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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, July 14, 2026, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

Mauricio Pelaez	Chairman
Julie Varela-Medina	Vice Chairman
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
Nathalia Jiron	Resident (by phone)
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 June 16, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the June 16, 2026 meeting which begins on page 4 of your agenda. You have an opportunity to provide me with any additions, corrections or deletions at this time. Just for the Board to know, I received one from the District attorney on page 21, this is line #9 under his comments towards the middle of the page, instead of “District” it should read “developer”. Do I have

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any other comments, additions or corrections? If there are none, a motion to approve them will take place.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, the Minutes of the June 16, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS Ranking of Respondents to Engineering Proposal for Engineering Services

Ms. Duque: The next item is the ranking of respondents to the engineering proposal for engineering services, starting on page 36 of your agenda. For the record, the District issued a request for proposals for engineering services in accordance with Florida Statute and our procedures. The notice and the RFP were advertised, and they were also made available to interested firms. By the submittal deadline, we received one complete and responsive proposal from Alvarez Engineers, Inc. It is not unusual for specialized CDD engineering services to receive a limited number of responses; even our current District engineer did not submit a proposal. In this case, Alvarez Engineers meets the professional licensure, insurance, and experience requirements, and you are very familiar with Juan Alvarez and his firm, as they have direct experience with Palm Glades. They worked on the expansion project and provided us with a fifth supplemental engineer's report. Based on that, the Board of Supervisors may review the proposal, discuss the qualifications and experience of Alvarez Engineers with Palm Glades, and determine whether to rank Alvarez Engineers as the No. 1 firm and authorize staff to negotiate the agreement. Ultimately, that is up to the Board, and again, this is the only response we received.

Mr. Pelaez: So, I think we should rank him #1 and work on switching to Alvarez Engineers.

Ms. Duque: Okay, so if I'm hearing you correctly, Mauricio, you are making a motion to terminate the current engineering services agreement with Ford Armenteros.

Mr. Pelaez: Yes.

Ms. Duque: Ok, and switch to Alvarez Engineers.

Mr. Pelaez: Correct.

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Ms. Duque: Okay, so we will terminate the existing agreement and move forward with the ranking. What we will do right now is take the first motion to terminate the current engineering services agreement with Ford, and then I will advise the Board on the next motion.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, authorizing staff to terminate the existing Engineering Agreement for engineering services with Ford Armenteros was approved.

Ms. Duque: If there are no further questions, a motion would be to confirm Alvarez Engineers as the only proposer and the top-ranked firm, and to authorize District staff to negotiate the contract with Alvarez Engineers for District services.

> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, confirming Alvarez Engineers as the only proposer to the RFP and ranking them the #1 firm, also authorizing District staff to negotiate the contract with Alvarez Engineers for District Engineering Services was approved.

FOURTH ORDER OF BUSINESS — Discussion of Storm Drainage Cleaning Proposal Submitted with Raptor-Vac Systems

Ms. Duque: The next item is the discussion of the storm drainage cleaning proposal submitted by Raptor Vac Systems. Before we discuss the proposal, I would like to mention to the Board of Supervisors that Juan Alvarez from Alvarez Engineers called me and asked whether he needed to be present at tonight's meeting. I told him no, unless I received different direction from the Board. He also mentioned that he had the opportunity to review the entire agenda package, including the drainage cleaning proposal, and wanted to share his thoughts. He indicated that, similar to the GIS system work we completed, the proposal is on point. He is very familiar with Julian from Raptor Vac, as they have worked together in other Districts, and I wanted to share that with the Board. Now, let us move forward with item No. 4, the discussion of the storm drainage cleaning proposal submitted by Raptor Vac Systems, beginning on page 75 of your agenda package. This proposal addresses the cleaning and maintenance of the drainage

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infrastructure, which is essential to ensuring adequate stormwater flow and reducing the risk of localized flooding within the community. Raptor Vac will coordinate with us, as they have done before, and will meet with the field manager and District Manager if necessary. Are there any questions at this time? If not, I would ask whether Jesus would like to add anything further to the proposal.

Mr. Lorenzo: No, he's be addressing the 4" and up which he indicated on the map of 37 drains total and then cleaning 3 pipelines.

Mr. Pelaez: Which is the $4,600 correct?

Ms. Duque: Yes.

Mr. Lorenzo: Yes, $4,600.

Mr. Pelaez: Motion to approve.

> On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, accepting the proposal from Raptor Vac Systems for storm drainage cleaning in the amount of $4,600 was approved.

FIFTH ORDER OF BUSINESS Staff Reports

Ms. Duque: Let's move forward to the staff reports, attorney, which is the memorandum 2026 legislative update, go ahead Scott.

A. Attorney – Memorandum – 2026 Legislative Update

Mr. Cochran: Yes, so this is on page 81 of your agendas, and as you guys know the drill, we do this once a year after the legislative session, we jumped the gun a little bit this year because we sent this out after both Houses of Legislature had approved everything but, not everything had yet been approved by the Governor and he did in fact veto the first one on the first page which is the sovereign immunity caps, so the good news for the District is our liability exposure is not increasing because he vetoed that bill. There is still an outside possibility that the Houses can come back and override the veto with two thirds of a majority in each House but, I don't think that's going to happen, so that's the first one. The second ones just deals with rural communities so it doesn't really impact or apply to this District. The third one on page 2 of the memo creates a special shade session for a very specific type of land use litigation, again, probably not something this District will deal with, and if it ever does it will come up at that time. The fourth one on page

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3 of the memo deals with cybersecurity, so what the state has done is they've created a local government cybersecurity protection program with one of the departments and what that is doing is it's basically two parts, one is they're making it possible for local governments to apply for grants to shore up their cybersecurity systems, and the second thing they're doing is they're negotiating at a state level with the agreements for some services that are related to cybersecurity protection. It's really up to the manager since we're a District, we don't have a lot of sensitive data, pretty much all of our records are public records, the website has publicly accessible information so it's not a lot of things necessarily that would require really cybersecurity protection but, we're putting it out there in case it's something to consider. The fifth one which starts at the bottom of page 3, this is kind of a big one, for the first time the legislature has created a procedure that would allow registered voters within the District to initiate recall proceedings against an elected Board member. Now, they only apply with very specific circumstances so the Board member that were seeking to remove, there would have to be specific grounds such malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies, so it's very specific as far as the grounds for recall, and the process itself is also pretty structured and multi-step. The first thing they would have to do is get a petition signed by at least 10% of the registered voters in the District, and those signatures would be subject to their verification if challenged, there is regulations that regulate that process, like if they're doing some kind of a campaign, they have to comply with all the typical statutory campaign requirements. If they make it through that part then they would have to create the formal paperwork to initiate the recall at their own expense, then they would have to do a second petition and get at least 15% of the registered voters in order to trigger a referendum on that issue. So the referendum is like the same why you vote, it's what you do with a Constitutional Amendments for the general election, it would be to recall this Board member kind of a thing, then they'd have to get a majority vote on that. Like I said, the process is regulated, if there's any fraud or improprieties during the process there are penalties for the people initiating it or doing those kinds of things. So, it is out there, I think it's probably a long shot but up until this point the only way anyone could get removed from office was either voluntarily resigning or having the Governor remove them which didn't really happen. So, it could be a tool in some Districts where you have somebody that gets elected or

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appointed and is just MIA for 4 years, occupying a seat and it makes it hard to get quorum or something, there's an avenue to do something about it but, somebody would have to have a pretty strong incentive to do all that's necessary, so we wanted to bring that up. The second number 5, we have two number 5s, on page 4, this one deals with the contracting process and what it mostly does is it kind of regulates contractors and makes sure that they are paying their subcontractors and their suppliers within 45 days of they're getting paid for those things. It also provides a process where if there's a particular contractor or vendor who is kind of abusing the process and repeatedly doing bad things, or not paying their subcontractors they can be removed from public contracting for up to 5 years, so it's kind of just providing some protection there. Number 6 on page 5 deals with permit fees and things like that, and it doesn't directly affect CDDs do but, in terms of local governments that are charging application fees for development or construction the amount of those fees, they have to be tied to the actual costs of administering them and enforcing them, they can't scale them up high just based on the size of the project or the cost of the project, so it should result in fairer fees for those kind of things, so that's something that to the extent that we have to go through permits for things we know we'll have confidence now that they're directly tied to what the actual costs of dealing with those permits are. The last one in the package deals with electronic payments, this one is something management is probably going to have to deal with in this District because we do collect fees for varies things here. So, what this does is require all local governments that are collecting fees for things to make a way for them to be paid electronically, and then if we make them available to be paid electronically there has to be basically some way to do that through the entity's website, so that's probably going to entail some additional expense to get the website set up to do that. The good news is you can pass those convenient fees or whatever in order to recoup those costs and pass them along but, that's something that management would have to look into for the payment acceptance. So, that's it for the report, it's been a busy year as far as legislation for local governments and District, so it's something that's being dealt with at the state level but, other than that, that's all I have unless anyone has any questions.

Mr. Pelaez: Is there a deadline for the electronic payment?

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Mr. Cochran: Let me see, I don't know, we don't have that in the memo, I would have to look and see. I imagine there is some on ramp process or timeframe but, we can provide that information to management.

Mr. Pelaez: Ok, thank you.

Ms. Duque: Thank you Scott. Any other questions for Scott?

B. Engineer

Ms. Duque: Not hearing any, moving forward to the engineer's report, nothing additional to report.

C. Club - Monthly Report

Ms. Duque: Let's move forward to clubhouse manager report, Jennifer go ahead.

Ms. Mendoza: Yes. So, for this month of June, we did some additional miscellaneous work throughout the clubhouse, some of that had involved the pool area, as well as the exterior of the building, some of the work was done by our in house maintenance as well as Chadler Contractors. Aside from that we also continue to do our regular preventative maintenance when it comes to the pool maintenance, our building itself such as the HVAC system, our pest control, as well as for the gym equipment. Other than that, I would like to present to the Board of Supervisors a few proposals and this will be short, but let me just give these to you. So, the first one is for landscaping improvements and that would be landscaping improvements on the north side of the building, that would be right in front of the gym area. So, if you guys recall last year we went ahead and did this improvement on the south side, part of the improvement of the landscape was to be able to do waterproofing to the building, as well as a landscape improvement of course which at the same time is providing us to do land leveling to be able to avoid any type of water intrusion towards the building, as well as removing any overgrown roots that have overtaken that area phase on the landscaping material that we have in those landscaping bed areas. So, it would be very similar to what we did on the south side, the same design, the same landscape material that will be removed and installed. So, this will be done in two sections, one section will be done by Chandler Contractos, which basically he will be in charge of doing the site preparation, which would involved removing all the existing landscaping material that we have chosen to remove, preparing the area, removing any type of roots that are encroaching into the building, as

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well as waterproofing the building and then once all of that has been performed then we will have Tony's Landscaping come in after and install the new landscape material which includes a few plant materials, as well as sod and the decorative rocks that we have in that area. So putting those two proposals together it has a total of $16,826.

Ms. Duque: So, the cost would be $12,500 for the work being done by Chandlers on the north side planter, and $4,326 for landscaping by Tony's Nursery and Garden.

Ms. Mendoza: Correct.

Ms. Duque: Ok.

Ms. Varela-Medina: And when does that all begin?

Ms. Mendoza: That should be done in the upcoming months, I want to say if anything, we want to try to make sure it gets done before the heavier rainy season to make sure any type of water intrusion is not going to affect it.

Mr. Pelaez: And for the aesthetics as well.

Ms. Mendoza: Correct, yes.

Ms. Duque: Do I have a motion?

> On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, accepting the combined proposals for landscaping improvements for the north side planter rehab for a total amount of $16,826 was approved.

Ms. Mendoza: Ok, I have a second one, let me pass that out. So, going back to the topic of the gym equipment, I know a year or so ago I had just gotten in regards to kind of trying to do some improvements. So, based on the different presentations and discussions that we've had here in the meetings, I went ahead and I started to conduct a few surveys with some of the residents, some of the usual ones, some of them as they would come in, and I started asking them a few questions in regards to the improvements, and that's why I was just kind of looking into the equipment that we currently have in place. A lot of the feedback that I got was more based on improving the cardio section that we have, some of the existing equipment itself, and adding an additional cardio option, as well as heavier dumbbells, that was kind of mainly what I was getting back from the feedback. As for the equipment that we have currently in place it's seems to fit everybody's needs and it's still in great shape some of the equipment. So, I kind of felt like maybe we could start in sections

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of doing the remodeling, given that a lot of the equipment is still in good condition and standing. Aside from the cardio machines that I'm proposing basically it would be the elliptical machines, we currently have some elliptical equipment in the gym area and those ellipticals have been here since the clubhouse was built, so currently 13 years old, and some of them we have had to do certain replacements and repairs, but it's getting to the point that the repairs parts are going out of order and they're no longer being made, so perhaps we're spending more on doing certain repairs than just getting new equipment. So, what I am proposing here is to purchase two elliptical machines and adding two stair masters, which the stair masters have been something that I've been asked throughout the survey, that topic is very popular cardio exercise piece of equipment so that would be something that I'm proposing here, in addition to the 5 pairs of dumbbells in a heavier weight which was also a request, and then the plates that we currently have in place they do need to be repaired, we need new ones, so to replace them, and then also to be able to kind of accommodate all of the new dumbbells we would need to go ahead and do a replacement of the rack that we have to be able to accommodate all of them all in one, rather than having multiple racks and take up more space. So, in total for this it would be $37,028.66.

Ms. Calero: So, quick question, you're proposing to ellipticals, 2 stair masters, and we're not going to have any treadmills?

Ms. Mendoza: No, the treadmills will stay in place.

Ms. Calero: Ok.

Ms. Mendoza: So, the treadmills will stay in place, those are new, we just got those I want to say about a year and a half ago because again, we're kind of going through the same thing, so the treadmills stay in place, the rowing machine stays in place, it would just be the ellipticals, and the stair masters, and the dumbbells.

Mr. Pelaez: And the dumbbell rack.

Ms. Mendoza: Yes, and the rack.

Ms. Calero: So, you're replacing the existing rack to allow for more room.

Ms. Mendoza: Correct, yes we are.

Ms. Calero: Ok, perfect.

Mr. Pelaez: And we used to have a stair master many years ago and it was very popular.

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Ms. Macias: Jennifer, I have a question, so under the elliptical machine, at the end it states that it has a 2 year labor warranty but, it doesn't state the same under the stair master.

Ms. Mendoza: Under which one?

Ms. Macias: So, on the first one, on the elliptical, at the end it states that it has a 2 year labor warranty but, on the second item, it doesn't state that.

Ms. Mendoza: Yes and I can get them to give us a confirmation on them, but normally with The Fitness Solution and that's also another reason if The Fitness Solution is the vendor that we currently have our quarterly maintenance with so purchasing directly with them we'll make sure they are servicing the machines that they are selling us, and normally they will always give us the 2 year labor warranty but, if anything I can get that confirmation in writing as well.

Ms. Macias: Ok.

Ms. Duque: So, I have a motion by Zuzer with confirmation of the 2 year labor warranty for the stair masters as well.

> On MOTION by Ms. Calero seconded by Ms. Macias with all in favor, accepting the proposal from The Fitness Solution for replacement of new gym equipment as stated on the record for a total amount of $37,028.66 was approved.

Ms. Mendoza: So the next topic is to discuss the increase having overnight security the weekend hours for the clubhouse. Currently right now the clubhouse closes at 8:00 p.m. as well as we currently do not have any overnight security. So, just to be able to enhance the different type of security measures that we want to be able to have at the clubhouse, I am proposing to have a security station here at the clubhouse like we kind of do already Monday through Friday, we already have overnight security but want to be able to have that as well during the weekend hours. Also, by doing this I believe that it could also be beneficial as being able to extend the gym hours because the proposal also is having security during the weekday hours is that we able to also have someone onsite to be able to have the gym open, so if we were to do so also for the weekends it would allow us to also extend those gym hours perhaps to match the Monday through Friday schedule

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which is from 4:00 a.m. to 12:00 a.m. so the shift in hours will go from 78 hours for Delta Five to 98 hours and that would be an increase of $22,155.

Ms. Duque: Per year.

Ms. Mendoza: Yes, correct, that's a yearly cost. Are there any comments?

Ms. Mendez: And this security guard would exclusively be here at the clubhouse, like within this perimeter?

Ms. Mendoza: Correct, yes, so that would be a guard that's stationed here. It's the same thing that we currently have right now for Monday through Friday, they're here, stationed here, they do their regular patrol, or walk around the clubhouse and at the same time the same with the check in, and making sure that anybody entering the facility is properly registered and have their FOB.

Ms. Varela-Medina: So basically the reception area.

Ms. Mendoza: They sit in the reception and then they have periodic rounds throughout the clubhouse, correct.

Mr. Pelaez: So, they're 24/7 Monday through Friday, we're just missing those 10 hours on Saturday and Sunday, so I make a motion to approve the increased hours.

> On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, accepting the proposal from Delta Five for weekend overnight security hours at the clubhouse and extended gym hours to increase security presence at the clubhouse for a total amount of $22,155 was approved.

Mr. Pelaez: So, we need a new agreement now?

Ms. Duque: That is correct. We will need to address that, and it would be an amendment to the current agreement.

Mr. Pelaez: Because I know part of the discussion here is increasing the club hours, and so for the next meeting I think we should discuss some club rules that we want to do, so I guess we can add that in there and do that at the next meeting.

Ms. Duque: Ok, yes, and it will be to change the clubhouse rules.

Mr. Pelaez: Well, if we're going to change our rules with have to do that under the rules I think, right?

Ms. Duque: Correct.

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Mr. Pelaez: So, I think there's a couple of things that we need to go through, in general on the rules so let's do it all at the same time we're going to do that process then we can include this and those other changes that we have.

Ms. Duque: Ok, we will need at least all of those changes Jennifer.

Ms. Mendoza: Yes.

Ms. Duque: The Board of Supervisors may email you individually, and you can send them the rules and regulations so they can review them separately and send their comments to Jennifer and me. Jennifer will make sure those comments are included, and at the next meeting we will discuss them. Please remember that we will need to advertise the public hearing to adopt those rules and regulations.

Mr. Pelaez: Perfect.

Ms. Mendoza: And I will send you guys those rules.

Ms. Duque: Perfect. We have one resident who joined us by phone, Nathalia. She is the resident you may have heard speaking, so I do not know whether the Board would allow any comments at this time.

Mr. Pelaez: I think we need wait to go to section 7 under Supervisor's comments and audience comments.

Ms. Duque: Ok.

Mr. Pelaez: So, let's continue with the same agenda.

Ms. Duque: Okay, we will continue with the agenda, and Nathalia, I will let you know as soon as we get to audience comments, along with everyone else attending. Let's move to the next item.

Ms. Mendoza: Well, for me, that's it, thank you. Other than that, it's just our events, we have new events coming up for the remainder of the year so just keep an eye out for those things.

Ms. Duque: Ok, thank you Jennifer.

D. Field Manager - Monthly Report

Ms. Duque: Not hearing anything else, let's move forward to field manager report, Jesus go ahead.

Mr. Lorenzo: So, before I start, does anybody have any questions on the report, no. Ok, so moving directly to some of the matters, on page 103 you'll see the pictures of SW

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112th Avenue, and you'll see a proposal following it from BrightView for $3,824.78, that is to go ahead, we tried the Spanish bayonets and the grease and they're still going over the fence and you can see that on page 103, the toppled plants, it's unfortunate, the plants that you just purchased that are not cheap. So what we're proposing and what we discussed is creating two line of defense with the areca palms and then the bougainvillea so it would be two layers, kind of what we have if you look at page 105, well you can't really see it on this picture but, that's what we did at 232nd Street, which I'll get into as well. I mean in conjunction we noticed that they're jumping next to where you guys had, so they're not going through where the areca palms and the bougainvillea are, now they found another spot, so we're proposing the same the same thing there. Then you see that second proposal on page 106, it's $1,042.26, so we discussed this matter to see if we can find some savings for the Board, and between both of them there's a reduction of approximately almost $1,000 so the total for both would be $3,944.17.

Ms. Varela-Medina: Is the fence, the wire looks damaged too.

Mr. Lorenzo: We already fixed the fence, now the only thing that's left is a little hole which you can't really see, or maybe on page 105 towards the bottom in the middle of the picture that they should have already fixed today, so they already fixed that part of the fence, Chic did.

Ms. Duque: So, the final total, including the savings you mentioned, is $3,994.17.

Mr. Lorenzo: Yes.

Ms. Duque: Ok.

Mr. Pelaez: So, I know we put all those plants there, let's say round one, I don't think it was dense enough but, it needs to be like we have on 232nd, and I know we learned a lesson or two, we had a couple of things but, it needs to be dense, so is this quote going to make it that way.

Mr. Lorenzo: Yes, this is a two-line defense, plants plus the added grease.

Ms. Varela-Medina: Or put two to the side and try from there.

Mr. Lorenzo: Unless they find another route somewhere else, but on 112th Avenue, and the corner of Publix, that area is where they're trespassing through which is the more expensive area and like I mentioned there's a reduction from the $3,824 to $3,178 but if you add the one on page 106 with the savings, it comes out to $3,944.17 which would be

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both 232nd Street next to where you have the bougainvillea and areca palms already because they found another way out of there.

Mr. Pelaez: So, is this going to be right up to the fence as well, like you can't jump the fence and then they creep through a little spot, like you're going to put it right up in there?

Mr. Lorenzo: Correct.

Mr. Pelaez: Ok.

Mr. Lorenzo: And as you can see they're 15 gallon areca palms and 15 gallon bougainvillea, so they're a little bit more established because if you have smaller ones that's when you run into the issue.

Mr. Pelaez: Right.

Ms. Duque: Do we have a direction or motion from the Board?

Ms. Mendez: I make a motion.

Ms. Duque: To go with both proposals with the savings?

Ms. Mendez: Yes.

> On MOTION by Ms. Mendez seconded by Ms. Varela-Medina with all in favor, accepting both proposals from BrightView for a two-layer defense system using areca palms and bougainvillea plants to deter trespassing at SW 112th Avenue and 232nd Street for a total amount of $3,944.17 was approved.

Mr. Lorenzo: Ok, moving along to page 107 you guys know that we've been working on the 113th Avenue parking lot, Chic already completed the work, you'll see pictures before and then continuing into after on page 110, 111 and 112. The project has been completed however, there are still parts of the project that are pending and next to you is a proposal with pictures on it, this is for the asphalt portion of the repairs. It includes the asphalt removal, which you'll see the pictures on the first page, you'll see that we marked the street with an orange arrow, I'm sorry, so the first page is part of a street when you're going east on 113th, so right along that parking lot there's this deteriorated asphalt and this 5 x 50 feet which would be included in the project of 113th Avenue, which is mainly the parking spaces. So moving on to the second page you'll see one of the edges,

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we marked the area with orange paint and you can see it with the red marker that he adjusted more or less, that's where he's going to go up to remove the asphalt, cut the roots and then replace the asphalt. Same thing if you go to page 3 at just a different angle, moving on to page 4 you'll see there's a car, a red car there, and the roots are going up to that marking which is about 5 to 6 feet, so he'll be going that far roughly, remove the roots, same thing, prep the area, so remove the asphalt, remove the root and go ahead and put the new asphalt in. Then just more pictures on page 5, moving on to the other angle on page 7. On page 8 you'll see it's a little different there's a handicap spot, it's a little bit of a different angle because the root has gone further in but, instead of removing all of the asphalt we're just going to remove that section towards the sidewalk further in instead of having to remove everywhere else because the other asphalt is fine. Moving on to the next page, you'll see the other side of that same parking area, and the "X" is marked and the roots are kind of going up to, or a little bit more than halfway through that parking stop. Then you'll see another picture of a close up with the roots so you can see a little bit better, it's deteriorating where the parking stop is and then moving forward to the next few pages, I'm sorry, skip a page you'll see for some reason there was asphalt included where the oak tree is up to the concrete swale, so he's going to remove that asphalt and prep that area so that it's ready for new turf and the whole idea is to put new turf in this area, that's not included in this proposal that will be done with BrightView, which I did get a quote today but, we're still in the process of reviewing and making sure we get the best price and the correct scope of work, so I will not present that in this project. So, you'll see the actual proposal on the last page, like I mentioned it's asphalt remove damaged and the deteriorating asphalt and remove all underground roots and contaminations, add any limestone and compact that's needed and then apply the hot asphalt with a roller compactor. The price for all that, and this includes traffic and parking coordination to make sure the cars are not there and they're noticed accordingly so that they don't park there and they can work in the area. The good news is they don't have to work in all the area, it's really where the oak trees are, so the total for this would be $14,500 which Chandler Contractors, and you guys can see the areas in an aerial on page 113 the four parking areas that we reference which I'm sure you're already aware of.

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> On MOTION by Mr. Pelaez seconded by Ms. Macias with all in favor, accepting the proposal from Chandler Contractors for asphalt repairs, root cutting and asphalt replacement for a total amount of $14,500 was approved.

Mr. Lorenzo: Moving forward to page 129 where the playground section is, you know we were discussing at the last meeting the proposals for the mulch, I passed out some packets with rubber mulch, as well as some wood mulch chips so you guys can see the difference between the two. The certified mulch is what both landscaping companies are recommending, we got a quote and you guys can see that on page130 through 140, and I'm just going to give you the cliff notes. So, BrightView is proposing for the certified playground mulch between both of them it comes out to $34,479.81 and this is removing the 6" of sand, putting a foundation of plastic to stop the weeds and go ahead and put the mulch on top, and disposal of the sand, that's in the price, and both of them are the same scope of work. The other quote is from Tony's Landscaping which is your vendor here for the clubhouse which is for the same scope of work for $27,321.80, so roughly a $7,000 savings between both, and this is for playground 1 and 2, so this is the two playgrounds with sand.

Mr. Pelaez: So, I think we should go with Tony's, I'd like to see on both of these quotes just to add the agreement with 6" so you guys have it for the record for the same exact thing, and then when you're doing it, obviously you can be present just making sure 6" is removed just to get some documentation on that.

Ms. Varela-Medina: He's the cheapest one, right?

Mr. Lorenzo: Yes, and just for the record it's $52,500 if he did it for both for the rubber mulch if you want to do that.

Mr. Pelaez: I think the wood colored mulch has been successful in the back and less expensive and much better than the sand.

Mr. Lorenzo: And you see that the hedges are shaved down so that it's not sharp, it's a natural product.

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> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the proposal from Tony's Landscaping to replace the sand at playgrounds 1 and 2 with certified playground mulch (wood mulch) for a total amount of $27,321.80 and authorizing staff to draft the agreement was approved.

Mr. Lorenzo: Moving along to page 146 you will see pictures of some signs that need to be replaced, they're just kind of old and one was actually cleaned, the one at roundabout was cleaned but two of them need to be replaced. If you go to page 147 you'll see a quote from FCC for replacing 10 signs in the amount of $2,686.96 for the same exact signs that you guys have. All of them are not listed but you have an understanding based on the pictures that I provided.

Mr. Pelaez: Is this the same company, have they made signs for us before?

Mr. Lorenzo: Yes, they have helped us with lake signage, playground signage, fence repairs, they're the ones that installed the fence on 232nd, and other miscellaneous repairs.

Ms. Varela-Medina: And how long do those last? How long are they good for, is there a warranty on those signs or anything?

Mr. Lorenzo: I can ask but it's just wear and tear, and they are reflective, they're made for outdoors, and the ones that are in place have been here since inception. He was able to clean actually two of the playground signs and another sign as well to save on cost but, the rest he's suggesting replacement.

> On MOTION by Ms. Calero seconded by Ms. Mendez with all in favor, accepting the proposal from FCC Carpentry & General Painting to replace 10 signs throughout the community for a total amount of $2,686.96 was approved.

Mr. Lorenzo: We're still working on that last mailbox meter, so hopefully soon on that, and then Chic went ahead at 237th Terrace mailbox, installed new lights, removed the 4 and put 2 of the new LED which are re-bright, and we're trying to attach them and see if it works, if we see that we need more I'm going to pass by after the meeting, and hopefully it's dark enough to see if it's suffice but, we believe it is, they're very bright. Then

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last but not least, I have some great news for the Board, it's been a 2 and a half year process or whatnot of the roundabout, the permit has been officially approved. We were both expecting a second and maybe even third round of comments but, I think with the engineer's help and thoroughness and letter and adjustments they've been able to secure approval. So, the next round is to go ahead and mark the area and start excavating which they believe may be even this month to be starting that, weather permitting. Then marking and making sure we plan and I've already notified Chic as well so he knows what's going on as well so we're all on the same page. Aside from that I have no other things for the Board unless you have any questions for me.

Mr. Pelaez: No questions.

Ms. Duque: Thank you, Jesus.

E. CDD Manager

1) **Form 1 Disclosure Due July 1, 2026 – *Everyone has filed***
2) **Reminder to Complete Annual Ethics Training by December 31, 2026**

Ms. Duque: Hearing nothing further, let us move to the next item, the CDD Manager's report. In addition to what I have already reported, the Form 1 disclosure was due on July 1, 2026, and the agenda notes that all Board members have filed, so thank you. The next reminder for each Supervisor is that you must complete the annual ethics training by December 31, 2026. Please be sure to keep your completion documentation for District records in the event of any future public records or compliance inquiries. That is all I have for the Board.

SIXTH ORDER OF BUSINESS Financial Reports

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

Ms. Duque: Let's move to the financial reports, tab A is the check register, and tab B is the approval 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.

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SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests?

Mr. Pelaez: No.

Ms. Varela-Medina: Not at this time.

Ms. Duque: Do I have any audience comments? Hearing none from those attending today, we do have someone attending by phone. Nathalia, please go ahead.

Ms. Jiron: Hello everyone.

Ms. Duque: Could you please state your name for the record of the meeting, thank you.

Ms. Jiron: Yes, this is Nathalia Jiron.

Ms. Duque: And Nathalia you are a resident within the District?

Ms. Jiron: Yes.

Ms. Duque: Ok, thank you. Go ahead.

Ms. Jiron: I have a question, first of all I could not follow anything on the agenda, the agenda that's online the total pages on the agenda is 166 pages, the agenda of the printed pages is 177 for the check register and the unaudited financials is on page 184, so I couldn't review that before the meeting. This is my first CDD meeting with Palm Glades, so where is the roundabout that you were talking about, where will it be?

Mr. Lorenzo: On 238th.

Ms. Duque: So, Nathalia, to answer your first question, I will go back and review the agenda posted on the website. The agenda distributed to the Board of Supervisors is the same one posted on the website, but I will verify whether anything has changed there. That is number one, and I am opening the webpage as we speak to confirm. Number two, the roundabout at SW 238th Street.

Ms. Jiron: Ok, and yes, if you could look at the agenda, there are no pictures, some of the pages have like some type of code, like there was different letters and whatnot in different parts of the pages. Jennifer made a comment about, it would be similar to another project you guys had made, and since I don't have the picture I'm not sure in the agenda if there was a picture shown so the audience can know what that other project was and what that new project is going to look like. For the security company, do we ever look

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at, I mean the hours were already approved but, to increase the hours, but we did get another bid from another security company? How was this done?

Ms. Duque: Nathalia, as I mentioned, I am currently reviewing the agenda posted on the webpage. I do not know why you are seeing 166 pages, because I am looking at the agenda right now, and I actually have 206 pages, so I am not sure which agenda you are viewing. The financials are included, and for today's meeting they begin on page 177, where you will see the check register through page 206. So, I am not sure which agenda you are referencing, Nathalia, but the complete agenda package is posted. Regarding the additional proposals presented by Jennifer today, those items were provided after the agenda was issued. The agenda is distributed at least seven days before the meeting, and additional items may be presented, discussed, and approved by the Board during the meeting.

Ms. Duque: Any other comments?

Mr. Pelaez: No.

Ms., Varela-Medina: No.

Ms. Duque: Nathalia, do you have any other comments?

Ms. Jiron: Yes, I do. So, when Scott was speaking, Jesus asked a question about ACH approval deadline and Wi Fi connectivity, he couldn't be heard, what was the deadline for this, what was the answer to that question?

Ms. Duque: The question came from Mauricio, not Jesus. It was about payments made electronically, where the webpage can also be used. We do not have that answer yet, but Scott will look into it and provide a deadline to complete this.

Mr. Cochran: But it didn't have to do with Wi Fi connectivity.

Ms. Duque: Right, it does not have to do with Wi-Fi. What Scott was reporting was the legislative update, and it has to do with electronic payments that need to be included as a method of payment on the website and in the clubhouse. It has nothing to do with Wi-Fi.

Ms. Jiron: Ok, I have Wi Fi issues and it couldn't be heard, so I wanted the answer to that question.

Ms. Duque: Okay, so you had Wi-Fi issues and could not hear that. Understood.

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Ms. Jiron: Then my last question is if you could explain the purpose of obtaining the engineering proposals, is there something that happened or any issue that prompted the Board to seek proposals?

Ms. Duque: No, Nathalia, there were no issues. All of that was discussed at previous meetings. You are a Board Supervisor in another District, and you know how this system works when we have audience comments; it is not a one-on-one response to every question. You and I have known each other for a long time, so if you have any specific questions, you can call me directly, and I can answer them. Nevertheless, I wanted to respond to your question and state for the record that all of the discussions regarding the request for proposals for engineering services were addressed at prior meetings. Currently, the District is working on the expansion area, and because of that, another District engineer is handling that area. That engineer presented to the Board, and as part of the Board's day-to-day activities in this District, different proposals are received from different vendors depending on the specific service and the requirements of Florida Statute. Since the Board wanted to consider another competitive vendor in place of the current District engineer, they moved forward with the request for proposals. Again, I can provide more details and follow up with you if you have additional questions.

Ms. Jiron: Yes, I do, so I will send you an email and even though I am a Board of Supervisor right now I am asking as a resident and owner so I just wanted to get those facts.

Mr. Pelaez: Is she an owner?

Ms. Duque: Sorry for interrupting you Nathalia, Mauricio is asking if you own a property within the District?

Ms. Jiron: Yes, I've actually been at some of the Board meetings, he's been at all of them.

Mr. Pelaez: Ok, I don't know your face, I'm just trying to remember.

Ms. Duque: Okay, so he is trying to remember, since he does not know your face. That was the question, and yes, she is an owner within the CDD.

Mr. Pelaez: Ok, perfect.

Ms. Duque: My statement about you being a Supervisor in another District is because you know that audience comments are not meant to be a one-on-one question-and-answer session. Nevertheless, I am responding to your questions, but all of this has

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been discussed by the Board at previous meetings, and I would have addressed these questions before the meeting. At the beginning, you made a statement that the agenda was not complete and that you could not review certain items before the meeting. You and I have a long relationship, so if you had any additional questions about today's meeting, you could have reached out to me beforehand, and I would have been more than happy to provide answers. If you looked through the agenda package and were unable to locate the information, I could have provided more detailed information so that you would be prepared for today's meeting.

Ms. Jiron: Ok, I'm sending you currently right now an email.

Ms. Duque: Thank you. Do you have any other comments for the Board?

Ms. Jiron: I do not.

Ms. Duque: Ok, thank you so much.

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Duque: Let's move forward then to a motion to adjourn.

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

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Envelope Summary Events	Status	Timestamps
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