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, June 10, 2025, at 6:30 p.m., at 23770 SW 115th Avenue, Miami, Florida.

Present and constituting a quorum were:

Mauricio Pelaez	Chairman
Julie Varela-Medina	Vice Chairman
Shirley Mendez	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Scott Cochran	District Counsel
Gabriella Fernandez	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Anelis Esquijarosa	KWPM
Jennifer Mendoza	HOA Property Manager
Wendell (Chic) Chandler	Chandler Contractors

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 May 13, 2025 Meeting

Ms. Duque: The next item is the approval of the minutes of the May 13, 2025, meeting. This is the moment to present any additions, corrections, or deletions to those. If there is none, a motion to approve them will take place.

> On MOTION by Ms. Varela-Medina, seconded by Ms. Mendez, with all in favor, the Minutes of the May 13, 2025, Meeting were approved.

THIRD ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Ms. Duque: The next item is the public hearing to adopt the fiscal year 2026 budget, so I request a motion from the Board to open the public hearing for the adoption of the fiscal year 2026 budget.

> On MOTION by Ms. Varela-Medina, seconded by Ms. Mendez, with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2025-08 Annual Appropriation Resolution

Ms. Duque: As a reminder, the proposed budget was reviewed and discussed during our meeting on April 8, 2025. At this time, I would like to invite any public comments or discussion regarding the budget, and I want to indicate that no one from the public is present today. Let's move forward then to resolution #2025-08, which is the annual appropriation resolution. This resolution will formally establish the proposed budget as the District's adopted budget, and so I will request a motion to adopt resolution #2025-08.

> On MOTION by Mr. Pelaez, seconded by Ms. Varela-Medina, with all in favor, Resolution #2025-08, the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2025-09 Levy of Non-Ad Valorem Assessments

Ms. Duque: Following that is resolution #2025-09, which authorizes the District to levy assessments on the Miami-Dade County tax bill, so I will also request a motion to adopt resolution #2025-09.

> On MOTION by Ms. Mendez, seconded by Mr. Pelaez, with all in favor, Resolution #2025-09 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Duque: Finally, I ask for a motion to close the public hearing.

> On MOTION by Ms. Varela-Medina, seconded by Ms. Mendez, with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

Mr. Cochran: Yes, I don't have anything specific to report today. there might be some discussion that comes up in the field report, but nothing specific as part of the attorney's report today but if you have any questions, I'd be happy to take those.

Ms. Duque: Thank you so much, Scott.

Mr. Cochran: Also, let me introduce, this Gabriella Fernandez from our office, she just joined recently, so she's making the rounds with us, going to the meetings and stuff. You'll still be seeing me around but I just wanted her to get to know the managers and the Boards, and show her what we do, so welcome.

Ms. Fernandez: Thank you.

Mr. Cochran: And I know Juliana sent the email out at the last meeting with the link to the Form 1s and the ethics training, so she'll have that report later, too I see.

Ms. Duque: Gabriella, welcome. I'm looking forward to working with you.

Ms. Fernandez: Thank you guys so much.

B. Engineer – Update on Residents' Requests

Ms. Duque: Let's move on to the engineer's report for updates on resident requests. Jesus will cover these quickly, but before we begin, Mauricio, please refer to tab B in your book. There are two requests we received, one from your HOA and another from an individual resident. The District engineer visited both locations. The first area involves the use of a common area between a single-family home and townhomes, specifically at 23911 SW 114th Place. This is a designated common area, so District members have the right to access it. However, there have been concerns about trespassing when individuals enter private property from this area. The District engineer recommended that a fence could be installed to address this issue. The question is who should be responsible for the

installation. Depending on your HOA's bylaws, the fence could be installed either by the homeowner or the HOA, pending their approval. Alternatively, the resident could install the fence, and the CDD would enter into an easement agreement with that resident for installation and ongoing maintenance. The CDD could also take responsibility for both installation and maintenance. My main concern is the use of public funds for what may be considered a private benefit. While it is possible for the CDD to handle this, my recommendation is for the resident to install the fence and enter into an easement agreement with the CDD, similar to what we've done in the past when residents have installed landscaping or other improvements on CDD property. Ultimately, it's up to the Board to decide. The Board may also want to consult with the HOA for further direction. I'll now turn it over to Jesus to update the Board on the proposal received from the District.

Mr. Pelaez: So, I think we should install a fence on the CDD to divide the CDD and the HOA homeowner's side, and I think the homeowner should pay for it, and I think we should have an agreement that they're paying for it, and we'll maintain it, that's my thought.

Ms. Varela-Medina: The CDD will maintain it?

Mr. Pelaez: Yes.

Ms. Duque: So, the CDD will maintain it, or will the resident maintain it?

Mr. Pelaez: Well, they have to pay for any maintenance that we have to do, but if it's on the CDD side, I think we should have an agreement where we're responsible, not responsible, but whatever we fix, they have to pay for it, the fixing of the fence.

Ms. Duque: However, he will be responsible for installing the fence, covering the cost of installation, and handling any future repairs or removal.

Ms. Mendez: I have a question, is the request to just draw a fence following the red line, or is it going past the wall of the house?

Mr. Lorenzo: Correct.

Ms. Mendez: So, it's basically from the fence to the palm tree, just as we see it?

Mr. Lorenzo: Yes.

Ms. Mendez: Ok, so it attaches to the end of the house?

Mr. Lorenzo: From one fence to the other fence.

Ms. Mendez: Ok.

Mr. Pelaez: Their fence ends here.

Ms. Mendez: Oh, I see the fence, I'm sorry.

Mr. Pelaez: It's almost going to butt up to their fence on the side over here.

Ms. Mendez: I see, ok, I'm sorry, I missed that fence, it blended in with the fence of the townhouse, so ok, I see the fence, so from post to post.

Mr. Lorenzo: Correct.

Ms. Mendez: Ok.

Ms. Varela-Medina: And how long is that? Was that 20'?

Mr. Lorenzo: 20' yes.

Mr. Pelaez: It's just dividing between the homeowner's side and the CDD side, there's still full access all that on the CDD side, the grass can still be cut through there, so we're not dividing anything that's going to affect BrightView working in there and all that, there will just be a separation between that CDD area and the homeowner's side.

Ms. Varela-Medina: So, to recap, you want the CDD to put it there and have the homeowner pay for it?

Mr. Pelaez: I don't care who puts it up, they're going to pay for it, however you guys work it work or whoever is going to physically hire who, or how that works, you guys can figure that out, but essentially the homeowner needs to pay for it. So, if you're coordinating it and we put it on, it's going to be on the CDD side, or whatever, but as long as the homeowner is paying for it.

Ms. Varela-Medina: So, basically we're approving the placement but, they're going to take the financial cost, and moving forward when you said, in regards to maintenance, that we are going to chose the maintenance or is it that, hey the post is lose you have to take care of it, that's in our agreement.

Mr. Lorenzo: And this is how much it's going to cost, from my understanding.

Ms. Varela-Medina: Right.

Mr. Pelaez: Yes, and what I don't want is the homeowner, we tell them yes, and they come and put a board in there, and it looks bad, and then we're going back and forth. I just want to make sure if there is any cost involved that they have to take care of it, and I'm not saying that they're not responsible, but the responsible party takes care of keeping it in the same manner that it looks like when it was installed because their repair might not look good and then we're going to go back and forth with pictures and all.

Mr. Lorenzo: That and it's installed are on CDD property.

Mr. Pelaez: Exactly, so as long as they're clear that they're just going to have to pay for anything.

Ms. Mendez: Because our standard because our standard of what the appearance should be to their standard may be different, so we may say, hey you need to replace this and in their opinion, no it looks great, but that's not what we agreed to, so I guess that would just be the one thing, we want to make sure they understand that the expectations are held by the CDD Board.

Mr. Lorenzo: Yes.

Mr. Cochran: Yes, so typically what we would do in a situation like this, and I think we may have even done it here for some of the other situations like Juliana mentioned, is we do like a revocable license agreement. So, it basically gives the homeowner a license to put this fence up on District property, otherwise they wouldn't normally be allowed to do that but, they need permission to do it on our property so that's what the license grants them but, it's revocable so the District can revoke it under pretty much any circumstances but, what the agreement typically does is it provides that the homeowner will pay for it, they'll pay for the maintenance of it, if they are not doing that, if they're not maintaining it properly, and it's usually at the District's sole discretion is kind of the way we put it, if they're not maintaining it properly or if it causes problems or whatever, the District has options it can either take over the maintenance and bill the homeowner for it, or remove it, so it gives the District the options so, it's just giving them that license to put that there, and they're responsible for funding it, both the installation and the maintenance and the District has the power to remove it or initiate maintenance if they're not doing a good job on it.

Mr. Pelaez: I think that's perfect.

Ms. Varela-Medina: Ok.

Mr. Pelaez: So, we're just figuring out who is doing what on all that stuff.

Ms. Duque: And anything that needs to be done will need to be done by the resident.

Mr. Pelaez: Right.

Ms. Duque: For example, if a permit is required, that and any other necessary steps will be outlined in the agreement, and the resident will be responsible for complying with all such requirements.

Mr. Pelaez: Right.

Mr. Cochran: And I should mention too because the engineer mentioned from what it sounded like was being proposed, he didn't think there would be any adverse items because that was the first thing that Juliana asked is, would this affect our ability to maintain the common area, would it affect drainage or anything like that, and he said no, it's just a fence and it's not going to render anything impermeable so it still allows the drainage and the maintenance of the common area.

Mr. Pelaez: So, I think we're clear.

Ms. Duque: Yes, based on the Board's direction, I don't believe a formal motion is necessary since the District isn't taking any specific action at this time. We'll follow up with the resident and also report back to the HOA. If the resident decides not to move forward, we'll address it as needed, but for now, we have clear direction from the Board and will proceed accordingly.

Mr. Cochran: So, for the time being, don't prepare one, we'll wait.

Ms. Duque: Yes, please wait until we've communicated with them. We'll update you, Scott, once we know more, as the resident may be expecting action from either the HOA or the CDD.

Mr. Cochran: Right, ok.

Mr. Pelaez: So, if they agree, then you'll work on the agreement, let's say before the next meeting or whenever you have time, we don't have to come back to the meeting and say we're going to agree.

Ms. Duque: No, the direction was already given, Mauricio.

Mr. Pelaez: Ok.

Ms. Duque: It's just a matter of the resident saying, Yes I agree with that, and moving forward with it.

Mr. Pelaez: Ok.

Ms. Duque: We'll address the second request during the field manager's report. Chic is here with us today, so if the Board agrees, before we proceed with the club manager and field reports, we'd like to allow Chic to introduce some items to the Board of Supervisors.

Mr. Pelaez: Yes, please.

Mr. Chandler: Ok, so I guess we're talking about the kiddie pool and the big pool. We'll start with the little one first, so a lot of the pavers and the bullnosing and stuff have

gotten loose and we've been kind of putting it off for a while because of all the other budgeting and stuff as far as the pavers go. So, it got to the point where we're going to have to do something, not now but soon.

Ms. Varela-Medina: Actually, I saw some at the kiddie pool, and then there's some here too for the big pool.

Mr. Chandler: So, if you turn to page 1, the highlighted areas, and this is the kiddy pool, and the big orange area is to the west, so there's a lot of pavers that are sinking and the it's causing puddling and ponding and all along the edge there's a bullnose and there's a lip, and you'll see the pictures. So, they're not even with the top of it, but I also discovered that most of the bullnose that goes around the kiddie pool and the main pool are loose, and once again, I'll show you the pictures. So, if you look at the next page, that is the bullnose I'm talking about, at the corner that Jennifer discovered was lose, and a lot of them are hollow but, this one on the corner was lose and we had to take it up, and we have to reset it and put it back in place for now, just to keep the pool open for the kids. There's a before and after picture on that one, and if you look at the next page, and it's kind of hard to see with the shadows but, the bullnose pushed away from the tiles and there was a gap all along that edge, so we took a handful of the tiles and we put them back and most of this was done today to get the kiddy splash back up and going. If you go to the next page, we will have finished it and put it back in place. Now, if you go to the front page, and we'll go over some of the numbers, most of the coping is loose, so if you tap on it, and we've been repairing this for a while now, it's hollow.

Mr. Pelaez: And lose is a little bit different than hollow.

Mr. Chandler: Correct, it's hollow underneath.

Mr. Pelaez: You fixed the loose ones; you want to fix the hollow ones.

Mr. Chandler: Correct, we took ones out that were lose so they pulled away, the hollow ones now, they're going to have to be reattached, so we're going to have to pick every one of them up and we're going to have to have to wipe them clean, and then put them all back in place. Once we put them all back in place, we're going to have to re-grout them and then we're going to have to, and if you look once again at the second page the bright orange ones are the bullnose but, we're going to have to go about 2' all around the pool to raise all the pavers to meet the bullnose because the bullnose is down, so the

bullnose is high but the tiles are down, so it's not terrible but it's a toe stubber for the kids, so that's the proposal for the kiddy pool.

Ms. Varela-Medina: And when would you be doing that?

Mr. Chandler: Well, we're looking at January 1st is what I'm proposing.

Ms. Varela-Medina: Ok.

Mr. Chandler: And that's why I wanted to take care of anything that was an issue now right away, and that way I can take pictures and you'll see, especially on the next one, these pictures you really couldn't tell, to get it to where the kids can use it because we really don't want to shut it down for the summer, and it's really hot, and once we start tearing this thing apart, and it's going to take a while, especially with the big pool, and if we get rain, I mean would could get washed out, and it could be a mess. So, between now and then, right now you're in good shape, I mean what we did yesterday and today, we're in pretty good shape as far as being safe.

Ms. Duque: Ok, so before you continue, Chic, and if the Board is in agreement, I'll need a motion to approve the repairs to the kiddie pool paver deck and coping for a total of $8,000. This motion would also authorize District staff to draft the necessary agreement. The work is scheduled to begin on January 1, 2026. Chic, I understand you may require a deposit in advance to order materials, so we'll coordinate with you on that. Is there a motion from the Board?

> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, accepting the proposal from Chandler Construction to repair the kiddy pool paver deck and coping for a total amount of $8,000, with a deposit to be determined for work to commence on January 1, 2026 and also authorizing staff to prepare an agreement was approved.

Mr. Chandler: Also, I would add to that, as you remember when we did the clubhouse and did all this, and you did the kiddy splash, instead of spending $180,000 for the kiddy splash, we painted it, and it's held up well, it was a good choice. So, it held up well, but 3 years later, where the connections are it's starting to get where the other rust spots were, it's starting to get a little bit of rusting, and I highly recommend when we're

shutting down and doing that, to take care of that also in January. So, let's get the rust spots, and if there's other areas, and we'll address it when we look at it but, a few of the poles are a little bit bad, and without reinventing the wheel, just maybe dress it up a little bit and take care of anything because it would be nice to get another 3 years out of it.

Ms. Varela-Medina: I agree.

Mr. Chandler: I mean, you may paint it now, and I think we'll be ok for a while because that's expensive to replace. So, we'll do that, anything else that we might run into for that area, and I know Jennifer, we talked about the playground touchups, so if we're painting there and we're doing all that, we might want to consider doing all of that also.

Ms. Mendez: So, you'll give us numbers for that.

Mr. Chandler: Yes, ok. Next is the big pool, so the main pool, if we hold it like this, and we have the spa on to the left, the orange is the coping around the entire pool, and we'll go on and I'll show you pictures of what's been repaired on that today and yesterday. The highlighted yellow areas, anything that's tight to the orange it's only coming out about 2', these other areas you'll see it's like 80' by 10' out, most of it we had to go about 10' out where there's like a pond, and you'll see that in the pictures. So, if you look at the bullnose on the first page, we removed the bullnose, which was all hollow and a little bit loose and we had to protect it for the last week, nobody was around it, so this all had to be taken out. If you look at the second page, you can see where we picked it up and got it out of the way, and it came up in chunks, big sections of it. You go to the next page, the reason why it was coming up, there's no cement under these things, Lennar, I don't know how but, there's no cement, it's like maybe a quarter of an inch, it's amazing, that's why I circled it, so that's the reason why it became hollow in all of them. Now, there's a few areas that aren't hollow yet but it's just a matter of time so, unfortunately, we're going to have to take them all up one by one, and we're going to have to grind all the cement off them, somewhere around the property, we'll set up an area and then clean them up and then put them all back in place.

Ms. Varela-Medina: And that will be all in January?

Mr. Chandler: Yes, and obviously we put them back in place today, so we could open up that section of the pool. If you go to the next page, the areas that I highlighted with the yellow, you can see, and I don't know if you guys can see that, but that's an aluminum beam and the ground is 2" below, so it's holding 2" of water, and it evaporates

and it dissipates, so it doesn't stay there for a long time, maybe a half a day or whatever, and this has been going on but, at this point I think since you brought it to my attention that maybe we ought to tackle it. If you look at the next page, you have a better view of what it looks like, and these are all around the pool. You can see the beam up against the pool, and then you see it, that beam I think is about 16' long, so we want to bring it from point A to point B level. So, all of those pavers have to come up in those area, all of them have to come up, we have truck in fill and sand, we're going to compact it and then place them all back. Now, in the event that we have broken pavers, which we might end up with, we came up with an idea to be able to pull some of the pavers from the pool equipment rooms, and then put different pavers in there, so they match because you'll never match the tiles, so we'll be able to pull some from different locations and use them, and we'll go that route. This is an area that was done here, this is the ladder, these are really low. Now, I'm assuming we don't have to pool leak, and I'm hoping we don't have any plumbing leaks or anything like that, and I don't think we do but, I just want to bring it to your attention, it's settled, and then 10 or 12 years later, or whatever it is, natural settling, but there were a couple of areas, I just wanted to let you know that I discovered that weren't even that bad 2 or 3 weeks ago, and if you look at the one picture that says sinking tiles, you can see those sinking pavers, you can see that edge.

Ms. Varela-Medina: Which area sunk?

Mr. Chandler: Well, that was that side but we took care of it today but, Jennifer, you see that, I don't remember seeing that 2 or 3 weeks ago, not like that.

Mr. Pelaez: I mean I don't think it hurts anyway from now until then to get the company in with the cameras again and just run through the pipes and see to make sure there's no leak or pressure test for a leak, get a specialist on pools, just to make sure.

Mr. Chandler: Well, I think the best time to do it is when we're digging it out, when we already have the pavers there, that way we can check it, we already dug it out. I mean, yes, we did a test on it when we did the diamond bright.

Mr. Pelaez: Right.

Mr. Chandler: I don't think that's what the problem is, I really don't.

Ms. Duque: We will be able to see any changes on the water bill, too.

Mr. Chandler: No, we won't because of the automatic filler, we have an automatic filler so you'll never tell and the pool is so big, I mean it would take a tremendous leak for

you to even consider seeing it moving, this thing is so big, that's a tough one. I don't think it's a problem but, I just wanted to bring it to your attention now. When we get into this, you might want to reconsider, we have time, I'm not going to do anything now anyway.

Mr. Pelaez: And you'll see signs of wet areas.

Mr. Chandler: Correct, exactly, in other words we have between now and then to really kind of monitor this thing a little bit but, that was the area that was this morning. You see it now but guaranteed, if we saw it 2 weeks ago we would have had it coned off, we would have had the cones down. If you look at the last page, where you can see most of it, all the way around a lot of this pool deck the coping is higher, you see it here, so when I take off the coping and now I'm going to put cement on it, it's even going to be higher, we're going to raise it another quarter of an inch and that's why I'm saying, we're going to have to bite the bullet and take all of these things off, and raise it, and shutting down the pool. There's another thing too, to grout this, we're going to get mud in the pool, so we want to drain the water far enough to that edge and work off the edge.

Ms. Duque: Chic and Jennifer, just to clarify, permits are generally required when making repairs to public or commercial pools, especially if it's a public facility. Coping repairs can be considered structural modifications, so we need to confirm whether permits are required from Miami-Dade County. If so, we'll make sure to handle that accordingly.

Mr. Chandler: Ok.

Mr. Pelaez: Sounds good.

Ms. Mendoza: I would think so.

Ms. Duque: Ok, so are there any questions from the Board regarding this item? If not, I'll need a motion to approve the main pool paver deck and coping repairs for a total of $25,000, with the same terms as the previous motion. The work is scheduled for January, and District staff will prepare the agreement. If a deposit is required for Chic, we'll provide updates to the Board as needed. Is there a motion?

> On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, accepting the proposal from Chandler Construction to repair the main pool paver deck and coping for a total amount of $25,000, with a deposit to be determined for work to commence on January 1, 2026 and also authorizing staff to prepare an agreement was approved.

Ms. Duque: Chic, thank you so much, I really appreciate it.

Mr. Chandler: Thank you.

C. Club - Monthly Report

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

Ms. Mendoza: Yes, ok, so for this month's monthly report, I did go ahead and include the hurricane procedure manual, now that we started the hurricane season. So, basically it just outlines the operations of the clubhouse, it is also a manual that is done in combination with the association, so that's why you see several documents that discusses HOA or clubhouse but, again, the manual basically just outlines the roles and responsibilities that each staff member has when it comes to doing any type of preparations, whether it's the clubhouse or the community in general. It also talks about certain timeframes for certain actions, explanations on whether if we're getting a tropical storm or a hurricane, so it also provides the staff letters that we would send off, the communication off to the residents when it comes to keeping them up to date whether the pool will un-accessible for a certain timeframe, or how to prepare for any incoming storms, and that's just the hurricane letter, that's something that we have here available, and that's something that we have printed up here and I have it in the office, so in the case of a storm we're able to access it right away rather than having it online, so if we don't have access to power or the online system we're able to have it and be able to follow those procedures.

Ms. Duque: Jennifer, when we discussed the hurricane preparedness manual for the clubhouse, I mentioned the importance of including multiple evacuation routes, such as exits and options for taking the Turnpike north and south. Did you include those details in the manual?

Ms. Mendoza: That's not included in that one because what I have there is just he generic format that we do as a company, but that's something that I can go ahead and I will add.

Ms. Duque: Ok, so add it and print it out so you have it here at the front desk.

Ms. Mendoza: Ok.

Ms. Duque: So, it's helpful to have this information readily available in case the HOA needs to send an email blast to the community. It's important because during

emergencies, phone lines may be down or overloaded, so having alternative ways to communicate ensures residents stay informed.

Ms. Mendoza: Ok, so we'll have that included. Then from that, I'll just move on to the general club report, which we do every month, we talk about the day to day operations. So, basically, for this past month, we did some repairs throughout the clubhouse, we went ahead and updated the basketball pads that cover up the poles. We're pending the installation of the backboard that got approved a few meetings back; we finally got it delivered, and the installation should be completed by tomorrow. Other than that, we also did a few repairs to the gym equipment, and then, we went ahead and repaired some decorative stones that were missing from the entrance, right there by the front door so we can go ahead and get that done. As far as the contracted preventative maintenance, the gym, that preventative maintenance has been done every quarter, as well as the A/C and the pest control which gets done on a monthly basis, together with the pool service, that does get done on a weekly basis. With that, I would like to go ahead and just discuss an item. I got 2 different proposals, the first one, I wanted to discuss the Ideal Tech Solution proposal, which is this one. So, this proposal is basically to conduct repairs and services in regards to the Galaxy System, which is the access control system for the FOB, the FOB access to the clubhouse, and the doors so right now our server has gone down, so we are in need of replacing that server. So, basically the proposal that you see here from Ideal Tech Solution which is $4,488.46, it's to provide an annual access control server, which at the same time will be reprogrammed with the Galaxy System, and also it does require that we have a renewal of the Galaxy software, as well as all the service will be include setting up the new Galaxy server, importing any existing data based that we have so latest information that we have from the time that it went down. Also something else, it does include in here is they're able to do a KW integration with our Quick System so Quick is a software that we use for resident information. we do that as the back end of a KW application where you input all the residents' information, phone numbers, and emails. So, basically this integration from Galaxy and Quick would allow you to basically only have to put in the information once, avoiding any type of human error where you copy and paste a name from one database to another, and sometimes there can be an error in information input. Again, it will be a timesaver as well, it's very helpful to like have friends input their information, there's tenants on the property and their lease has expired, it basically goes

based on the information that we have on Quick, so it would automatically deactivate the key FOB or the tenant had renewed their lease, so go ahead and reactivate the key FOB. So, with this it also will provide us with Ideal Tech Solution, they will provide us a maintenance plan with the company which will give us online support or in person support if we ever have any type of issues, the service. Also, they will do Cloud backup to the account or to the integration that had been done when it comes to the FOB access, and I'm not sure if you guys have any questions. So, they will provide basically their going to do a Cloud backup, so that's something they will do offsite, so the company will go ahead and have access to our database and they explained to us like on a daily basis they do backups, so if anything, if the system was to ever go down we will be able to go ahead and do Cloud, and all of this will be safe to the Cloud. So, this is what is part of the additional cost which would be $135 per month because of this additional services that they will provide.

Ms. Mendez: Jennifer, I have a question, on the second page it's says additional cost of $1,350, that is in addition to the $4,720 or included?

Ms. Duque: Yes, when I read it says, integration of digital watchdog spectrum, which I think there are additional items that you can include, like the $4,488, which is the amount with a discount, it will be the $1,340, right, Jennifer?

Ms. Mendoza: Correct, yes that's an additional service if we want to include, which the digital watchdog is the camera system that we use, so basically what they explain is that to have an integration with Galaxy where, we'll program it in the system where if there's a camera, if it happens to have a camera where there's a FOB, and the resident swipes the FOB and if we ever need to go back on the camera system we can go back to the doors or the web itself and it will show exactly where they scanned the key FOB with a designated picture for the camera, instead of us having to kind of work from two different items, going to look at the camera, look at the time the resident swiped the FOB in here, and then backing up on the camera, to make sure we can find it, so this is just if we ever need to go ahead identify someone when they scanned their FOB.

Ms. Mendez: And this is basically a system, do residents have to replace the current FOB that they have?

Ms. Mendoza: No, they won't have to replace it, so Galaxy is the current access control system that we use.

Ms. Mendez: We expire them basically.

Ms. Mendoza: Yes, we expire and this is a company that is well knowledgeable and Galaxy works in other KW properties also with the same system, so this is a company that ware able to located to help us out with maintaining the system or if there are any questions in the service calls or anything they will be the company that we can call.

Mr. Pelaez: So, it's the computer in the club that holds all the access control, that one went bad, so the first part is replacing that, and in her reviews of replacing it we can better it by integrating the access control with the homeowner's HOA information, let's just say, so that's going to integrate and then the Cloud base would be just a backup because if that server went down, like right now when that server went bad, all that information is there so luckily they were able to get a mirror of the hard drive and luckily was able to save all our information but, if we lose all of that, then all the information on all those key FOBs and everything is gone if you don't have like this backup, so that's part of this Cloud backup that it's not only just on that little hard drive that's right there, so it's only the key FOB number and that type of stuff that's on there, all the software on it stays and would need to be reinstalled on a new server and all that information would be Cloud based as well.

Ms. Mendez: Ok.

Mr. Pelaez: And right now this was, we talked about the spectrum as well, but that's down the line if we need it, I don't think we need to get that deep into this until we make sure that this all works, we can always add that on to part of everything that it does which would be included in the server, you just have to pay for that integration but, baby steps to make sure that you guys are happy with it and that the integration works out good with the Quick system.

Ms. Mendoza: Yes.

Ms. Duque: Jennifer, just for clarity, is that total with the discount, which is $4,488.46, and that amount includes the $135 per month for the maintenance?

Ms. Mendoza: It does not, the $135 per month will be an additional cost that we pay them.

Mr. Pelaez: Once you pay the $4,440, then you start paying $135 per monthly which includes the maintenance, the Cloud, and the licensing annual fee in that $135 but, the $4,400 includes the new server, and the integration process with Quick, and we were

clear there's no agreement, I mean we're going to have our own but, there's no annual agreement. If we decided to stop the $135, then the system essentially goes back to the way we have it now and we would just have to pay the $400 for the annual license but, we can basically stop it and it's not going to affect the system which is now that we would have to replace anything, so it will just go back to the way it was.

Ms. Mendoza: Ok. At that moment if we needed to, we could just find another company that can service us.

Mr. Pelaez: Or they can still service it if we just say we don't like this integration, it doesn't work good then they can still service it if we wanted to but, we just don't want to have to pay the fee.

Ms. Duque: Question, and I think this is more clear cut, if the Board moves forward, let's say they don't move forward with the maintenance agreement, but just the renewal of software, which is the $4,488, do we need an agreement for that and my concern is relating more to the use of all of that information data, including all of that in a Cloud, they're going to have access to it. Even if we just do this, they're still going to have access to that Cloud, right?

Mr. Pelaez: Well, if we do the Cloud backup, so if we don't do the monthly, then we wouldn't do the $4,488 because that includes the new server and the integration, so if we don't do that monthly then we wouldn't do the other thing because we wouldn't integrate with anything.

Ms. Duque: Got it, ok.

Mr. Pelaez: Then we would just do a server only.

Ms. Duque: And t's ultimately the Board's decision, but I don't see why we wouldn't want to have an agreement with them, even if that's all we do.

Mr. Pelaez: No, I think we want an agreement, yes definitely we should have an agreement, where it's going to be monthly, we can cancel, all the same stuff that we do especially there's information and all that stuff, make sure we're covered with all that and what we're paying monthly, I think we should, if we're doing that monthly fee, if we're just doing like a new server or something like that, that's just maintenance but, if we're going with this additional monthly cost, we should.

Ms. Mendoza: I think it was just one of the comments that we had because like basically in their package they had wording in regards to like, renewal that it would be automatically renewed.

Mr. Pelaez: That was under the initial quote and we told them that was out.

Ms. Mendoza: Yes, under initial quote where we told them that was out.

Mr. Pelaez: And we clearly told them, we have to get the Board approval here, we don't sign agreements, we don't sign any of that, so he stripped all that out of there but, just to be clear, I think we should have one of Scott's agreements if possible for the services that they're providing.

Mr. Cochran: Yes, we can do one and probably add some stuff that's not in the standard just because we're dealing with data things.

Mr. Pelaez: And then I guess just clear this up also, maybe be clear on this $1,340 because if somebody sees it like when they just brought it up now, hey that additional cost, when does that come in so that whole integration, I think this should be strictly, the watchdog should be, to get a separate quote down the line, and this should just be cleaned up just for really what we're doing and what we're getting so it can be attached as an addendum or whatever and not any of this other language of cameras stuff but, definitely I like the idea, the biggest is the integration with the Quick.

Ms. Mendoza: Yes, and I mean from that we need to be able to have access control, whether it's integration, I like the access control to be able to go ahead and monitor any entries, it's just very important.

Ms. Duque: So, what is going to be the direction of the Board, you just want to do the one-time integration or you just want to do the service agreement and maintenance agreement?

Mr. Pelaez: I think we should do the integration, I think we should do the monthly, and then I think after it's in place I think you guys should come back and report to the Board and say, hey this is really good, or this doesn't make sense but, if it's making life a lot easier this integration, when you're inputting the new residents and all the stuff, if it's great then we continue, and if it's not then we can just cancel it but, I think we need to give it shot with the integration, that's my thought.

Ms. Mendez: With the integration without the extra service of the camera.

Mr. Pelaez: Yes, without the camera service for right now, yes, I think we can decide how great the integration is and see if we want to take it further with the cameras later on, it makes sense but I think it's just a lot at the start for them to do, I think it can wait.

Ms. Mendoza: Yes, that needs to wait, we don't need that but, I'll get that confirmation and wait for them to give us an updated one, specifically if we're going to have Scott draft an agreement, then we can have the clean version of this.

Ms. Mendez: And then I guess just to verify that, if and when we decide to move forward with the additional service would we retain the price off here, you know sometimes they offer you a value because you're getting a big package then when you break it up, now you're not longer getting that introduction quote, so that would be a big thing, since we're only getting that integration now and leaving the other cost of $1,340 if like in a month or two, later on, we want to get it, will we still keep that same rate or are they going to bump it up because then that would be something to consider. If it's a few dollars, I think we could discuss but, if it's significant we may want to come back.

Mr. Pelaez: Yes, they definitely said that we could do that after but, I also think, I agree with what you're saying is I think we should include it in, and maybe have a separate quote, hey if you guys do this, I'm going to honor the price, the monthly is not going to go up and all of that, just so we have something in writing.

Ms. Mendoza: Ok.

Mr. Pelaez: But at least he mentioned it but, definitely get it in writing because he'll forget.

Ms. Mendoza: I'll get in contact with him.

Ms. Duque: Ok, so I guess at this moment, it feels like the Board would like to move forward with the integration system, as well as the additional cost for the Galaxy maintenance so that would be, the total cost for the update software and the integration system is $4,488.46, the additional Galaxy maintenance monthly cost of $135, and that would be an annual cost of $1,620 for a total of $6,108.46. If the Board agrees, I will need a motion to move forward and also authorize District staff to draft the agreement.

Mr. Pelaez: So, I'd also like to see how you guys work that out because I know it will take Scott a little bit of time to make it and review it but, we can't be without the server for that long, it could take 30 days for this whole process by the time you make it,

everybody signs it and all of that, so maybe we can work something out where we can at least get the server up and running or if you can separate the server out of here and then maybe just integration because we need to have the server already in my opinion.

Ms. Mendoza: So, when I spoke to the manager for Ideal Tech he mentioned that in order for him to be able to, he has the server in stock but, for him to be able to renew all the licenses and everything there needs to be an agreement or something signed between the client and the company because he needs to provide that over to Galaxy to be able to be the licensed partner to be able to go ahead and manage the Galaxy software. So, I'm not sure if that's the question you were asking.

Mr. Pelaez: So, what I'm saying is; right now if we did the server only, let's say we did none of this integration, the server only is $1,300 and change, let's say $1,500 is what the server only is, let's say we did none of this, he can still put the server in, he can still do license, he can manage it and all of that.

Ms. Mendoza: What he mentioned was he cannot buy out the licensing if there's no agreement between the client, between the clubhouse and his company. So, he's not able to work on our behalf, or purchase the licensing on our behalf because there's no agreement.

Mr. Pelaez: The $400 license?

Ms. Mendoza: The Galaxy license, yes, correct.

Mr. Pelaez: So, the $400 license.

Ms. Mendoza: Correct, the renewal and everything, so he cannot do that.

Mr. Pelaez: Ok, so let's just say we weren't going to do any of this, we just need a new server, how do we proceed because he said he could do the new server if we don't want all this, we can buy a license.

Ms. Mendoza: You could buy a license at a higher cost, like I think it's over $1,000, I think it's like $1,200 or something like the licensing alone but, if it's part of an agreement with an authorized vendor of Galaxy then that's why it's at a cheaper cost.

Mr. Pelaez: Alright, I guess you guys need to figure out how you can get the server in sooner than 30 days, or I don't know how long Scott would take but, I believe we're stuck right now and we need to have that.

Mr. Mendoza: I spoke to him and I asked him, he has a server in his office.

Mr. Pelaez: Or maybe with like a verbal, like hey we can get you a new server, a least something started, I'm sure he can get the server in while we work on the agreements, and the approvals, we could pay for the server if we need to, I don't think he needs the license tomorrow, I'm sure he can get started and then we can do this stuff, or you stay a month without the server and then you guys deal with it.

Ms. Mendoza: No, we have to have the server, yes. I mean, I can send him an email and advise him of tonight's conversation, tonight's decision was this and the District is working on preparing an agreement, but, there was a motion to move forward.

Ms. Duque: I mean, Scott turns those agreements around fast.

Mr. Cochran: Right, I don't think it will take that long, it might take a little bit longer than usual just because of the data stuff might include some additional provisions but, the time would really be like sometimes I don't know, and I'm not familiar with this particular vendor but, sometimes when the vendors get our contracts, they get a little overwhelmed because they're not used to dealing with government entities that have a lot of the additional provisions and protections in there, so sometimes they want to have a lawyer review it or their legal people review it, and sometimes that delays, like if they want a back and forth about certain terms, that's what could create the additional time, the turnaround on our end would be pretty quickly, it would just be how receptive they are to receiving it and signing it but, I think, to the point, if we're just and I don't know logistically how you could work it out but, if you're just talking about purchasing a new server, having them install it, and then paying for the annual license for the software, I don't think we need an agreement for that but, I would say I don't think we need something that we would prepare for that, it' just fine, it's like a normal purchase kind of a thing. I think it's really more maintenance stuff where they would have access to the data, like I think that's more of what would suggest a need for more extensive agreement. So, if they, and I don't know if there would be a way for them to just do like a revised proposal that just has that stuff on there, and even if they want to reduce the price, and we pay the rest of it as part of a separate agreement that has the more beefy stuff so that you guys could get at least the server installed right away and pay for the license but, instead of paying an increased amount for the license, you indicate, hey we're just working on the agreement for the rest of it, or however they want to split the cost or whatever, so that could be a way to do it more quickly is what I'm saying.

Mr. Pelaez: But from the conversation I believe that the license is $401.63, and I think if we didn't do any of this, we could do the server, and a $400 license, so let's say $2,000 would get us up and running with a new server and the license, even if we didn't do this agreement, so I don't think, and I may have misunderstood it, you said it's over $1,000 but, I understood it was $401 because we even had a discussion that if we cancel tomorrow we would have to pay the $401 because that factored into the $135 per month, so I think you can work it out with him like Scott said, separate it or something so you're not that amount of time without getting the server because like you say, they get it back and then they want to read it and then their attorney or whatever reads it too, it could be a month, it could be two, I don't know how long that could take, some people get scared when they see that thing, so there has to be a way to separate it.

Mr. Mendoza: Right, yes, ok.

Mr. Cochran: So, like if you look at the first page of the proposal, like everything above the, kind of halfway down, everything above the included in this estimate, they don't have it all broken up into the actual amounts for those line items but, I think if it was just that, then I think you'd be fine with doing that without a need for like an extensive agreement where they can just give you a proposal, you could just approve that and sign it. I mean you'd approve it tonight but you could sign something doing that and then we could work on the agreement for the rest, and maybe given the option, or we can do it all in one agreement if they think it won't be a big deal, and I'm just trying to brainstorm on how to get you guys the server and the license quickly in case there's a holdup on the agreement.

Ms. Duque: I think the motion just needs to reflect exactly what you stated, Scott, the total amount is $6,108.46, which includes everything.

Mr. Pelaez: You mean with a year.

Mr. Cochran: Well, that's a year.

Mr. Pelaez: One year of service is what you're saying.

Ms. Duque: Yes, with one year's service.

Mr. Pelaez: So, it's the $4,400 plus the $135 times 12.

Ms. Duque: So, the $1,620 is for one year of maintenance, and the $4,488.46 covers the other costs, bringing the total to $6,108.46. I suggest we make the motion for a not-to-exceed amount of $6,109. The clubhouse can then coordinate with Ideal Tech

Solution on how to split the payment, whether one side covers the equipment and the other handles the software renewal and integration. Does that sound agreeable?

Ms. Mendez: Yes.

Ms. Duque: Ok, so motion as stated.

> On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, accepting the proposal from Ideal Tech Solution for a new Galaxy System Program Control Server and a monthly maintenance agreement for a not to exceed amount of $6,109 and authorizing District Counsel to draft an agreement was approved.

Ms. Mendoza: So, the last thing I wanted to go over with you guys, so I put a package. I wanted to bring up the discussion and topic of the full remodel of the clubhouse gym, basically focusing on updating the equipment. So, I went ahead and I reached out to a vendor recommended by the True Fitness Solution which is the company that we use for our gym equipment, our service of the gym equipment, which went ahead and directed us to Ardent Fitness which would be the company, the vendor where all the equipment is purchased from. So, I went ahead, the vendor came out and they quickly did a scope of the gym and all of the equipment just to, and I'm sure you guys are aware, a lot of the equipment that we have onsite is part of the original equipment from when the clubhouse was built so it already has 10 plus years on it, with the exception of the treadmills, the three treadmills that we just recently replace, as well as the boards. So, the reason why I kind of just wanted to start talking about this is just that a lot of the equipment, or the majority of the cardio equipment has shown to be kind of depreciating in their appearance and functionality, a lot of paint is fading, you'll see that they have visible rust on them, some of the equipment has, the branding is wearing off, or the instruction labels have worn off and again, that just comes with age and wear and tear of the usage that the machine has had. So, basically, I wanted you guys to see where we stand if we were to do a full replacement of the equipment in comparison to if we continue to kind of do repairs on this old equipment that down the line we will be maybe spending more money than necessary given that a lot of this equipment given for its age, the parts will soon be discontinued. So, it's we've spent $1,000 on repairing an elliptical where who knows that maybe 6 or 8 months from now, something else breaks and that part will no longer be available, so at

that point we would have to then just go and research something else, no longer having that elliptical or purchasing a new one at the time after spending that $1,000. And just kind of goes hand in hand with other parts of the different equipment that we have where we have to buy a handle, where we have to buy some part of the screen because it's cracked or anything, a pedal, so again that's sometime a cost that could be from $200 to $500 to $600 to just repair it. So, on the proposal that the vendor provided, it is basically doing a change out of all of the equipment that we have, again, with the exception of the treadmills and their boards given that they're brand new but, what we would be doing is we would actually be adding two stair masters which have been requested for a lot by the residents, so we will be able to go ahead and have two stair masters and then have two ellipticals in that area and then the rest, all the equipment will stay the same, such as functionality, they would just be new. We were also proposing to add additional weights, heavier weights, as that's been asked too by some of the residents. So, the vendor provided us two options, one option is with LCD screens for the majority of the cardio equipment will be the ones that have the screens so they would have the LCD screens which comes at a cost of $74,598, and then option two, which is after the pictures, that one will have an pane, a console, basically all of the electrical machines, the stair masters, the bicycles, the virtual bike will all have a virtual console, meaning that they're able to connect to the Netflix, Hulu, have certain programming, and also keep the same equipment that's been proposed in option one, that will have a cost of $96,234. I also included some of the pictures of basically what the equipment kind of looks like in comparison to the existing equipment. So, the first three pages just kind of shows you the condition of some of our equipment when it comes to like the elliptical machines, and those are the ones that I'm more concerned about, the elliptical machines because they have like the heavier damage and again, one of them right now is out of service jut because of the repair that we need to do, then as well as just some of the other machines, their faded, they have rust areas, some of the labeling has worn off, and then again for those machines we still have the ongoing maintenance for them, and in the pictures you also see pictures of the proposed equipment and then after the second option the proposal for option number two. Basically, all of the equipment, the weight equipment will come with this new innovative system that is called lock and load, so it's from the brand Nautilus so basically every time you select a weight you will put a pin in which we go through a lot of those pins, they magically

disappear, we don't know where they go, I don't know why residents take out the pin and they magically disappear so we'll have to buy the pin. So, this new system basically you just move the knob or the switch from right to left to lessen the weight, so it's a new innovative option that this brand has. Then as well, it provides the warranty for this type of equipment, which again, it kind of goes with the cost of repairing having a lot of this equipment, we are getting 10 years for the structural frame of all of the equipment and then it ranges from 3 to 5 years for parts and labor. So, if something breaks on one of those new machines, it all falls under warranty; we don't have to pay anything compared to right now. If a handle on a bike breaks, we have to pay close to $200 or $300 to repair it. Then I just wanted to show you guys an invoice from The Fitness Solution to basically repair the elliptical that we currently have out of order, which comes to the price which is $925.19 to repair, in comparison to buying a brand new one would be about $2,300.

Mr. Pelaez: Can you talk a little bit more about the LCD screen that you're referring to because there's a $20,000 difference more or less, give or take and that would be the screens for the 4 bicycles and the ellipticals and the stair master maybe, or whatever, that's what would make that difference?

Ms. Mendoza: Correct, so the elliptical, the stair masters, the bicycles, will have a screen, so it's an entertainment screen, so it has, they'll be able to, you can connect those consoles to WiFi, so you're able to connect your Netflix account, your Hulu account, so while you're doing your exercise you want to see any type of shows, or listen to music or anything you're able to do so. So, the majority of those consoles also have like preset programs so like if you want to put a certain cardio rhythm or time or exercise, that would fit you needs for that specific day you're able to also watch that type of exercise program on those consoles but, he also then provided the LCD which is just basically the regular screen where you just press the settings, or the button to operate it.

Mr. Pelaez: Essentially, like the screens we have now, you just push start at level 3 type of thing.

Ms. Mendoza: Correct, the treadmills that we got, we just got a regular LCD which is by button, it has a screen but very minimal, just to see the time, your steps, everything is operated through a button that's on the screen, all of the buttons compared to the other ones, it would be more on a touch basis. We just thought, and from my personal opinion, I thought that we have TVs throughout the gym, it's such an enclosed proximity that I did not

see the need for getting all this cardio equipment with an entertainment console. Again, you have to connect it to your Hulu personal account, your entertainment account, which could be time-consuming. Maybe some residents are not going to connect because again, they're coming here to use the machine and get going, so it didn't seem necessary.

Mr. Pelaez: Right, and then it's more electronic, did they sign out, they leave their account in there, and more things to deal with, they're there touching it, and it could create more problems.

Ms. Mendoza: Correct, and it hasn't been something that maybe someone has brought up to our attention, saying Oh my God, why didn't you get the treadmills with the entertainment, or we wish you had this updated technology, It's something that has been brought up to our attention. I am going to point out though that one of the bikes, so you have three recumbent bikes which are the ones that you kind of lean back on, you lay back lower, that one is, they're LCD consoles and then it's being proposed to add a fourth bike but that one would be a virtual bike, so it's kind of more like a Peloton bike, so that one is the only one, except that one it does come with an entertaining console just because of the purpose of the bike, it does have like different programmed settings, you know like Peloton style and then it shows you different sceneries, if you're going down a hill or a mountain, the beach and everything, so it has that. So, that would be the only one that there's no way to opt out if we want that type of bike to have an entertainment console. Then, as you can see on the layout that the vendor provided, it's basically an actual layer of how our gym looks, so he's basically proposing where each equipment will go to kind of accommodate the space. There are a few pieces of equipment that we probably will kind of keep in it's original location just because of functionality, and I think because it didn't work in the past where it was located at but this is basically how exactly the area will look. Does anyone have any questions?

Mr. Pelaez: There are some sample pictures here.

Ms. Mendoza: Correct, yes, those are sample pictures of the equipment.

Ms. Duque: Jennifer, just a suggestion, have you consulted with anyone about this? In another District, we handled a similar situation by appointing a specific Supervisor to oversee the fitness equipment project. That Supervisor worked closely with residents who regularly use the gym and are knowledgeable about the equipment. Through their input and due diligence, we were able to remove some items from the proposal that weren't

necessary, and the community was satisfied with the final selection, with no complaints about equipment shortages. You might consider a similar approach before making any decisions. Also, since financing is available, it could be helpful to request and compare the numbers. Sometimes, financing changes the warranty terms, so weighing the pros and cons could benefit the District. That's just my input, but ultimately, it's up to the Board to decide how to proceed.

Mr. Pelaez: So, I agree with all of that. I think we should kind of give some direction on what we're thinking as a whole if we're going to move forward with this project. I do agree with that, I think within the next month I think we should go to some of these machines, I think there's a couple placement things that need to be changed and just double check that we have everything in the right spot and if the equipment needs to be changed or not, like make sure we have the right equipment for what they use but, I like the idea, I think it will be a good refresh, I do agree with a lot of the stuff getting rusted and all the stuff. I think a facelift would be awesome. I think the residents would love it; they love the gym. The clubhouse is redone, there's only projects that are left, and this is one of them to redo and I think it would be nice to have but, I think we should go through this one more time, update our map, I think for the next meeting we should just finalize an exact picture of the exact model bicycle attached to it, like a clear picture, just so we have everything nice and in order, even all these machines, attach just a clean packet.

Ms. Mendoza: Ok.

Mr. Pelaez: But at least for me, I like the idea, I'm good with the LCD screen, we don't need the fancy Netflix ones.

Ms. Mendoza: And just to make it clear, so basically what he's proposing, that proposal there is giving us the same type of equipment, like the same type of functioning equipment that we have.

Mr. Pelaez: So, where's the one, the long one that they used back here?

Ms. Mendoza: For slide one, it would be, I want to say it's this one here, this is the cable machine.

Mr. Pelaez: And that's the new model that they slide on?

Ms. Mendoza: Yes, so it's basically the existing equipment that we have, we will be just upgrading to get new ones, and the only thing that we're adding right now is just the stair masters, and we currently have three ellipticals, and I'd be proposing to remove one

of the ellipticals to be able to add two stair masters, just because of its popularity, I don't think one will be enough. I would think that two would be, and again, because of its popularity they would definitely, outside of somebody being on it for more than 30 minutes, just because I know how popular it is, so I think two would be better, and again, you're removing an elliptical but, you're adding that additional cardio equipment.

Ms. Varela-Medina: Are the ellipticals the ones we just purchased a little while ago?

Ms. Mendoza: No, it's the treadmills that we recently purchased.

Ms. Varela-Medina: Ok.

Ms. Mendoza: Yes, the treadmills are the ones that we recently purchased, so it would just be the elliptical.

Mr. Pelaez: So, I think we also discussed about, and I don't know what letter this is, I think it's K, and K needs to probably be moved in the middle like it is now, so I think we need to do that and then we need to reference the two stair masters on here, so we have like a clean map.

Ms. Mendoza: Yes, and you see, he quoted here, an additional stair master.

Mr. Pelaez: But if we're going to do this, let's have a clean map.

Ms. Mendoza: Ok.

Mr. Pelaez: So let's have that little pretty picture there, and you said you were going to have how many ellipticals?

Ms. Mendoza: So, it would be two ellipticals and one stair master.

Mr. Pelaez: So, even better because I thought it was going to go here, but from this picture, you're going to put it here.

Ms. Mendoza: Yes, correct.

Mr. Pelaez: Alright, so a clean map would be better, and then just make sure, double-check the placement, but this one needs to be worked out where it's clearer.

Ms. Mendoza: Right, which ones go in which locations?

Mr. Pelaez: Right, now do the bicycles get used all the time, or do you need another one, like instead of an elliptical being removed, a bicycle being removed, and put in a stair master?

Ms. Mendoza: I'm sorry, could you say that again?

Mr. Pelaez: Ok, you're going to remove one of the ellipticals, for a stair master, would you want to remove a bicycle for a stair master, what's more popular, the bicycle or the elliptical?

Ms. Mendoza: In my personal opinion, the stair master is the most popular.

Mr. Pelaez: No, I'm sorry, so you have three bicycles and three ellipticals, what's more popular, a bicycle or an elliptical?

Ms. Mendoza: Oh, I'm sorry, I understood stair master, it would be the elliptical.

Ms. Mendez: I think to Juliana's point, I think there's a better place, I think first of all, you get a positive vibe or whatever decision the Board decides to move forward. If you include the residents, then they'll feel like they were given the autonomy to give feedback on something that is to their use and perception. So, personally as a Board member, I can give my opinion but, I don't come to the gym so I can't honestly answer these questions but, perhaps somebody else that is more frequently there, they could give their feedback, it does not mean that we're going to go in that direction but, at least we can honestly sit here and receive the feedback and make a cognizant decision moving forward because I don't know what's best but, I do agree in regards to the WiFi screening, I personally, overall, I don't think that the cost justifies the benefit. I mean I use my phone, if I watch that while I'm working out, that works out just fine and maybe too if we have those extra features, the length of usage will extent and we may not want that because we want this to be able to continue so the other residents can benefit rather than having them come here and sit here for an hour and watch my show, so just come do your workout and move along so that the next person can also benefit from the resource.

Mr. Pelaez: Right, and it's what you said, I think it's just minor questions, just going through some of the stuff in the next 30 days, just making sure, hey more ellipticals, more of this, remove this, but the idea is great, and we just want to make sure we get it right from the start.

Ms. Mendoza: Yes.

Ms. Duque: Good, so I think we have direction from the Board. Julie, do you have any comments?

Ms. Varela-Medina: No.

Ms. Duque: Ok, good. So, I think I have direction from the Board, we're good to go.

Mr. Pelaez: But, I think they need to come out, walk one more time, these are the pictures, let's redo everything.

Ms. Mendoza: Ok.

Ms. Duque: Do you want to appoint a Board member to work directly with Jennifer on this project? How do you want to do it? You want to appoint Lakisha?

Ms. Mendez: I think she is well-known; she knows.

Ms. Duque: Ok, so you want to appoint Lakisha?

Mr. Pelaez: She's not here, so I'm ok with that, I mean I think you could appoint her but, she's not here and I don't know if she wants to take that project on, I think maybe you can do some due diligence and call her up and say, hey, I need your opinion and then you could bring her in on it, and you can work on that.

Ms. Mendoza: Yes, and just to understand, do you also want me to get certain people, the regulars involved, maybe ask them, just a little conversation with them.

Ms. Duque: Yes, for example, you could ask residents, What would your ideal gym look like? What equipment would you add, remove, or change? Gathering this feedback is a great way to show the community that you're listening to their needs, and it really builds credibility. From my experience, even if you're not a fitness expert, you'll get valuable insights from residents who use the gym regularly. In one case, a Supervisor who was very active in the gym led the process, and with input from other experienced residents, we made changes that increased gym usage. The property manager even noted that more people started coming to the gym because we added equipment that better met their needs, allowing them to do multiple exercises more efficiently. This can make a real difference.

Ms. Mendoza: Ok, and we have the usual, the regulars that we see on a daily basis, so I definitely will get their input and make sure that we make the correct decision.

Ms. Mendez: Yes, and make sure it's as best as possible, an even balance, male and female because we all work out differently.

Ms. Mendoza: Yes.

Ms. Duque: Yes.

Ms. Mendoza: I can tell you already from the male side, the main thing, that's why I added was just heavier weights.

Ms. Duque: And also, the space, right, I mean the space is limited, and every person has their dream gym, but we have limited space and we have to work with what we have.

Ms. Mendoza: Yes.

Mr. Pelaez: But I think now there's a good possibility now that we're moving in this direction, now you can kind of visit with a different eye, that now it's just not like a dream let's say of doing it, we've been talking about this for years now you can really do your homework and maybe you can visit another property with a gym, just get ideas, and all that stuff.

Ms. Mendoza: Yes, I have a property with a District that actually used the same vendor, so that was what I thought of, like getting in contact with the manager, and just going out there and take a look at it because she has the same equipment, so I can get a better feel on it.

Ms. Duque: Ok, sounds good. Anything else Jennifer or are you good?

Ms. Mendoza: I think I'm good.

Ms. Duque: Awesome, thank you.

D. Field Manager

1) **Monthly Report**
2) **Consideration of Hurricane Letter with BrightView**
3) **Discussion of Email Correspondence Regarding 11286 SW 238th Street – Guest Parking/Lake**

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

Mr. Lorenzo: So, moving on to page 154, you see that the post storm cleanup was completed, you'll see the quality assessment that was completed as well, exhibit B will show the report. The pesticide applications were completed, the wet check repairs were completed on page 155, you'll see more photos. The annuals are doing well, we're moving forward with arboricolas, in a nice orange color coming to the property soon. A project that was completed on page 156, the Spanish Shawls on 236th and 232nd Street. The turf at 233rd we removed the caution tape, I was there last week and there's already a rut in there. I saw somebody park there and I approached them and I asked them if they could kindly move their car and not turn their wheel so much and park in the street because they were just waiting for someone, and I'll continue to monitor that area. I'm not going to go into some of these items because there's proposals here, so I'm going to skip

over to page 159, the bahia turf was installed and they peeled that turf that was there previously, they sprayed it, as you can see in the picture on page 159. They removed the grass, they installed sand for a proper amount of time and then they installed the turf, so you'll see that's been completed, so you guys can take a look. I'm sure within the next 30 days or so it will look a little bit better since it was just recently installed so it's going to take a little bit of time for the grass to do well. Moving on to page 160 you'll see a spreadsheet of tree task list throughout the District, that will constantly be updated every month, whatever is in green has already been completed and now removed, and so whatever is in white is still pending. Then moving into that, on page 161 you'll see some of the pictures you've seen in the last few reports because these are with permits, we have to go through a process of making sure we replace the same canopy which is what you'll see on page 162, you'll see a map of what we propose to install two of the trees for one of the projects. Moving on to page 163 you'll see some other concerns that were addressed, and again there's some that we have proposals for and some that have already been approved to commence, so I won't go into too much detail there. The lakes are being maintained and are doing well, we're monitoring the cattails at lake 8 still. Moving forward to page 167 you'll see the playgrounds are doing well, the only thing that I noticed was some of the sticker signage is missing so that's something that I'm working on to get replaced. Moving to page 168 you'll see the column caps that were repaired by Chic, some of them were lose, they went ahead and reinstalled them. On page 169 you'll see a bunch of electrical repairs at the main entrance, including the color changing lights that were replaced, some broken glass, there's like 8 controls now here that are in the clubhouse between the HOA staff and Chic, so we have plenty of ways to change the colors. Moving on to page 171 Raptor Vac inspected the drains throughout the community, I have their proposal before we move on for the drain cleaning throughout the District areas.

Ms. Varela-Medina: Those are the ones with the huge truck coming?

Ms. Duque: Yes.

Mr. Lorenzo: Correct, here's the map that goes with it for all the locations as well. So, as you can see on the proposal the total cost for all the areas, you see the 5 pages on the maps that are included is $10,875 for all the storm drains to clean the pipe storm drains, the good news is and I had them added it to the proposal, there's a class 5 permit that is required going forward with the county. They are not charging you the $2,150 for

that permit, so it's included in the price, so I just had them included into their proposal, so the that's the revised proposal, unless you have any questions, this is the same company that's been doing it for the last few years, I know in 2023 I believe they did it, the amount was $12,650, this year it's $10,875 and it includes the area that I do have on page 171, along with another area on 112th Court I believe, that was brought up to us by a resident, so all those areas are included.

Ms. Varela-Medina: So, it's less money now than it was in 2023?

Mr. Lorenzo: This year, yes, and I believe they started in 2023.

Ms. Duque: No, we had already done it, there was another company that did it, they were very good too cleaning out the drain system.

Mr. Lorenzo: Ok, so the area on page 171 is present with water, we're going to do a storm drain cleaning and continue to monitor it, and maybe involve the engineer if we need to but, it's always we clean the drains and we have another rain, I don't know if that's the right move to include the engineer, and this includes the clubhouse area as well, you'll see that on the last page, so the clubhouse is included and the parking lot at the clubhouse as well.

Ms. Duque: And just a quick question because I know when he came, I spoke with him, did he inspect the inside area, in the back?

Ms. Mendoza: Yes, he did.

Ms. Duque: Ok, perfect, and I'm assuming that was good?

Ms. Mendoza: Yes, correct.

Ms. Duque: Ok.

Mr. Pelaez: By the golf carts you're saying?

Ms. Duque: There was a french drain here.

Mr. Pelaez: On this side?

Ms. Duque: Yes, remember the area where they were play soccer long ago?

Mr. Pelaez: Yes, that's right.

Ms. Mendoza: There's only one on this side.

Mr. Pelaez: So, it needs to be marked on the map, I thought you were referring to this one which is by the golf carts.

Ms. Mendoza: No, there's another one right here.

Mr. Lorenzo: Yes, that's the one I thought she was talking about too.

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

Ms. Duque: I just wanted to find out exactly how many inches of sediment were present in that specific area, since that's the key factor in determining whether the structure needs to be cleaned.

Mr. Lorenzo: Right, so anything 4" and up, so anything less than 4" wouldn't be addressed.

Ms. Duque: Yes, correct.

Ms. Varela-Medina: Ok, so less than 4" they wouldn't clean it out, only what's 4" or more?

Mr. Lorenzo: Correct.

Mr. Pelaez: Including 4" right, so 4" plus.

Mr. Lorenzo: Yes, anything over 4", and anything up, just anything less than 4" they wouldn't address.

Mr. Pelaez: Well, even what's on the map, they have it even if there's zero, they're still there.

Ms. Duque: Correct.

Mr. Lorenzo: Correct. Now, if you did want to include anything or everything I can ask them to do that and we can revisit it at then next meeting.

Ms. Duque: What do you mean include everything?

Mr. Lorenzo: As far as 1" the 2".

Ms. Duque: Ok, so you're talking about the roads that are not owned and maintained by the District.

Ms. Varela-Medina: Yes, all of those.

Mr. Lorenzo: No.

Ms. Duque: You don't need to do that, it's just an unnecessary expense. I discussed this with them some time ago, and sediment can accumulate in just two or three months. If the amount is minimal, it won't impact on the structure or disrupt normal water flow, so paying for additional cleaning charges isn't necessary.

Mr. Lorenzo: Part of the recent rains that we had, were abnormal, the abnormal rain activities that we had where it rained for 2 days, the community drained, I know it was

flooded because there was a lot of rain at one time, it just takes time, it takes anywhere for the design, it could take up to 72 hours but, it didn't take that long, I think maybe a half a day or a day for it to go away, so that means it's doing its job.

Ms. Duque: And even for regular rain, it could be between 24 to 48 hours.

Mr. Lorenzo: A lot of the property is designed, the green spaces are designed to take on water, so a lot of the storm drains take the water and move it into the lakes which is why it was designed like that but, there's only so much water at one time and when it gets overwhelmed it takes time for it work and remove all the water which has been the case here with the drains in their current state of the pipes, even after the cleaning, it's still possible that will happen.

Mr. Pelaez: So, the ones by the clubhouse would be cleaned out because they're more than 4"

Ms. Duque: Yes, pretty much.

Mr. Lorenzo: Correct.

Ms. Duque: Ok, so I would need a motion to move forward with the proposal from Raptor Vac to clean the storm drain system for $10,875, which includes the permit costs.

Mr. Pelaez: Even though it says it's not included?

Ms. Duque: I'm sorry, is it included or not included?

Mr. Cochran: They include the running but not the permit cost.

Ms. Duque: Yes, sorry, I read that, it said permit costs are not included in the amount.

Mr. Lorenzo: Let me make sure with him because that's not what I understood, but let me make sure of that, so maybe do a not to exceed including it and we'll go from there, if the Board is ok with that.

Ms. Duque: Yes.

Mr. Cochran: So, they say the running is included because normally they would charge an extra fee for the permit running.

Ms. Duque: Yes, correct.

Mr. Lorenzo: So, maybe that's what I misunderstood.

Ms. Duque: But, we can do a not to exceed $13,000.

Mr. Pelaez: So, the permit is going to be at face value possible.

Ms. Duque: No, the permit is; we have to do it. This is a new requirement.

Mr. Pelaez: No, what I'm saying is, if it's not included, the cost of the permit, if the permit on the card says $500, and I'm just making up a number, we would be paying the $500, we're not paying, plus processing, plus permit, that's all included but, if we have to pay the permit, it would just be whatever the county charges.

Ms. Duque: It is $2,150, that's the fixed amount.

Mr. Lorenzo: Yes, that's the fixed amount.

Mr. Pelaez: Oh, that's the amount.

Ms. Duque: Yes, that's the amount.

Mr. Pelaez: Ok, so then I guess yes we need to find out.

Mr. Lorenzo: But maybe I misunderstood that.

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

Mr. Lorenzo: So, I would say what, not to exceed amount of $14,000?

Ms. Duque: $13,000.

Mr. Lorenzo: $12,000 or $13,000 in change.

Mr. Pelaez: Not to exceed $10,875 plus $2,150.

> On MOTION by Mr. Pelaez seconded by Ms. Mendez with all in favor, accepting the proposal from Raptor Vac for the storm drain cleaning not to exceed $10,875, plus $2,150 was approved.

Ms. Duque: And the Board also authorizes District staff to draft that agreement.

Mr. Pelaez: Yes, and you're going to get the new map with the one that's here?

Mr. Lorenzo: Yes.

Mr. Pelaez: And they're going to clean it out no matter what it is, even if it's 3".

Mr. Lorenzo: Yes.

Ms. Duque: Ok.

Mr. Lorenzo: Moving along to page 172 of the report, we working with FPL regarding lamp posts at 239th Lane and 14th Court, so that's being worked on then Ford Engineering on page 173 completed the survey to start involving the electrical engineers to start scoping out the work and getting involved, so that's been done, and we've answered some questions so that's in process and being worked on. You'll see on the following

pages 175, and 176 the price and what it entails, so that's all been taken care of. So, moving on to page 179 you'll find an estimate from BrightView in the amount of $2,713.11.

Mr. Pelaez: So, things are still moving forward with the center median, as we speak?

Mr. Lorenzo: Correct, yes, and that's what I wanted to mention to give you an update, they did the survey, which we approved, the electrical engineers are starting to work on the project and he's working with I believe a couple of them to see which one is the best fit for the job, and then we'll get Chic involved and Jordan for the actual work itself.

Mr. Pelaez: Ok.

Mr. Lorenzo: So, on page 179 you'll see a proposal from BrightView for a couple projects throughout the District, replacing some trinettes on 118th Avenue, replacing a dead agave and stump grinding and replacing the palm tree, and you'll see that on page 180, and the total for that is $2,713.11. Does anyone have any questions?

Mr. Pelaez: No.

Mr. Lorenzo: The trinettes and everything is pretty much more aesthetics, I mean it's up to the Board if you wish to move forward or not, we can always just remove what's dead and leave it like that for now.

Mr. Pelaez: I guess it's hard to understand from the picture of what we're looking at as a whole, how would the area look like with or without if we do make the changes or not make the changes.

Mr. Lorenzo: So, let me see because I took some of these pictures myself, so the pictures are behind the estimate.

Ms. Duque: Yes, the photos are there.

Mr. Lorenzo: I was saying additional photos, yes, so moving forward to page 181, and I took those photos, so this is just a tree, never removed for stump grinding, and then these are the trinettes.

Mr. Pelaez: So, if we don't go with those, would we just put grass or something?

Mr. Lorenzo: We could put grass, leave it as is, there's mulch in some of the areas, actually in all of the areas. So, where this palm is, there's a bunch of palms.

Mr. Pelaez: So that's this palm that you have here?

Mr. Lorenzo: Correct.

Mr. Pelaez: So, the idea was to fill in between the palms with these?

Mr. Lorenzo: Correct, there's a line of maybe 20 or 25 palms, this is a different area here.

Mr. Pelaez: Ok, and what about this, this is where you're talking about?

Mr. Lorenzo: This is 118th Avenue, you would put in what's existing, fill in the ones here, they grow and they have a lifespan.

Mr. Pelaez: So, those were the 71 of those?

Mr. Lorenzo: Correct, and then this is a weeping hibiscus and then also you'll see in this picture an agave that's dead and needs to be removed.

Mr. Pelaez: So, is that like one agave in the middle of nowhere?

Mr. Lorenzo: Yes, correct, and eventually it would grow bigger and it will fill in there.

Ms. Varela-Medina: If it doesn't die before like this one.

Mr. Lorenzo: Correct.

Ms. Duque: And then, I don't know like the Montgomery palm, that area could just be grass.

Mr. Lorenzo: Correct, there's a line of maybe 30 of them, there's just in that spot it's missing.

Mr. Pelaez: But it won't look weird like big section, like if you missing it there.

Ms. Duque: I don't remember right now but, I don't think it's going to be weird Mauricio.

Mr. Pelaez: Ok.

Mr. Lorenzo: It might not look too different.

Mr. Pelaez: Because I'm wondering in here we just want to put grass, like these things with the mulch, like they way they start growing, maybe it will look good if they're new but, you see how this side you have this picture here with this one here, it would essentially look just like that, like a grassy area.

Mr. Lorenzo: Yes, we can do that which is a thought.

Mr. Pelaez: I don't know, what do you guys think?

Ms. Mendez: Yes.

Mr. Pelaez: In certain areas, you know I like the palms and the trees and stuff but, sometimes when you're paying for all that mulch and it doesn't even look as pretty as

sometimes grass by itself does. So, if we don't need that palm because it's like at the end or if it's not getting enough water maybe we'll just have them change it.

Mr. Lorenzo: It's in the middle.

Mr. Pelaez: We can have them fill the dead grass and then fill this other area in with grass and then that's it.

Mr. Lorenzo: So, just have them remove it?

Mr. Pelaez: For right now, yes.

Mr. Lorenzo: Ok, perfect. Then I'm going to pass out another proposal, and these are residents concerns. So, on page 232 you'll see some grass, so now these photos I know are tiny as to what I presented to you, so if you go back to your agenda package, and if you go to pages, it starts off on 157, the bottom photo, you see the median, and the crotons that seem to never thrive in that area.

Mr. Pelaez: Those are the ones in the middle there?

Mr. Lorenzo: Yes, so removing the soil and repainting the same crotons is an option.

Ms. Duque: I think we just have to do that.

Mr. Pelaez: I think we should do the same plant like we're doing.

Mr. Lorenzo: Or grass but, the thing is, there is in this median right here, you have different shrubs or hedges inside here between every palm tree, so if you put grass there it's going to look a little bit different but, we can do it, or they can do it.

Ms. Duque: We can also try to match the start of the bullnose so that both ends look consistent and not out of place. We've replaced the crotons in that area several times already.

Mr. Lorenzo: This is going to be a third time we've replaced them, we can put trinettes like the beginning of the median, it might, it's going to throw off the pattern, or just grass and I think just grass is going to look different because it's going to be the only area with grass. In that whole median you have different types of plants.

Mr. Pelaez: So, is that the only area that's dead?

Mr. Lorenzo: Correct, that has that.

Mr. Pelaez: So, it looks like there's 1, 2, 3, 4 sections in that, and then maybe there's still some more at the end.

Ms. Varela-Medina: It may be something in the soil that they keep dying out.

Mr. Lorenzo: Correct, which is what we thought it was, and they'd have to remove all the soil, replenish it and then put the hedge back,

Ms. Varela-Medina: So, this would the fourth time?

Mr. Lorenzo: This would be the third time.

Ms. Mendez: Do these plants do well with being under so much shade?

Mr. Lorenzo: No, it's not that, it's just that section and you can see it's kind of dark on the photo but, the hedges on the other side are doing ok, it's just that little small section which needs another 12 plants.

Ms. Mendez: And the other side gets an equal amount to of shade?

Mr. Lorenzo: Yes, and it's the same type of tree, the Bismarck palms, all the way through.

Ms. Varela-Medina: But this looks like kid of in the middle, halfway in the middle of the street.

Mr. Lorenzo: No, I want to say it's the third hedge location from the clubhouse.

Ms. Mendez: What about extending that piece of hedge on the right side, just in that area that seems not to be doing well, because you said it's going to be the third time that we're replacing? You see on the right side there.

Mr. Lorenzo: So, you replaced that whole section, the back section seems to be doing ok now, it's just this little area, so it could be the soil.

Ms. Mendez: Oh, it's all the same plant?

Mr. Lorenzo: Yes, and you have those plants throughout the median on and off at the median, so if you put grass there it's going to look a little off.

Mr. Pelaez: Like it will be right in the middle different.

Mr. Lorenzo: Correct, it will be right in the middle different, but we can just put whatever you have in the front, event though it's going to throw off the combination of the style, but we could put trinettes, which would be cheaper.

Mr. Pelaez: Right, and what it's for?

Mr. Lorenzo: So, that's one of those items.

Mr. Pelaez: Oh, there's more?

Mr. Lorenzo: Yes.

Ms. Duque: It's $1,240, and I think just for this particular item, let's just meeting with BrightView on this because I don't think croton needs to be installed there, and I really would like to look the area.

Mr. Lorenzo: He thought of doing trinettes which would be cheaper.

Ms. Duque: The cost is $1,240. For this specific item, I suggest we meet with BrightView to review the area, as I don't think crotons need to be installed there. I'd really like to see the site in person before making a decision.

Mr. Lorenzo: Ok.

Ms. Varela-Medina: No.

Ms. Duque: And we need to look at the area better and see what's the best option.

Mr. Lorenzo: Ok, so the palmetto grass which is the first line item, $531.58, that you'll see on page 158 of your agenda packages, you'll see some of the pictures there, and some of the dead grass, the bare areas, then you just see dirt, so we're continuing the grass there, there's two locations.

Mr. Pelaez: So, I know the dead grass can be from multiple things but, could weeding and other things have done something?

Mr. Lorenzo: So, that's why I've been on top of it, and we don't think that's the case, we did have some irrigation breaks so it could have been that, we don't know. I don't think it's the weed eating but, we are paying attention to the way they spray the bed, they're not supposed to be spraying the beds, they're supposed to be edging the beds, so that's something that we've been working on over the last year or so with Terry, and myself and Nick and even Damian just to make sure that gets addressed but, we don't think that's what is causing it.

Ms. Varela-Medina: And on the first picture, is it on both side of the median?

Mr. Lorenzo: It's on one side of the median on two different medians.

Ms. Varela-Medina: Ok.

Mr. Lorenzo: On 242nd.

Ms. Varela-Medina: Ok.

Mr. Pelaez: Now when the put the new grass, it is going to be level with the other grass, not just put the squares on top and we're going to have that.

Mr. Lorenzo: Correct, they're going to remove it to certain section and he already measured it to make sure that it fills and it continues with what you already have, so it's not

just put it on top, they're going to remove it all, the soil and everything, remove all the dead grass and then put then the new turf.

Mr. Pelaez: So, that's the $531.58?

Mr. Lorenzo: Yes, $531.58, correct.

Ms. Duque: Yes.

Mr. Lorenzo: But part of the labor is going to be, that labor at the bottom, the 16 hours is going to include both projects but, there is a third project which is in the labor only, which is one of the resident concerns.

Mr. Pelaez; So, this is for three projects?

Mr. Lorenzo: Correct, and the third project, you'll see it on page 163, the bottom two photos, there's a large tree growing next to the homeowner's property in the townhomes, and there's three large trees that goes to the sidewalk.

Ms. Duque: Jesus, are we sure that is included?

Mr. Lorenzo: Yes, it's included, if you look at the bottom one, the line of root prune tree, he put it in the picture, if you look at the picture you'll see the tree.

Ms. Duque: This one, right?

Mr. Lorenzo: Correct.

Ms. Duque: Ok.

Mr. Pelaez: So, I think the next one he should make it easier for you and separate them because now we're like two hours from here, and this, and all of that because then we don't really know what things cost.

Mr. Lorenzo: Ok.

Ms. Duque: Ok, so we'll go back to this Jesus.

Mr. Lorenzo: Ok, so I'll go back to this, perfect.

Mr. Pelaez: I mean I agree, at least for me I do, with the grass, I agree with the tree trimming, pruning or whatever, just like what's good for you guys no crotons, and you can speak to him to have that worked out and then just have this sorted out so you have for your records exactly all of this.

Mr. Lorenzo: Ok. So moving along to page 203 of the packages, you'll see the hurricane letter which is on the agenda, consideration of hurricane letter with BrightView. This is the same costs from last year, and this is just to make sure that you guys have the

pricing in place, and a response time for their team, signing the document would ensure that you have BrightView here and the pricing God forbid if there's a hurricane.

Ms. Duque: Then we also need to set up the landscape cleanup contract with the vendor ahead of time. To be eligible for FEMA funds, this is a requirement; we need to ensure all necessary documentation is completed and that we follow a competitive procurement process, so everything is in place.

Mr. Lorenzo: Right, so we have this in place.

Ms. Duque: Correct, so you want to have this place before a hurricane hits us.

Mr. Lorenzo: Yes.

Mr. Pelaez: Do we know if these prices are the same as the HOA, everything matches and everything?

Mr. Mendoza: Yes.

Ms. Duque: I don't know.

Mr. Lorenzo: Well, it's the same as what it was last year, that I know.

Ms. Duque: Right, and those prices, I can tell you BrightView has worked very closely with FEMA.

Mr. Pelaez: Ok, I just want to make sure everything is kind of uniform on the HOA side, and that way it all matches because we all worked together so, the same exact general labor should be the same general labor for the CDD and for the HOA.

Ms. Duque: Yes, and we can make sure we send that to the HOA, and the HOA can check the amount that we have.

Mr. Pelaez: Just to double check it with them.

Ms. Duque: Yes, ok. So, I need a motion from the Board to enter into an agreement and to execute this hurricane letter agreement with BrightView.

On MOTION by Ms. Varela-Mendina, seconded by Mr. Pelaez, with all in favor, authorizing staff to enter into an agreement and execute the hurricane letter from BrightView as stated on the record was approved.

Mr. Lorenzo: Second to last, we have on page 205, an email from George Graupera, the engineer, regarding an address at 11286 SW 238th Street regarding a fence

being installed, you'll see on page 214, someone installed a fence and he's just saying everything is fine in regards to the elevation and the drainage, just to make sure that they installed new turf and I'm waiting on the estimate from BrightView to have the turf installed and then have, first the homeowner pay for it and then we'll have them install it.

Ms. Duque: And this came from the HOA during the last meeting, you might recall that.

Mr. Lorenzo: Yes.

Ms. Duque: So, it's not a matter of the District land being naturally leveled or that too much time has passed; the issue was caused by the recent work that was done.

Mr. Pelaez: So, BrightView is going to rake all this up, if there's any soil, they're going to put new grass, all that is going to be part of it?

Mr. Lorenzo: Correct, and I'm waiting on the estimate and once I get the estimate I'm going to forward it to the homeowner and then once I get their approval and payment, we'll go ahead and do the work which when I was there onsite with George, the homeowner came out.

Ms. Duque: Yes.

Mr. Pelaez: Ok.

Mr. Lorenzo: And they were all onboard with everything, they were just concerned with the level of the backyard and where the fence lies but everything is fine.

Mr. Pelaez: And BrightView will water it since it's new grass and all that stuff to make sure that it grows in nicely.

Mr. Lorenzo: I will be included in the pricing and we'll also work with the homeowner to make sure they water it because they're the ones paying for the project so I would assume that they'll be on top of it.

Mr. Pelaez: But if they don't water it then what?

Mr. Lorenzo: I will ask them but, we I work with them.

Mr. Pelaez: I think there should be something that BrightView can do at least at the start.

Mr. Lorenzo: Yes, BrightView usually includes that, ok. Then last but not least was the email that we received from the HOA regarding tree trimming.

Ms. Duque: The HOA's current concern is about the timing of when the CDD prunes and performs hard cuts on the trees. There are generally two approaches: some believe

pruning should be done in the summer before hurricane season, while others, including the CDD, prefer to do it in the winter months, typically late October, September, or November, depending on the schedule. The reasoning behind the winter approach is to put the trees into a dormant state, which slows their growth and helps keep them smaller. This is important given the types of trees planted in the community and concerns about root intrusion and storm resilience. When you prune in the summer, you actually stimulate growth, which isn't ideal since hurricane season starts in June and continues for several months. Trees pruned in the summer tend to grow more, making them potentially more vulnerable to strong winds. In contrast, pruning in the winter helps maintain stability, as the trees and their root systems are more dormant and less likely to experience rapid growth. Ultimately, this approach is about managing tree size and health, as well as minimizing storm damage. If the HOA would like to align their pruning schedule with the CDD, we can coordinate to do the work together for consistency across the community. If there are any specific trees that present concerns, we can inspect them and coordinate with BrightView in CDD areas. This is the standard practice in all our Districts, but it's up to the HOA if they want to participate and ensure a consistent approach throughout the community.

Ms. Mendoza: Correct, that is one of the concerns and then also just basically the areas where the trimming occurs, is it all areas being done at the same time, in November or October, or is it only maybe the west side done this year, and then next year another area gets selected or is it the community in whole, all done?

Ms. Duque: Yes, due to the size of the District and the number of trees, we handle pruning by sections. All of the palms are pruned regularly, while the hardwood trees and major pruning are completed section by section.

Mr. Pelaez: The hardwoods.

Ms. Duque: Yes.

Mr. Pelaez: When you say sections, do you mean sections by dates or sectioned by time or years?

Ms. Duque: By areas.

Mr. Pelaez: Ok, but like west side done in September, followed by another area, or is like 1 year this, 1 year that?

Mr. Lorenzo: It's one year.

Ms. Duque: That is correct, that's how we do it.

Mr. Lorenzo: It's broken into 3 sections.

Ms. Mendoza: So, this year we did the west side and next year we're going to do the south side, so the west side doesn't get touched.

Ms. Duque: Correct.

Ms. Mendoza: I guess in that way we will still have that disconnect because then wherever the association trimming is will be trimmed in whole, and then you're still going to have that section that the District touched last year but, they won't be touching this year, so we're still going to have that disconnect of area.

Mr. Lorenzo: Also, the Miami-Dade area is something that we really don't trim, they have trimmed and helped trimmed areas of concerns probably by homeowners but, they're not doing any crown reduction.

Ms. Duque: Yes, but that decision was made some time ago, those areas are not District property, so the District should not be maintaining them. We went through this process a couple of years back and communicated with the HOA about it. From what I understand, the HOA also consulted with their attorney at that time, and there was a lengthy email exchange on the matter. To clarify, the District does not trim or maintain trees located within the Miami-Dade County right-of-way. If the road is owned by the District, we handle the maintenance of those trees in the right-of-way. If the road is not owned by the District, then the CDD does not perform any work on those trees.

Mr. Pelaez: Ok, I think that's a good starting point, I think the HOA can now make a decision of how they want to move forward after hearing what you said.

Ms. Duque: Ok.

Mr. Lorenzo: That's it for me, unless there are any questions or concerns.

Ms. Duque: Ok, thank you Jesus.

E) CDD Manager

1) **Consideration of Proposed Fiscal Year 2026 Meeting Schedule**
2) **Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form**
3) **Number of Registered Voters in the District – 3,854**

Ms. Duque: Let's move forward, then to the CDD manager report, so we have consideration of the proposed fiscal year 2026 meeting schedule. So, the public meetings for fiscal year 2026 will take place at 6:30 p.m. at the Silver Palms by Lennar Clubhouse, 23770 SW 115th Avenue, on the second Tuesday of each month as follows, and are

shown in your agenda. So, if the Board agrees to continue having the meetings at the same time, on the same day, same location, a motion will take place.

On MOTION by Ms. Varela-Medina seconded by Ms. Mendez with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule was approved.

Ms. Duque: The next item is the discussion of the financial disclosure report from the Commission on Ethics and a reminder to file the annual form. So, once again, the statement of financial interest must be filed electronically with the Florida Commission on Ethics. The forms are no longer accepted as the Board is aware, you should have received an email from the Florida Commission of Ethics with the instructions on how to register and follow the disclosure. If you have not, please let me know. The deadline to submit those forms is July 1st, so if you miss the deadline there is grace period that will go on until September 1st but, if the disclosure is not filed or it's postmarked by September 1st, an automatic fine of $25 per day will begin to accrue and it will continue until the form is filed, and it could reach up to $1,500. So, congratulations to Zuzer, to Julie, and to Mauricio for filing their forms. Shirley, if you need anything, let me know. I have already sent the email, and if you have not received that email, let me know.

Ms. Mendez: I got it.

Ms. Duque: Ok, and you have until July 1st, and we'll make sure we let Lakisha know, and we'll remind her about it too.

Ms. Mendez: Yes, along with the other requirement.

Ms. Duque: The other requirement is ethics training. So, that's just a reminder, and you guys have received several emails about that too but if you need it, I will be more than glad to provide that email.

Mr. Lorenzo: And it's on the website now.

Ms. Duque: Yes, correct, if you click on our website, you'll be able to see it there too. Ok, let's move forward. We received certification from Alina Garcia, Supervisor of Elections. We currently have 3,854 registered voters, and this is just for your information. That's it, unless you have any questions for me, let's move forward.

FIFTH ORDER OF BUSINESS Financial Reports

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

Ms. Duque: Moving forward to the financial reports, tab A is the approval of the check register, and tab B is the acceptance of the unaudited financials. If there are no questions, a motion to approve them will take place.

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

SIXTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque Are there any Supervisor's requests? Not hearing any, there's no audience present, 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. Mendez with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman