Board feels to annex that area to the District.

Mr. Cochran: Right, and what the resolution itself does is because it's the District expanding the boundaries, it's the District that has to ask the local government for permission to do that, just like when the CDD was originally formed someone had to petition the local government on behalf of the developer to set up, to create the CDD, so to expand the boundaries, it's the CDD who has to go through a similar process. So, what the resolution does is, it just authorizes District counsel and District staff, so our office, the manager, to file a petition with the County Commission to expand the boundaries of the District to include this area. It still goes to them, and they have to decide whether they will approve that or not but, this is just kind of the first step towards that which would be filing a petition with the local government. Ginger, I don't know if there are any questions about the process beyond that, and Ginger from our office is a little bit more familiar with it than I am, that's what this resolution would do is just kind of kick off that process, authorizing the District to file a petition to its boundaries and include the area that they were talking about.

Ms. Calero: So, as far as if this were to go through, what exactly would be our responsibility, now the CDD Board would be charged with any issues similar to what we have here, anything that comes up, any residents, or whatnot with the property.

Ms. Duque: Correct, when the community is developed, and when that transition takes place in terms of the assessment and places the assessments on those specific units, we will be responsible. The District will be responsible for levying those assessments on those units, and at the same time, it will be responsible for the maintenance of those areas because they are maintained by the CDD. So, everything related to the construction is done by Lennar, and the CDD is not responsible for paying for any of those improvements. The cost of the improvements will come from the Bond that will be issued,

and the 257 units will pay that back on their taxes; this will be their debt assessment portion.

Ms. Calero: But what we do here for this CDD District that would be added to the workload.

Ms. Duque: Any correct decision, so let's say the process was to move forward Zuzer, and the Board agrees to approve and consider the resolution and the expanded boundaries of the District, two years from now, any decision made by the Board in terms of a landscape company that is maintaining the District, the property managing by the owner and maintained by the District, will be the same company maintaining those areas, that's going to be pretty much the way it will be.

Ms. Calero: So, it's almost an extension of this community.

Ms. Duque: Yes, same thing.

Mr. Pelaez: It's almost like the first annexation that we added this one here.

Ms. Duque: Yes, the 43 units that we added.

Ms. Calero: Ok.

Mr. Pelaez: So, it's almost like if they finished construction almost at our section, and we're adding to it, the same idea.

Ms. Duque: Correct.

Ms. Varela-Medina: And how many units will that be over there?

Ms. Duque: 257 units is the total.

Ms. Macias: I have a question, they would have their own HOA?

Ms. Duque: Remember, the meeting is being recorded so we can only have one person talking at a time, so go ahead.

Ms. Mendez: So, they would have their own HOA?

Ms. Duque: So, that would be a question for Nicolos or Lilibeth, in terms of the HOA, can you give us a little bit of input on how that community is going to work?

Mr. Duenas: I believe we talked a little bit about that.

Mr. Pelaez: Will the community have a HOA?

Mr. Duenas: Will the community have a HOA?

Ms. Duque: Yes, correct, and the question is if the community will have a HOA, how is the HOA structured in that particular community?

Ms. Houck: Maybe Patrick can help us with that question because he represents that community, Patrick do you know at this time where you stand on the HOA?

Mr. Bellon: Yes, let me see and pull up exactly what you're talking about.

Ms. Duque: No, that will not be here.

Mr. Bellon: (inaudible comment) It has a couple of open green spaces and paths.

Ms. Duque: Ok, so perhaps some of the areas are going to be HOA responsibility, so down the road, we'll know what specific areas will be maintained by the District and which area is going to be HOA responsibility. So, taking into consideration that they have a pool and a cabana, they're going to have an HOA, so I guess to answer your question, it's not the same as Silver Palms HOA. They will have their own HOA.

Ms. Mendez: Ok.

Ms. Duque: The annexation only relates to the CDD, to the governmental entity, not to the HOA, at least not to the Silver Palms HOA.

Ms. Mendez: Ok.

Mr. Pelaez: And also, the first annexation they don't even have an HOA, so even though we do the common areas now, that community doesn't have a HOA.

Ms. Mendez: And a similar question but, what is the benefit for us to say, yes, let's proceed with this? I don't know, this is the first time that I'm facing this so, I think, what is the benefit, what's the pros, what are the cons, what would happen if we say no do they go with someone else? What is that process like?

Ms. Duque: It could be possible if you all do not agree with this, they could look into other options, of course, that are available for them. They are coming to our District because we are very close to that new development but also because it does represent benefits for the Palm Glades District. As I just mentioned, this is in terms of cost-related items. Adding those units means those units will need to pay the District also for the administrative costs. Once again, it could also add some cost related to maintenance like landscape maintenance, but I could see from the site and the development that the maintenance item doesn't seem to be a major item, plus, this can potentially pass to the HOA or Master Association if they plan to have one. The bottom line is that if it represents an increase in the O&M for the District, they will have to pay the same amount that the District is currently paying or will be paying. Now, when it relates to the bond issuance, only that specific development will be responsible for that portion. So, the administrative

costs, the operation and maintenance of the District will be divided among those 257 units; 257 units will be included in our budget.

Ms. Mendez: And do we know an estimate of what that looks like?

Mr. Pelaez: $25,000 a year.

Ms. Duque: Yes.

Ms. Mendez: How much is it?

Mr. Pelaez: $25,000 a year.

Ms. Mendez: So, it's this number $25,530?

Ms. Duque: Correct.

Ms. Mendez: That would be the additional benefit?

Ms. Duque: Correct, yes.

Ms. Calero: But there's an increase in the cost of overall maintenance obviously because we would have to maintain those areas.

Mr. Cochran: Part of that though, I think it depends because as far as just expanding the boundaries, that would cover a conveyance of property to the District, so unless property gets conveyed to the District within that District, we don't have to maintain it even though it's within our boundaries because we have to have, just like HOA property, and private property within the District, we don't have any responsibility to maintain that, we have to have some kind of a property interest, a deed to the property, or easements to the property, or a license, some kind of property interest in the property for the District to expend funds to maintain it. So, I think that's one of the reasons why we don't know yet because it will probably depend on, and I don't know if they're going to want to construct certain things that are constructed, like green space area or something like that, they might want to convey that to the District for the District to maintain but, even with that, you can always enter into an agreement with the association depending on how everyone wants to do things.

Ms. Duque: And it would not be fair to Lennar because I know they're going down this path, as Patrick mentioned, perhaps they're going to be HOA responsibilities, but maybe, they can be transferred to the CDD, so we don't know until we get there. The bottom line is that the amount in terms of maintenance will be assessed to those 257 units as well.

Ms. Calero: And I know that we work very closely with the HOA here, so I presumed that the process would be very similar over there with the HOA, whoever is on that HOA.

Ms. Duque: Correct, yes. I think Zuzer, when it comes to HOAs, we have always had a great relationship with every single HOA in all of the Districts that we manage, so the relationship needs to be there because it's the only way the communities can succeed. It is going to be our task, and when I say our task is GMS as the management company, to make sure that relationship is there, and not only the relationship with that HOA and the CDD but also between their HOA and Silver Palms HOA. In the end, when it comes to the communities around Silver Palms by Lennar, I think this Board has always been highly active in working together with all those adjacent to you guys.

Mr. Pelaez: Right, and I think we do such a great job on this community it just adds to that one, and we ensure that another community will be maintained the same way that we maintain ours which helps our whole area of value. (inaudible comment)

Ms. Calero: So, everything we do here, we would do for that community as well.

Ms. Duque: But that community will be in charge of those services as well, it's not like you're going to be paying for specific services provided in that community, they're going to be part of, as I just mentioned, the operation and maintenance budget of the CDD, which will not be related to your debt assessment, remember the budget has two different portions. Your debt assessments, which are related to the bonds issued to finance the infrastructure of this community, will not combine with their debt assessment. There will be separate bonds, just for those 257 units, the only item in the budget that the CDD will share with that community is everything related to the operation and maintenance items in the budget. So, are there any additional questions from the Board?

Ms. Mendez: No, and I can see Mauricio's point, I agree with it too, I think if we have an opportunity to partake in the expansion of the community we should consider it. (inaudible comment)

Ms. Duque: So, I will take that as a motion to approve and consider resolution #2025-04 expanding the boundaries.

On MOTION by Ms. Mendez seconded by Mr. Pelaez with all in favor, Resolution #2025-04 expanding boundaries was approved.

Ms. Duque: So, Nichols, Patrick, Carmen, and Lilibeth, thank you so much, the Board has approved it, and I will follow up with all of you with an email, thank you so much.

Ms. Houck: Thank you so much, everyone.

FOURTH ORDER OF BUSINESS Consideration of Resolution #2025-05 Designating Michael J. Pawelczyk as District's Registered Agent

Ms. Duque: Let's move forward to the next item, which is the consideration of resolution #2025-05 designating Michael Pawelczyk as the District's registered agent. So, every District needs to have a registered agent, this is by law, and that registered agent is normally one of the attorneys of the firm that serves as the law firm for the District. So, currently, we have Dennis Lyles, from Scott's office and Dennis has been the registered agent for many years, and why are we changing, it's because Dennis is retiring. So, most of you know Michael, and he has been with the firm for many years as well, he's an amazing attorney, like every single one at their firm. So, once again, we have resolution #2025-05 to designate Michael as the District's registered agent, and I need a motion to that effect.

On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, Resolution #2025-04 designating Michael J. Pawelczyk as District's Registered Agent was approved.

FIFTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Mr. Cochran: Yes, we covered most of the stuff already, the only other thing I would mention is from the last meeting, the gentleman that was here, Mr. Lerisson with the landscaping borders, I did prepare that agreement and submitted that, so that will get taken care of but, other than that, nothing else really to report but, if you guys have any

questions I can answer those. I will say, your 4-hour ethics training is an annual requirement, so you'll have to do it again this year but, you have plenty of time. So, I don't know if they'll be refreshing the offerings this year but, we will be monitoring that and if we get some new and exciting training sessions we'll pass those along.

Ms. Duque: Thank you so much, Scott. Are there any questions for Scott?

Ms. Calero: No.

B. Engineer

Ms. Duque: Not hearing any, nothing additional to report under the engineer's report. There is just one item, but I did not include it in your agenda because I had a conversation with the District engineer and as for his statement, we do not need to do it. So, what is it, there is a new resolution from Miami-Dade County requiring that the Districts that maintain or own drainage systems, that are connected to the public right-of-way, meaning, the county drainage system, need to address the system performance by mapping and recordkeeping the system, and they need to be on a specific program that is being used by Miami-Dade County. The approach from other District engineers and the approach in other Districts has been to move forward with it, so start doing our due diligence, to start at least receiving proposals, and I can tell you so far two of my Districts have moved forward with it. One of them is located in Broward, which is not even covered by the resolution from Miami-Dade County but, this is a trend, it's like we have seen it moving in that direction, for many reasons, one of them being flooding issues. The main issue is that most of the HOAs are responsible for maintaining those drainage systems, and they don't do it. We, the CDD, in this particular District, maintain it every single year as the Board is aware but, this is kind of the reasoning behind this resolution from Miami-Dade County just making sure everybody is doing the due diligence, and doing their part but, I think at some point this is something that Miami-Dade County is going to require. So, bottom line, we are not connected, and we are not discharging to or operating infrastructure in the public right of way, that's not how this District's structure of the drainage system was built, so that's why the District engineer told me you don't need to do this. It's up to the Board, if you believe that I need to have another direction, maybe you believe that I should go back to the District engineer and ask again for the due diligence

and this is something that you're looking for, it's up to you but, I'm just providing the Board of Supervisors the District engineer's response and Imy recommendation.

Mr. Pelaez: I think we should wait until it requires more action and if it's fine right now, then we just leave it.

Ms. Duque: Ok, you all agree?

Ms. Varela-Medina: I agree.

Ms. Duque: Perfect.

Mr. Pelaez: I think the engineer should come maybe to the next meeting it would be nice to finally meet the person behind our report, even if it's a 2-minute thing but, at least have a face of who the person is.

Ms. Duque: Ok, perfect, I'll make sure that I pass that information on to the District engineer.

C. Club - Monthly Report

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

Ms. Mendoza: Yes, so for the December manager's report, I just kind of gave a brief update of some of the maintenance items and the work orders that we worked on throughout the month, which was kind of somewhat also discussed in December's meeting. One of them was the completion of the hedges on the north perimeter of the clubhouse, at the rear of the homes where we installed new landscape material, Patrick came as well, and in that area which was pretty damaged, a lot of the fence was hanging, some of the poles needed to be straightened out, so we just kind of went ahead with that, given that we had to remove all of the hedges, we went ahead and did the fence at the same time, so that was all nice and done together. So, with that, we also finished the mulching of the perimeter of the clubhouse, and inside the back area, and the front area, I don't know if you guys have noticed that, so we kind of gave it a little bit of mulch to let the clubhouse stand out a little bit more. Other than that we continue to do just our regular maintenance throughout the clubhouse, changing the light bulbs, doing some paint touch-ups throughout the clubhouse, the gym, the hallways, little touch-ups in the grand room area after events. Something else that I just wanted to bring up, it was not included in the manager's report, but it was just basically to follow up on the memorial plan that we had pending for the plaque for Barbara Kratz that we had temporarily removed from the front of

the clubhouse. So, just kind of looking at the plan of the clubhouse, given that we are going to be doing some maintenance and touching up the trellis area, I thought that it would be maybe a nicer and a better idea to do a memorial garden to put the plaque for Barbara and kind of get a nice thick, one of those memorial rocks, something more like the butterfly garden idea and get a nice sign, put some landscape material where it can attract some butterflies in that area. (inaudible comment) Something that looks nice, even though we do have a lot of events back there, and it's kind of very populated back in that area, I think it would be a very nice thing to do for her to put the plaque right there and it kind of grabs your attention. So, that's something I'm looking into, and I'll get some ideas and start looking into it a little bit more.

Mr. Pelaez: Sounds good.

Ms. Duque: Do I have any questions for Jennifer?

Ms. Mendoza: And then for the social events we have a movie night, it's going to be in the back under the stars, and so hopefully everyone can join us on January 17th, and then tomorrow is National Bagel Day so with the help of the HOA we will be distributing bagels with cream cheese and jelly, and that will be given out at the clubhouse, and after that in February we have our BYOB and we'll be having additional events throughout the month as well, and that's it for me.

Ms. Duque: Ok, thank you Jennifer, Jennifer is a little bit shy but, just so the Board knows because this information has not been provided to the Board and I think it's very important, the clubhouse and the events in the clubhouse were made public on the Homestead News, so congratulations to the Board, and congratulations to Jennifer and her team.

Ms. Mendoza: Thank you.

D. Field Manager - Monthly Report

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

Mr. Lorenzo: Good evening everyone. Does anybody have any questions regarding the report itself?

Mr. Pelaez: There's still a lot of ruts on 240th Street at the entrance, and they're full of water and it has remained so something is going on there.

Mr. Lorenzo: Yes, so I had Nick check the irrigation there, there's no irrigation, we had put sod and the turf there, and we've been trying to communicate with the residents through the HOA and I've been working with Jennifer before we install new turf, but we did go ahead and installed new turf already, I fear that it just continues. I know the security team is working on it, and I've seen them there, especially at 233rd Terrace but, we can go ahead and put the new turf, I'm still waiting on an estimate from them with regards to that.

Mr. Pelaez: Well, I think what you need to do is put a small layer of rock or something, fill it in with dirt again, pack it in real good, and then put new sod and then cone off the area to square so that we can also monitor it because somebody will drive on it or park on it, and that way you can monitor it to see if it starts dipping again, then you know it's not cars it's a water problem for sure.

Mr. Lorenzo: Ok, sounds good.

Ms. Duque: Jesus, have we checked with the HOA to see if there is another issue with the water line, like a city line or something like that, something that is going to one of those homes because if it is not irrigation, I mean it hasn't rained.

Mr. Pelaez: And it's wet as of yesterday.

Mr. Lorenzo: So, then maybe get that check out in the area?

Ms. Duque: Yes, get Jennifer and the HOA involved, let's look a little bit more into that issue, and then if we don't find anything we'll just move forward with the direction provided by Mauricio.

Mr. Lorenzo: Ok.

Ms. Duque: But I don't want to do the rocks and do all of that if we haven't even approached the residents and we don't know if there is some issue with the water line.

Mr. Lorenzo: Ok you got it, and while we're on this topic, the same thing is going on at 233rd Terrace which we already know, and we're working with the HOA on that. I was just there yesterday and last week and I noticed some vehicles, and sent some photos regarding the suspected units, to send out a notice, I'm sure one has gone out, and if not one will be going out and we'll try the same protocol there as well.

Ms. Duque: Yes.

Mr. Lorenzo: It's at the park at 233rd Terrace, which is a Miami-Dade park, and I don't think I have a picture in this report.

Ms. Duque: No, because the exchange of emails was recent but we can look into it and then update the Board of Supervisors as soon as we have a response.

Mr. Lorenzo: Ok, sounds good. So, the two accidents both of them have been repaired by BrightView. If you go to page 58 in your packages, for those of you who have the tablets, page 58, you'll see the two accidents, you'll see a lot of pictures for the one on 242nd Street, and we've been working with the resident, so we filed a claim with that one with the insurance company, and thankfully the security team was able to get that information so that one has been swift. However, the resident has been in contact with me since the claim was opened and he was not receptive to the price, we went back and forth with Nick many times, and that's the price which was around $450 give or take. I let him know of this meeting, I'm not sure if he's there in person or if he's on the phone.

Ms. Duque: No, he is not here and he did not join by phone, Jesus.

Mr. Lorenzo: Ok, so I sent him another email letting him know that Geico has been reaching out to follow up on that claim. I have not responded to them because he's been letting me know he was going to pay for it, he hasn't paid for it and I was hoping he would be here present by phone or in person, but he's not, so we'll follow up with Geico to go ahead and receive reimbursement for that, and then I just received the police report for 234th and 118th Avenue, and that one is about the same price, I think it's $400 if I'm not mistaken and we'll follow up with that claim. The lakes, you'll see, everything is good there, they're treating the cattails at Lake 8 which is on page 60, that second picture, the one that's labeled #5. The playground, BrightView continues to remove sand from the sidewalks, we're working on the repairs with Chic regarding the picnic tables at the park at 233rd, you see some of the pictures there on page 62. In the mailbox area, I haven't seen any more cat food in the last week or two, hopefully, this continues, but Chic did have to come clean again, I know we explored other options, and it seems like we have no more issues there for right now. The holiday lights, are going to start removal this week, and hope to complete it this week. The pressure cleaning is officially completed. FPL and I spoke to Mauricio regarding this just to give an update, FPL did reach back out to us and finally has some good news regarding 239th Lane. If you go to page 65 you'll see the pictures of 239th Lane, and if you scroll down to pages 67 68, and 69 you'll see some documents from FPL to get it started. Thankfully there's a transformer right there on that block so they seem to know the price to install the electrical conduit for the lights and they

will be installing two lights. To get started with the project they need the District to pay $1,124.04, and the monthly cost will be $50.

Ms. Duque: Yes, on 239th, so the monthly cost for those additional two lights is going to be $50.32. The District currently has 14 accounts with FPL and we're trying to figure out which account to use. Two accounts make the most sense to include those two lights, so I'm still talking to FPL and our accountant just to make sure we are choosing the right account. The $50.32 will be part of your operation and maintenance budget divided among the entire community. So, it is not like it is going to affect only that home because it is the same thing, those particular homes pay for every other light. So, there are two items here, if the Board would like to move forward with this, we need to approve the $1,124.04 and also authorize the District attorney and staff to work on the agreements in case we need to make any changes to the current agreement that we have, perhaps it's just a matter of including the additional lights but I want to make sure we check all of the boxes, and then also the Board needs to agree to the additional monthly cost of $50.32.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, authorizing staff to proceed with FPL for the additional lighting and pay $1,124.04 to FPL to move forward and also authorize District Counsel and District staff to check the current agreement and add the lighting to the account to pay the monthly cost of $50.32 was approved.

Ms. Duque: Zuzer, do you have a question?

Ms. Calero: Yes, I have a question, I understand we're covering this light, do we cover all of the lights in the community?

Ms. Duque: Yes.

Ms. Calero: Ok.

Ms. Duque: So, I think that's the only street where you have no lights. There have been two pending projects, this one, and the one on the roundabout at 238th. We tried to add some lights at the roundabout with FPL but that has been a nightmare, it's not feasible. We must investigate different options, and we need to have our engineer provide us with the lighting and drawings, so we need to go down that path. With Mauricio, we investigated it, you might recall some LED lights and solar panels and see what is going to

be the best option but, once again, that will be a different project. We need to do our due diligence and present the different options to the Board, so the 238th roundabout, that's still pending.

Ms. Calero: Ok, so the reason I asked that question is that I have noticed, especially now that it gets darker earlier, there are a lot of areas in the community that are very dark, and walking or with the kid's bike riding I've noticed that in some of them, I say, I'm not going in there, it's very dark, a car can back up or anything can happen and they won't see us, even though you're wearing reflectors or anything, it's still very dark, so I wasn't sure if that was an HOA question, or if that was a CDD question. I do notice that one of the reasons is the trees, usually, there's a light by a tree, and the trees overgrow around the light so that prevents lighting for the rest of the street. So, again, I'm not sure who it falls under but, I wanted to mention it because, to me, the concern is that that streets are all unleveled, all the sidewalks are unleveled, wherever you go there's un-leveling, and then if there's low lighting, I just don't want anyone to have any issues falling or any lawsuits or anything.

Ms. Duque: So, just to clarify your statement Zuzer, some streets are owned and maintained by the District, and some streets are not owned or maintained by the District. For those streets that are owned and maintained by the District, we inspect those areas, not only do we report the lights, but also do sidewalk repairs, so whatever needs to be done on the CDD side, we are on top of it. Now, in terms of the lighting, Jesus, let's make sure we talk to Nick and remove anything, tree branches or whatever it is if they are covering those lights. We can also send an email to the HOA so that the HOA also inspects those areas that are not maintained by the District, just to make sure we are all on the same page. We have the same landscape company, so I know Nick, and if they are instructed to remove branches that are obstructing the lights they will do it in all the areas but, we will make sure we work together with the HOA in that sense.

Mr. Lorenzo: Ok.

Ms. Duque: I have not received any complaints in regard to any other areas being too dark, it could be just a matter of opening the tree branches that are covering the light, the only area is this one on 239th. We can, after we do the cleaning, assess the entire District in case there is something else that we see needs to be addressed.

Ms. Calero: Right, and I think part of the reason perhaps why there haven't been a lot of complaints is because I think residents do not know if is it the HOA, is it Miami-Dade County, who do we complain to, I think that's part of it, so if that mechanism is not in the process and it's not laid out, I'll give you my example, I think my sidewalk is Miami-Dade, I had it repaired years ago, well guess what, it's unleveled again, so when we ride bikes or walk around there I always tell everybody, be careful with this sidewalk. So, I think it would be helpful, and I don't know how we do this, if there was some sort of mechanism where people would know, oh this light falls under Miami-Dade County, or this sidewalk falls under this, and I myself do not know if I walk the whole community what falls where, so that's why I wasn't sure if this should be a conversation here or if it's a conversation to bring up to the HOA.

Mr. Lorenzo: If I may, so this is a topic that was in my last report, and I was with Nick I remember one off the top of my head, 117th Path, 230th Path, and 232nd Lane, some of the trees and I think the trees that are blocking lights are within the county areas, if I'm not mistaken. Some of them have been trimmed, or most of them have been trimmed by Nick already, however a lot of these trees, or at least some of the ones at 239th Lane and 117th Path, are planted right next to a light post, so even if they do trim it, it's still covering the light. I'm not saying that's in all areas but, I know that is an issue and that's something that was in my report last month for my last report to think about going forward. These trees might need to be removed, I mean that's something like Juliana was mentioning we can look into, we'll get with the HOA to see which areas if they pertain to the HOA, the District, or even Miami-Dade County but, I have those added to my notes.

Ms. Duque: So, we'll do that, once again Zuzer, I think we will assess the entire District, whatever is District property we'll take care of it and whatever is not on District property we'll make sure we are in communication with the HOA so that they can take care of the common area. We'll make sure that information is passed on to them.

Ms. Calero: Ok, thank you. I'm sorry, I have another question but, it's not relevant to this, we actually past it already but, I don't think we talked about it, I see some warning letters in the agenda.

Ms. Duque: Yes, just so you know, Jennifer passed me a little note not long ago that she forgot to mention that.

Ms. Calero: Oh, ok.

Ms. Duque: So, as soon as Jesus finishes, we're going back to that.

Ms. Calero: Ok, thank you.

Ms. Duque: So, Jesus, go ahead.

Mr. Lorenzo: The only other thing is 238th Street, I'm working with Carlos from FPL, and we're working to see what our options are, they denied the installation of light posts within that roundabout because of the amount of trees, they wouldn't be able to get there to access it. They did provide an option but we know that's not going to solve the lighting issue there, he said he was going to visit the area and see what we can do, maybe removing, and I don't know if this is something the District knows a little bit about but, just something I've been thinking about and even mentioned to him, maybe removing a tree or two from each quadrant of the roundabout to then allow them access to service when needed but, that's just a thought, we'll continue to work on that and if not we'll get with an engineer to develop a scope of work, to then have the project done through the CDD instead of FPL. Aside from that, I have nothing else, unless anybody has any questions, I am still working on that tree on page 71 of your agenda, on 114th Place with that oak tree that was next to the walkway, so I'm still working with Nick to get us another option with regards to removal and the root barrier, I hope to have it by the next meeting, or I should have it by the next meeting.

Ms. Duque: Thank you, Jesus.

Mr. Lorenzo: You got it.

Ms. Duque: I appreciate it, any other questions from the Board? Not hearing anything, let's go back to the club manager's report, and there is one item that Jennifer would like to present to the Board, so go ahead Jennifer.

Ms. Mendoza: Sorry about that but, for this month I included some warning letters that had to be addressed to five individual homes, four of those homes are related incidents that pertain to just behavior in the clubhouse. I'm not sure if we want to go into all of them, so I'll just kind of comment on what happened on the incident. So, basically, they were teenage boys who gathered outside of the clubhouse to fight, so they just kind of fought each other and they just gathered outside to fight among each other, so upon viewing the cameras, I went ahead and I issued them and the household a warning letter, letting them know that type of behavior is not allowed within the facilities of the clubhouse. So far just sent the notice, and no further incidents have happened from them. (inaudible

comment) Then the second incident was at an additional home, it all had to do with just behavior of the resident towards the staff and towards other members when they were using the facilities, so I tried to talk to the resident myself, we just kind of had that conversation about behavior but, unfortunately, the resident was not very responsive with in-person conversation, so we just went ahead and I proceeded with the letter. (inaudible comment)

Ms. Duque: Any questions?

E) CDD Manager

Ms. Duque: Not hearing any, let's move forward to the CDD manager report. The only item that I would like to bring back to the Board is that we were in contact with Delta Five, and they've done an amazing job assisting us in trying to find the person who is feeding the cats. This resident lives very close to the mailboxes, the action was not noted in the mail clusters, it was noted on the HOA property. So, the video was provided to the HOA, and it's my understanding that the HOA has sent a violation letter to this particular resident, once again, at this point we cannot say that's exactly the person putting the food in the mailboxes but, I think at least now we have more information about someone feeding cats in that area, and the HOA is being very active in assisting the community and letting them know that those actions are not allowed and that further actions will be taken place in terms of costs. They will be responsible for cleaning it which we hope sends the message that is the same thing that will occur on CDD property. I just wanted to report this back to the Board, and kudos to Delta Five, they did an amazing job, it was incredible.

Ms. Varela-Medina: So, what did they do like a stakeout or something like that?

Ms. Duque: Yes, pretty much, but they did an amazing job. So, I don't have anything else to report, just that I'm certain all of the Board of Supervisors did their ethics training, so I'm going to congratulate you all for doing it, and as mentioned by Scott, you guys have to do it again, so I guess that's pretty much it unless there are any questions from the Board.

Ms. Macias: I have one question, what is the and I don't know if this is CDD or HOA but, what is the policy in the community for soliciting?

Ms. Duque: That is an HOA question.

Ms. Macias: Ok, got it.

Ms. Duque: So, you can ask the HOA.

Ms. Macias: Ok.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Let us 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 about those, a motion to approve them will take place.

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

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor's requests?

Mr. Pelaez: Just a quick question so maybe Scott you know, so I know there's been some discussion about it on the website, that governmental sites need to conform to ADA that they're having to put the symbols and all that now on the website, do we have to do that?

Mr. Cochran: No, I mean the District's website has to comply with the requirements for District websites and includes ADA accessibility, the main issue was like a few years ago, and what was happening was law firms were trying to bust people in the hopes that they would get attorney's fees for it, and I don't know if this District was involved but, there was a lawsuit that involved a bunch of different Districts, and they had like a settlement and that's part of that. They had "X" amount of time to bring in clients and I know some Districts had an independent auditing kind of firm that periodically checks the District's website to make sure they check all the boxes and stuff but, really what it is, it's just documents have to be in a certain format where the main issue that came up was like for people that were vision impaired, that they have some kind of software but, as long as the documents are uploaded in a certain format they can now scan over them, and it will read it to them audibly. So, that's something and GMS manages the District's websites, so it's up to them but they're compliant.

Ms. Macias: So, question, is Delta Five are they contracted under the HOA Board?

Ms. Duque: So, Delta Five is the vendor of the CDD, and the services in terms of security are paid for by the CDD. Now, Delta Five also has an agreement with the HOA, I am aware that the agreement with the HOA includes assistance in terms of violations and other items like parking enforcement; they report back to the HOA when it comes to parking in guest areas. As you might recall guest parking areas are CDD areas but, we entered into an agreement with the HOA and allowed the HOA to enforce rules in those particular areas, so all of that is part of that agreement but, any additional detail about their contract with the HOA, might need to be addressed with the HOA.

Ms. Macias: Ok.

Ms. Calero: So, if there are concerns with their performance we would go through the HOA.

Ms. Duque: Correct, and if there are concerns in terms of the services that they provide to the CDD meaning patrolling the community, you can address them with me. The District doesn't have police power, so those services are very basic, let's put it that way, and I have not heard anything. So, once again, when it comes to those details with the HOA, I'm not aware but, if it's CDD related that's something that indeed the Board can discuss. The agreement is with the CDD, and if there are further concerns, I think the HOA can also contact us and try to work things out. From what I have seen, I mean there is no perfect vendor but, I do know that Delta Five at least when it comes to communication with Juan or Frances, they are on top of everything. If we have an issue, I know we can reach out to them, and when I say us, it's HOA or CDD because sometimes both entities are copied on a particular email and it's just a matter of minutes or hours until they get back to us and try to find out what happened. There are two sides to every story, we hear one side, and then they do their investigation and support the investigation with paperwork, so we do receive from Delta Five information about what took place. So once again, if you have a specific concern, just pass it to the HOA and we will make sure we talk to them. Are there any other questions or comments from the Board of Supervisors? I have not heard any, I guess if I need anything from the Board about the annexation, I can reach out to Mauricio. Mauricio has always been appointed to work when it comes to those annexations, he worked with us when we did the 43 units Series 2020, so if the Board agrees, if I hear anything back from Lennar, or if there's any due diligence that needs to be

done, I will reach out to Mauricio. If there is anything additional that needs to be discussed or brought back to the Board, then that would be a different situation but, for anything related to what was approved today by the Board, I will reach out to Mauricio if everyone is ok with that. Audience comments, and just for the record I would like to mention that Oscar from KW is also here today.

EIGHTH ORDER OF BUSINESS Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman