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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, February 10, 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
Shirley Mendez	Assistant Secretary (by phone)
Zuzer Calero	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager
Wendell (Chic) Chandler	Chandler Contractors
Nicolas Quiroz	BrightView

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 January 13, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes from the January 13, 2026 meeting. This is the time to present any additions, corrections, or deletions. I did receive one correction from the District Attorney: on page 9, in the middle of the page under Mr. Cochran, it should read, “were those bolts, were they just like cut through to level it?” Are there any other comments, changes, deletions, or corrections? Hearing none, we will entertain a motion to approve the minutes with that change

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> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, the Minutes of the January 13, 2026 Meeting with the indicated changes were approved.

THIRD ORDER OF BUSINESS Ratification of:

- **A. Small Project Agreement (Main Pool and Kids Splash Pool Paver Deck and Coping Repairs- 2026) with Chandler Contractors, Inc.**
- **B. Small Project Agreement (Pressure Cleaning 2025) with Chandler Contractors, Inc.**
- **C. Small Project Agreement (Clubhouse Projects 2026) with Chandler Contractors, Inc.**
- **D. Small Project Agreement (Kids Splash Pool Repairs and Painting – 2026) with Chandler Contractors, Inc.**
- **E. First Amendment to Amended and Restated Preventative Maintenance Agreement with The Fitness Solution, Inc.**
- **F. Temporary Access Easement Agreement by and between The Palm Glades Community Development District and Mauricio Tellez and Patricia Lazo**

Ms. Duque: The next item is ratification of a couple of agreements that were already approved by the Board of Supervisors and we just ratify them so they are part of the records of today's meeting, so I'm going to read them all and towards the end I will ask the Board for a motion to ratify. The first one is the small project agreement for the main pool and kids splash pool paver deck and coping repairs with Chandler, the second one is the small project agreement, pressure cleaning 2025 with Chandler, the next one is the small project agreement for the clubhouse projects 2026 with Chandler, the next one is the small project agreement for the kids splash pool repairs and painting 2026 with Chandler, the next one is the first amendment to amended and restated preventative maintenance agreement with The First Solution, and the last one is temporary access easement agreement by and between The Palm Glades Community Development District and Mauricio Tellez and Patrica Lazo, a motion to ratify them all will take place.

> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, ratifying items A through F listed above were approved.

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FOURTH ORDER OF BUSINESS Staff Reports

Ms. Duque: Let's move forward to the staff reports, the next item is the attorney and this the discussion and the approval of District counsel fee, so go ahead Scott.

A. Attorney – Discussion and Approval of District Counsel Fee

Mr. Cochran: Thanks, so obviously this is the uncomfortable conversation we never want to have but, we do have in your book, I think it's on page 131 our letter. So, we haven't increased rates here since 2018, it was in September, I looked back, it was actually the third meeting/month I had ever been with this District, so basically since I've been here, the first time increase more or less. So, just to keep in mind, this would not be effective until the beginning of the next fiscal year, so it would start October 1, 2026. The rates are currently $275 and $225, it just bumps each one up $25 for partners and associates, so again, we're just asking for approval before the next fiscal year. If you need more time to consider it, that's fine, or if you have any questions you can direct them to me or Mike in our office but, we would just ask for an approval if the Board is willing.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, approving the increase in District Counsel fee effective October 1, 2026 was approved.

Mr. Cochran: Other than that, I'm still working on the license agreement for the clusia hedge at the one resident's property that we discussed at the prior meeting, I should have that finished tomorrow, and other than that nothing specific to report.

Ms. Duque: Thank you Scott, we appreciate it.

B. Engineer

Ms. Duque: Let's move forward, under the engineer's report, I know there's an item that we will discuss later, so we will take care of that during the field report.

C. Club – Monthly Report

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

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Ms. Mendoza: Yes, so for this month I would like kind of just give an update in regards to the few projects that we had Chandler Contractors. So, the paver leveling on both the main pool area and the kids splash area have been completed, and that included paver leveling and coping work that needed to be done throughout the whole pool area, as well as the repainting of the kids splash area which was also another project that was approved and has already been completed together with the kids playground which as you guys saw an update on it, and it looks wonderful, it's beautiful and I think definitely the residents will be very happy with the improvements of both areas. Together the office side door concrete leveling that was approved also at a prior meeting, that has already been completed which we hope that now we're coming up on the rainy season it does help out with the flooding issue that we were having by the side doors. So, other than that we were thinking to do some other projects and any projects that we have presented at the other meetings and that's something that I will give you guys throughout the upcoming months. Other than that, preventative maintenance work for the clubhouse, we'll continue to do our regular scheduled pool maintenance, as well as the gym preventative maintenance and our A/C conditioning maintenance.

Mr. Pelaez: Are the full band repairs done?

Ms. Mendoza: That's being done.

Mr. Pelaez: So, still in process.

Ms. Mendoza: Correct, it's still in process, I know some areas were worked on, and some areas were repaired in the terrace but, there are some other ones in the front of the clubhouse that need to be done, so that is in the works, definitely.

Mr. Pelaez: Ok.

Ms. Mendoza: Now, I just want to finish up my side really quickly before I just hand you guys over to a few other projects that I would like to present to you with Chic. So, something else that I included in the report is an emergency action plan that was created as part of our renewal with the Miami-Dade Fire Department. So basically, that emergency action plan shows an evacuation and the different type of scenarios and how exactly we will be conducting any type of evacuation or any type of emergency that would require us to go ahead and take care of or call the emergency service. Aside from this, which this has been presented to Miami-Dade Fire Rescue Department and

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they have approved this plan, also this will be something that will be displayed primarily the evacuation plan will be something that will be displayed throughout the clubhouse, just so that the residents and the staff are aware in case of any emergencies what areas will be for evacuation.

Ms. Duque: Jennifer, a question, did you include the comments that I sent?

Ms. Mendoza: Yes, I did do the majority of the comments that you included I have there, I actually included also the form for whenever we conduct a fire drill, that form is there so we can go ahead and monitor those fire drills. Together with that I have scheduled a training with the fire department, they're going to be coming out at the beginning of next month to do a staff training for like that in case of an emergency we kind of know exactly, and confirm the evacuation routes, how to handle an emergency, basic training on how to use a fire extinguisher, how to identify an emergency, so that's something that we're going to be doing, conducting with the staff and perhaps we will also be doing an actual fire drill with the residents that are here.

Ms. Varela-Medina: So, on page 141, under owner information, there is a phone number that is missing a digit.

Ms. Mendoza: Ok, let me see, on page 141.

Ms. Varela-Medina: Yes, under the phone number.

Ms. Mendoza: Ok, that's the Palm Glades office number, ok, I'll go ahead and I'll type in that number, so thank you Julie for noticing that.

Ms. Varela-Medina: You're welcome.

Ms. Mendoza: And also now, after I go ahead and I meet with the fire department we are going to be creating also like more of a cheat sheet or something that we're going to be putting at the front desk, again, this is the evacuation route that I presented to the fire department but, perhaps when they come and they're actually onsite they might change it around, maybe they might suggest a different type of evacuation or different ways of handling things, so I'm waiting for that so that I can actually create something to have at the front desk but, again other than that we are complying with the fire department and we have received our annual renewal with them. So, next I do have a two projects with Chandler Contractors, one of them is and let me just pass this around. So, this project that we're presenting is now that we have contracted, and we

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will finalized the paver work in both areas, as well as the repainting, we need to still go ahead and pressure clean those paver areas on both sides together with the terrace, and the entrance of the clubhouse, so this specific proposal is for this work, so we can go ahead and get this finalized and be able to go ahead and open up that whole area.

Mr. Chandler: So, what I'd really like to do this time around is do the absolutely the most we can to clean these pavers up, there's a lot of areas that have the subterranean, you see the tiles that are darker and so we're going to try a little bit harder on that. We also want to do a chemical wash, a soft wash with chlorinated mix to clean them the best we can and that is every single paver, all around the deck, everywhere, that's including the front. I guess we opted out not to seal them, which I understand, also we're going to have to do the furniture again, all the furniture is going to have to be from one side to pressure clean and wash, and then we'll have to move them back, clean them up, so it will take a little while. So, hopefully we can start the first of the week and that way we can get the pool opened up by next week, and maybe it will get warmer. Also, this includes the kiddy splash, the whole inside of the kiddy splash, the diamond brite all has to be washed and cleaned out.

Mr. Pelaez: Did you say it includes this terrace area as well?

Mr. Chandler: All of it, everything.

Ms. Mendoza: The gazebo too, so the terrace, and the gazebo, the walkways and the back of the clubhouse, those pavers, they are included as well.

Mr. Chandler: Oh no, that's a separate one, the drapes.

Ms. Mendoza: Yes, that's a different one.

Ms. Duque: Those pavers at the clubhouse are included in the proposal in the amount of 9,500 dollars. Do I have a motion from the Board, or is there any further discussion?

> On MOTION by Ms. Varela-Medina seconded by Ms. Calero with all in favor, accepting the proposal from Chandler Contractors in the amount of $9,500 to pressure clean the pavers around the clubhouse, terrace, gazebo areas, including all pavers was approved.

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Ms. Mendoza: I am also passing out another proposal, and this one is for the drain cleaning for the pool, spa and patio areas.

Mr. Chandler: So, we did a sample area, and as I was thinking about doing this I realized that we hadn't cleaned those drains since my son was here, like 4 ½ years ago. So, you can see how much dirt is in it if you look at page 2. (inaudible comment) So, all around the whirl pool, what we also need to do is, back then you created a french drain because the water had no place to go, so we'll have to clean those out, check and see how each end is draining and so far that system that we built, I don't know if you remember Julie when we put in the french drain and it held up very well, so I'm impressed. We had no drainage on the other end, the other one didn't even work, and instead of draining like this, it was draining like this. So, they were full of water so we had to modify the drain system, and it help up not even any backup, and that was probably 5 years ago. So, the french drains that we did so far where ok, so that's it.

Ms. Duque: So, I need direction from the Board and this proposal is for $3,500.

Mr. Chandler: So, we should be able to take them all up and reuse the covers, when I did them last time I replaced all these covers, I bought, put all new drain covers but, these are in pretty good shape so I think we'll be fine but, I might have to replace a cover, no big deal.

Ms. Varela-Medina: And then you will add the cost.

Mr. Chandler: Correct.

Ms. Varela-Medina: Ok.

Mr. Chandler: I don't think we're going to have a problem to be honest with you.

Ms. Varela-Medina: Ok.

Ms. Duque: Thank you, Chic, so do I have a motion from the Board?

> On MOTION by Ms. Calero seconded by Ms. Varela-Medina with all in favor, accepting the proposal from Chandler Contractors in the amount of $3,500 for the drain cleaning the pool, spa and patio areas was approved.

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Ms. Mendoza: And then last I do have an additional proposal and that would be presented by Anelis.

Ms. Esquijarosa: Alright, so this is a proposal for our grand room area and the terrace, the sound system, so the speakers are connected under one amp, so basically if I go to turn off the grand room it also turns off the terrace and vice versa, if I want to turn off the terrace, it will turn off the grand room. So, that kind of came about when we were having meetings that we were basically turning it off, and the terrace is still available for the residents and they're not really listening to music, so vice versa, when the clubhouse is having their own event then we don't want them to be hearing our music on the outside of our terrace. So, I went ahead and contacted the same company who did the whole system when we did the renovation and then they gave me a proposal, I discussed it over with Mauricio and Juliana, and it had already been approved so we're just bringing it to you guys so you guys can see the amount and what we're doing to better enhance the clubhouse. So, the proposal is for $1,038.99, so I will get in contact with the company to go ahead and get it done as soon as possible, so once it's done we'll let you guys know.

Mr. Chandler: Who is the company?

Ms. Esquijarosa: It's Comtech Solutions Group, LLC.

Ms. Duque: Yes, so just to ratify those options I will need a motion from the Board.

> On MOTION by Ms. Calero seconded by Mr. Pelaez with all in favor, ratifying the proposal from Comtech Solutions Group, LLC in the amount of $1,038.99 to separate the sound systems for the grand room and terrace speakers was approved.

Ms. Duque: Thank you so much, Anelis.

Ms. Mendoza: So, that would be all for the club report.

Ms. Duque: Thank you Jennifer, let's move forward.

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D. Field Manager - Monthly Report

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

Mr. Lorenzo: I'm going to try to keep this as short and sweet as I can unless you guys have questions regarding anything, feel free to stop me. To give you an update regarding the alleyway on 14th Court, the percolation tests, they were completed you'll the results, I printed them out but they're in your report but, let me just pass out a couple of these to you guys. You'll see an email there from your engineer just to kind of give us an idea, I tried to more information because the pricing that he put in this email is not going to sum up what are the engineer fees, there's a lot of little integral parts that go into this, do we need a permit, we need to find a contractor, we may need a survey, we may not and they need to develop plans, price out how much the admin portion is going to be, the project management, and what not. The trench alone they're saying is going to be $8,000 but we don't know exactly.

Ms. Duque: So, just to take one step back: they inspected the area and needed to perform certain calculations on what are called the exfiltration trenches. According to the original plans, these must meet specific standards, which are described in the email from the District Engineer. They require 25 linear feet of trench at each inlet, for a total of 50 linear feet. He notes that there are currently 25 linear feet in place, but those trenches appear to be pre-located and loaded, meaning they are percolating little by little. He believes he can address this and has provided attached calculations, though I am not sure if we have those available here.

Mr. Lorenzo: Yes, it's in the agenda package.

Ms. Duque: Ok.

Mr. Lorenzo: It's on page and I just printed out a copy for you guys to look at, it's on page 224 of your agenda packages.

Ms. Duque: So, he is indicating that the cost for the trench work alone would be around 8,000 dollars, and that he can begin moving into the construction phase. However, as Jesús mentioned, there is still a significant amount of information missing, and we do not want to commence any work until we have a complete understanding of the entire project and what actually needs to be done.

Mr. Lorenzo: Correct.

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Ms. Duque: And my question to him was whether this is actually urgent or if it can be deferred, because based on the calculations he provided, it appears they are currently meeting the required 25 linear feet. What I asked him, in practical terms, is what that really means; how long it would be before that capacity is lost again after being cleaned. I also suggest that we monitor performance through this upcoming rainy season, because the drains may function properly now that they have been cleaned.

Mr. Pelaez: This is the area with the drain in the middle of the area, right?

Ms. Duque: Yes in the alley.

Mr. Pelaez: So, just to understand they're going to trench and exactly do what?

Mr. Lorenzo: Add to your existing french drain.

Ms. Duque: They need to expand it a bit further, make it effective.

Mr. Lorenzo: Expand it more, correct.

Ms. Calero: Because we just cleaned it.

Ms. Duque: Yes, we did.

Ms. Calero: So the width of it needs to be expanded because.

Mr. Lorenzo: 25 feet.

Ms. Duque: Yes, 25 feet.

Ms. Calero: And what is it now?

Ms. Duque: It appears to be 25, but according to his calculations that is not accurate; the size is not adequate, so its effectiveness is gradually decreasing over time.

Ms. Calero: What causes it to shrink?

Ms. Duque: Well, Sediment and fine soil gradually fill the voids, reducing how quickly water can pass through, roots from nearby trees or shrubs grow into the trench and pipe, physically blocking flow. The system isn't literally shrinking; its effective capacity is reduced by clogging, roots, loss of slope, or being undersized for current condition.

Mr. Pelaez: So what is it, it's a drain straight down?

Mr. Chandler: I don't know.

Ms. Duque: It's essentially a structure that allows water to drain, Mauricio. It is supposed to provide 25 feet of effective trench, but root systems and other factors can

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impact how well that drain system functions. That is why I raised the question, especially considering it was recently cleaned.

Ms. Calero: Right, I saw the photos.

Ms. Duque: Yes, correct.

Ms. Calero: There was some sediment in the bottom but, other than that, it looked pretty good.

Ms. Duque: That is correct. Go ahead Chic.

Mr. Chandler: So, this is a system that's to catch water.

Ms. Duque: Yes.

Mr. Chandler: And it's supposed to percolate with a french drain but, it's filling up so that means it's not percolating, is that correct, I'm just asking.

Ms. Duque: I don't know.

Mr. Lorenzo: He's going to get with his manager to get more information, this is just preliminary, if the test results are back and it seems like we do need to expand but, they still need to do a lot more homework and get more information.

Ms. Duque: Yes, but in order to develop the construction plans, he is asking the Board to approve moving forward, with an estimated cost of approximately 8,000 dollars. My concern is that, I am not clear about what needs to be done.

Mr. Pelaez: Right because we don't even understand in layman terms what all that means.

Ms. Duque: Correct.

Mr. Lorenzo: Correct, and I've been trying to get information and this is as much as I've been able to get between the results and this meeting. So, it's really just been a couple of weeks.

Mr. Pelaez: Because I know the area it kind of dips down into this area, so I understand where the water goes but, to me, the entire area is saturated, like I even know if it's even going into the drain properly, so we need to understand that.

Mr. Lorenzo: Well, you see on page 186, you'll see a picture, and that water that's sitting there is covering the drain.

Mr. Pelaez: Yes, I see it there.

Mr. Lorenzo: You can see it there.

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Ms. Duque: And that was before we cleaned it.

Mr. Lorenzo: Yes, correct.

Mr. Pelaez: So, I think we need to wait until it rains a lot and in the meantime, we need to really have an understanding of this.

Mr. Lorenzo: And they're still working on it.

Mr. Pelaez: And in layman terms tell us what this means and what they're going to do here.

Mr. Lorenzo: Correct.

Mr. Chandler: When you get a heavy rain, you go out there and you watch it, and say, ok now it's full, and then you back in time and see how long it takes to drain. Then here's the other thing, if there's a water issue that's standing water, and where does this peak, like a lot of it now does it flow this way but, instead it flows that way.

Ms. Duque: Correct.

Mr. Chandler: And if it does flow away then it takes a certain amount of time for it to drain like a couple of hours.

Mr. Lorenzo: And that's why we did the testing, and you'll see the pictures on page 187 and per the results he's suggesting that we expand but, again, a lot of information is still pending, now the soil testing from back in the day compared to this is a little bit different, they were good back then, now it's a little different.

Ms. Calero: Well back then it was 2004.

Mr. Lorenzo: Just to give you guys more information I just wanted to kind of touch on it just so you guys know what's going on, and hopefully by the next meeting I'll have more information.

Mr. Pelaez: And I think with things like this George has to be on the call and just explain it because he puts all this stuff in the agenda.

Ms. Duque: The concern is that having George on the call will generate additional cost to the District. I do not want him to begin extra work when, in many other drainage systems, both in this community and others, we have seen that once the system is cleaned, the water flow improves significantly, and we do not yet know if conditions have changed in the last eight months. My question back to him, based on his email, is what it truly means when he says each drainage basin has 25 linear feet

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but the trenches are percolating slowly, and whether that alone justifies moving into design, plan preparation, and potential modifications to the French drain system. I believe we first need to confirm whether the system is functioning after cleaning, since the original issue was that it needed maintenance. I can certainly follow up with him again by email to ask for further explanation, but I want to avoid incurring any unnecessary additional cost to the District.

Mr. Pelaez: Right, I mean if he's charging for that.

Ms. Duque: He has already billed the District for the work that has been completed.

Mr. Pelaez: The testing, which is fine right.

Ms. Duque: When he participates on the phone and provides information to the Board by teleconference, the District is also being billed for that time. We have a specific line item in our budget for his services, for example, if we budget 5,000 dollars for the year, that amount is drawn down each time we use George. If, just as an example, a call costs 200 dollars, that 200 is deducted from that budget line. Any additional work he performs, including review and follow-up, is also charged against that amount. So, if we do not need to use those services, we should avoid incurring that expense, but when we do, it definitely generates additional costs to the District.

Ms. Calero: So asking him for additional information is also billable, is what you're say.

Ms. Duque: That's why I would prefer that he respond to me directly rather than joining the call and providing additional information there, since this is already an active project for him. If we request further work or additional detail beyond what he is already doing, it may result in additional charges.

Ms. Calero: Ok.

Ms. Duque: So, he already worked on this and I'm asking him to clarify this information.

Ms. Calero: Got it, ok.

Ms. Duque: Ultimately, it is up to the Board, if you would like him to attend the meeting, we can certainly arrange that

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Mr. Pelaez: No, I don't want to spend the money, I think you guys can find out some more information, we have to wait for rainy season anyway, so do the work to find out what this exactly means without charging.

Ms. Duque: And we want to make sure that any work being done is clearly defined so that we can properly approve it.

Mr. Chandler: What's the cause, I mean if it's a french drain system, you have the catch basin, and you saw the sediment, the sediment that's in that trench, that's just the trench is clean so you can imagine the sediment that gets into those french drain system, you have a catch basin and you're sucking it out of the catch basin but, you also have the percolation system that branches off on that. Does anybody know the design of that, did they tell you what its design is, and what it consists of because if your percolation system is now full of sediment, that's why it's not working.

Mr. Lorenzo: And that's another thing that was explained to me by Raptor Vac which is that drain is porous and that maybe gets clogged over.

Mr. Chandler: Oh, it's full of sand.

Mr. Lorenzo: Correct, so they cleaned out the catch basin but, remember it goes into the french drain, which to my understanding is a bunch of rocks, and then it has holes to percolate into the water table, those little holes will get clogged over time because of sediment.

Mr. Chandler: Correct.

Mr. Lorenzo: And that's not something you can clean, you would have to add to it or replace it.

Mr. Chandler: Right, and you can't clean them out when they're in there but, is that a corrugated pipe, because a lot of times those catch basins, and that will be a pipe with all holes drilled in through it and then that's covered with rocks and you're supposed to have cheese cloth to prevent sediment from getting into it but, it all depends on the design of the system that's there. Does anybody know what the design of that is, and if he explains to you, this is the design, this is what we have, and you won't even know until you get that next rain and you watch, and now it fills up.

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Ms. Duque: Right,, and we need further clarification on what he sent. The email was dated February 6, which was this past Friday, so we still need additional information.

Mr. Lorenzo: Right, so we'll have to bring more information to you guys just to give that to you.

Ms. Duque: Right to be able to provide additional information to the Board.

Mr. Lorenzo: Moving along, Chic has filed a permit for roundabout for the lamp post project so that is moving along there. The sidewalk repairs that were initially discussed at the last meeting have already been taken of. The playgrounds repairs we're reviewing with Chic, and I've already met with Chic to kind of come up with a game plan and see where we can save money, what needs to be done, what items need to be replaced, what items don't need to be replaced, and go from there, and we've also reviewed the additional lamp post in the dark areas so we're trying to see what we can do there. I'm still waiting on reimbursement for the accident on 236th as far as seeking reimbursement, so I continue to follow up but, I'm not hearing anything back from Progressive, I believe it was about $500 or $600 for the repairs, so I'm still working on that. I'm still working on regarding the 112th Avenue replacement, it's been a challenge but I continue to follow up, and I'm following up directly with them again.

Ms. Varela-Medina: What is that, what's 112th?

Mr. Lorenzo: The grass over there where they put the markings, I'm still working on it, I haven't received a response from FDOT, so I'm trying.

Mr. Pelaez: Do we need to maybe send a more aggressive letter, like maybe from Scott's office or something to the DOT? I mean we're talking about a $12,000 or $15,000 price tag, so it might be worth it.

Mr. Lorenzo: $13,000 to be exact and that was when they quoted us back months ago.

Mr. Pelaez: So, I think we should try that next.

Mr. Cochran: It's up to the Board, whatever the Board wants to do.

Mr. Lorenzo: Ok.

Ms. Duque: So, Jesus, let's send the information to Scott.

Mr. Lorenzo: Ok.

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Mr. Chandler: I think I'm good to go, Jesus, you don't need me.

Mr. Lorenzo: I don't think I need you, no, I do not.

Ms. Duque: What about this?

Mr. Chandler: Oh good point Juliana, oh no that was just for the Board members.

Ms. Duque: Yes, I know but, we want to make sure it is part of the record.

Mr. Pelaez: You can keep going, or do we need a motion for Scott, or just direction?

Ms. Duque: No, I think we have the direction Mauricio which is we're going to provide all of the information to Scott, so that Scott can send the letter.

Mr. Lorenzo: Ok, so the fence on 114th Place, as you guys will see on page 190, you guys recall the fence that we installed, the permit should be filed sometime next week, unfortunately, the contractor FCC was trying to avoid having to remove the fence but, because they need to file their permit and they had to take it off of the posts, so the fence was removed, it's a shame but, he was able to salvage most of the wood.

Ms. Varela-Medina: So, now the lady of the neighbor can walk through there again.

Mr. Lorenzo: So, temporarily it's been removed but they went ahead and added this, to show the depth of the posts they had to removed the fence but, I suggested putting up orange tape to separate it. I'm not going to go into the details because hopefully by next week their permit should be filed and it shouldn't be too complicated, the homeowner is getting an updated survey which he's going to use to submit the permit so that's going to be helpful with that whole process. The outfall cleaning project was completed which we discussed at the last meeting, I had just received it that night before the last meeting and you'll see that on page 216, the results. You'll see the report regarding the outfall cleaning the before and after, and what they took out, you'll see some of the items on page 217 all the way down through 223, and this is just for informational purposes of what it looked like before and after. On page 220 you'll see the sediment at the top part of the drain and then at the bottom you'll see it all cleared, and they had to go inside the water so it's a challenge but, thankfully the water was a little bit lower and they had to come with a little excavator which you can see on page

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221, so that's been done. The only thing pending was the drain on 114th, one of the drains that they missed which hopefully will get done this week. Aside from that I have nothing else unless you guys have any questions, I mean there's a lot going on as you guys know. Does anybody have any questions? Then last but not least, I regretfully pass this out regarding 232nd Street, there's some additional bismarcks that need to be removed, or should be removed eventually that are still on the power lines, there's diagram as you can see on the first page, totally 19 trees, you'll see the proposal on the second page, that still need to be removed.

Ms. Duque: Those are the bismarck palms.

Mr. Lorenzo: Correct, because they're palms we don't need a permit, just to kind of give you some perspective on the issue here, here's some pictures. So, here is a tiered look, you have like 3 or 4 palms and then you have 3 or 4 more palms, there are still 19 palms on the first tier that are still up against the power lines on 232nd.

Mr. Pelaez: This is everywhere, these are the last count?

Mr. Quiroz: That's just 232nd Street because from 117th west that where the power lines are, those power lines I believe 2 or 3 years ago were installed, I guess because of the new houses that were coming in, and we didn't have power lines there. Now that they're there, their palms have grown underneath them.

Mr. Pelaez: So, there's more than the 19 that we need to remove.

Mr. Quiroz: There's two tiers, the lower tier is the one that's right below the power line, the other one that's further away that it's expanded far enough that it's not touching the lines.

Mr. Pelaez: So, it's not affecting it.

Mr. Quiroz: Right.

Ms. Calero: So, the 19 are the only ones affecting the power lines.

Mr. Quiroz: Yes.

Ms. Calero: The other ones may eventually, or will not?

Mr. Quiroz: They're at the height of the cables but, they have already expanded the size they should be at, and they're not touch the lines.

Ms. Varela-Medina: And the 19 palms we don't need to replace them?

Mr. Quiroz: Right.

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Mr. Lorenzo: The original price that they provided and this will be the third and the last time we revisit this is the goal, the first time we did it was $750 per tree, the second time we did it I think it was $720 or $710, and now it's $575 per tree, so down to $575 versus the $750 originally quoted which is a savings of $3,325 roughly.

Mr. Pelaez: So, I think we should just get it done.

Ms. Varela-Medina: Yes.

> On MOTION by Mr. Pelaez seconded by Ms. Varela-Medina with all in favor, accepting the proposal from BrightView for the removal of 19 bismarck palms under the power lines at SW 232nd Street in the amount of $575 per palm for a total of $10,925.82 was approved.

Mr. Quiroz: Thank you, and most likely it may be at the end of the month or the beginning of next month.

Mr. Pelaez: It's at the corner by the school closer to the school on your map?

Mr. Quiroz: Just at that intersection, west of that at the school.

Mr. Pelaez: Will it affect anything with the school traffic and all of that because we do not want to do it on spring break in March, if it's going to affect the traffic.

Mr. Quiroz: Is it by the four-way stop?

Mr. Pelaez: Right.

Mr. Quiroz: No, but there's 3 really close to the stop sign, the other ones are further out.

Mr. Pelaez: So, just something to think about for now.

Ms. Duque: So schedule it for a time while they are already on site.

Mr. Lorenzo: They're usually there around 8:00 to 9:00.

Mr. Pelaez: Oh, because you mean traffic is already over.

Mr. Lorenzo: Yes.

Mr. Pelaez: Yes, that works good too.

Mr. Lorenzo: So, I'm working on this for you and so are they, and they as a courtesy will help us with a resident concern of a tree branch at no additional charge.

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So, the homeowner with the tree branch that's growing into the backyard at no additional charge, right Nick?

Mr. Quiroz: Yes.

Mr. Pelaez: Does it need to be sodded or anything after take the tree out?

Mr. Quiroz: It's on a mulch bed so we can just level it out, use the stump grinding and level it out.

Mr. Pelaez: Ok.

Ms. Duque: Anything else Jesus?

Mr. Lorenzo: I have nothing else unless you guys have any questions.

Mr. Pelaez: No.

Ms. Duque: Hearing no further comments, I would like to bring this back to the Board of Supervisors for today's meeting. Each of you was individually invited to inspect the kids' splash area, which now looks very nice, and photos of the before-and-after were provided. I would like to recognize Chic for that work, it was an excellent job.

E. CDD Manager – Discussion of Item Regarding BrightView Landscape Contract Increase

Ms. Duque: Okay, let's move on to the next item under the CDD Manager's report, which is the discussion regarding the proposed increase to the BrightView landscape contract. We have Nicolás Quiroz from BrightView with us today, and I have included the contract for your review. I want to mention to the Board of Supervisors that I met with Damian and Nick beforehand. As you can see, they are requesting a 4% increase on the total contract amount, which represents 17,961 dollars. That increase would be allocated across all of our separate contracts with BrightView. Again, the requested increase is 17,961 dollars, or 4%, and I would also point out that this agreement has not been increased since 2021. There was a request from BrightView at that time to increase the services, but that adjustment was never implemented, and the work was not finalized. That brings us to where we are today. Nick, I don't know if you have any additional information you would like to provide to the Board

Mr. Quiroz: Well, I mean, as Juliana said our expenses haven't increases since 2021 and we've been working with you guys, we're happy to be working here on the property and we're here for you guys, like I've said in the past, and yes, there's been

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some changes, the government has changed things around and things are costing more and more, so the spread of the percentage is stuff that we have to purchase out of contract and they're raising the prices on us, so that's one of the reasons that we're looking for an increase.

Ms. Duque: Do I have any questions or comments from the Board?

Ms. Varela-Medina: Is it in our budget?

Ms. Duque: Julie, as the Board is aware, we discussed during the presentation of the fiscal year 2026 budget that we were going to see increases this year, and we will address this item further during the upcoming budget discussions.

Ms. Varela-Medina: Yes.

Ms. Duque: We have already begun receiving increase requests from many of our vendors, most of whom have not adjusted their pricing since the COVID period in 2020 or 2021, and in some cases even earlier. For example, the last increase for services provided by the District Attorney was in 2018. We discussed this previously, along with other emerging needs in the community related to repairs and maintenance. The irrigation system, which is quite old, requires frequent repairs and replacement of components, and the community as a whole is reaching a point where more extensive work is necessary. Today, we inspected several areas, including some locations with Jesús, who has been coordinating with Chic on sidewalk repairs. It appears we are facing another significant year for sidewalk work: while we have addressed isolated sections in the past, we are now reviewing the entire District. In just one section, they spent over two hours and identified numerous segments needing attention. In short, these types of services will need to see increased funding.

Mr. Quiroz: Speaking of irrigation that's the one contract that we did not ask for an increase, we're spreading the 4% throughout the other contracts but, we are aware that there's a lot of spending on the irrigation so we put that to the side to just wait on that.

Mr. Pelaez: So, I'm ok with it, I understand it's been a few years and things are going up in price but, it sounds reasonable.

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

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Mr. Quiroz: Thank you, and like I said, we've been here, we've been partners for a few years already and we're happy to be here.

Mr. Pelaez: And this would be for October 1st, right which starts the new fiscal year.

Ms. Duque: Yes, that is correct, we are in the middle of the fiscal year, so any adjustment would need to be considered as part of the budget process in Octobe.r

Mr. Quiroz: Ok.

Mr. Pelaez: So, you know how our budget and our year works so we can't do it right now.

Ms. Duque: Right, and while the proposal references February 2026, it is important to remember that this is only a proposal and that the formal agreement will be drafted by the District Attorney. It is ultimately up to the Board: if you would like me to go back to the accountant and explore implementing this prior to October, I can review whether the funds are available. I would do so only at the Board's direction

Mr. Pelaez: I mean I'm ok with the increase, we've done it the same way with all vendors that come in the middle of an agreement and looking for an increase, so we have this annual agreement in our budget, it's designed for that, so my is just to stay consistent with that like we've done with everybody.

Ms. Duque: I will take direction from the Board, you let me know how you want to do it.

Mr. Pelaez: That's my opinion.

Ms. Calero: Well, I mean if that's kind of our practice and other prices will be increasing as well, you just mentioned it, then we need to be consistent as well with all of our vendors.

Ms. Duque: Okay, so I understand I now have direction from the Board to authorize the 4% increase with BrightView and to authorize District staff to draft the corresponding amendment to the agreement effective October 1, 2026.

> On MOTION by Mr. Pelaez seconded by Ms. Calero with all in favor, accepting the 4% increase from BrightView Landscaping effective October 1, 2026 and authorizing District staff to draft the amendment was approved.

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Ms. Duque: Okay, I don't have anything further. Are there any additional questions or concerns from the Board? We may need to begin discussing the budget at our next meeting in March and propose it in April.

FIFTH ORDER OF BUSINESS Financial Reports

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

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

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

SIXTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests? Not hearing any, there is no audience present today and there is no audience joining us over the phone, so no audience comments.

SEVENTH ORDER OF BUSINESS Adjournment

Ms. Duque: A motion to adjourn will take place.

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

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Secretary / Assistant Secretary

Signed by:
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Chairman / Vice Chairman

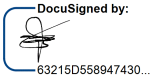
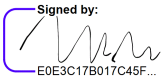
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Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	3/30/2026 6:17:48 AM

Payment Events	Status	Timestamps