

**MINUTES OF MEETING  
HEMINGWAY POINT  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, February 28, 2024, at 2:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Russell Brick	Chairman
Anthony Toro	Vice Chairman
Cheryll Angell	Assistant Secretary
Carlos Suarez	Assistant Secretary (by phone)
Marcos Gonzalez	Assistant Secretary

Also present were:

Ben Quesada	District Manager
Mayra Padilla	Governmental Management Services
Scott Cochran	District Counsel
Ana Diaz	Bright & Blue Pools (by phone)

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Quesada called the meeting to order and called roll.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**A. Election of Officer(s)**

Mr. Quesada: One item that we didn't get to at the last meeting was that Marcos joined us through an appointment but, this is the first meeting that he's attending, so we need to have an election of officers. So, every time you have a vacancy on the Board whether you go through the electoral process or by resignation and appointment, it's

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appropriate to do an election of officers. If everyone is happy with the current positions as is, the motion would just be to add Marcos Gonzalez as an assistant secretary, since we already have a chairman and a vice chairman but, again, it's the decision of the Board, so just an item to address first. Are there any questions?

Mr. Suarez: Can you guys hear me?

Mr. Quesada: Yes, for the record Carlos Suarez has joined us on the phone. Can you hear us, Carlos?

Mr. Suarez: Yes. (inaudible comment)

Mr. Quesada: No worries, can you hear us ok, Carlos?

Mr. Suarez: It's a little bit hard, but I can hear you.

Mr. Quesada: Ok, and I'm probably the furthest one away from the speaker, so I'll move it a little bit closer so you can hear me too.

Mr. Suarez: Ok, I hear you perfectly now.

Mr. Quesada: Ok, great. So, we just started, and basically Carlos, where we're at is Marcos just joined us for his first meeting, and we haven't had an election of officers since his appointment, and so it's up to the Board to decide and discuss, if everyone is happy with the current slate of officers it would just be a motion to keep the slate the same and to add Marcos Gonzalez as an assistant secretary but, again, it's your decision as a Board.

Mr. Suarez: Ok.

Ms. Angell: Well, I make a motion to keep the Board the way it is because I'm happy with it, and to add Marcos Gonzalez to our Board as an assistant secretary.

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, Election of officers, keeping the current slate of officers the same, and adding Marcos Gonzalez as an assistant secretary was approved.

### **THIRD ORDER OF BUSINESS**

### **Approval of the Minutes of the October 25, 2023 Meeting**

Mr. Quesada: So, moving on to the approval of the minutes from the October 25, 2023 meeting. Are there any comments from the counsel?

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Mr. Cochran: Yes, there was one correction on page 3, at the bottom, Mr. Brick's comments and then Mr. Toro's comment, the word "tenor" that should be "tenure", in both of those comments at the bottom of page 3, and that's it.

Mr. Quesada: It was under Russ?

Mr. Cochran: Yes, Russ, the word "tenor" should be "tenure", and then Mr. Toro beneath that on the very last line on page 3, as well.

Mr. Quesada: Ok, got it tenor, should be tenure.

Mr. Cochran: Yes, in both of those comments.

Mr. Quesada: Alright.

Mr. Cochran: And that's it.

Mr. Quesada: Ok. Are there any other comments on the minutes? If not, a motion to approve the minutes from October 25, 2023, with the corrections on page 3 as suggested by District counsel.

On MOTION by Mr. Toro seconded by Ms. Angell with all in favor, the Minutes of the October 25, 2023 Meeting with the indicated changes were approved.

## **FOURTH ORDER OF BUSINESS**

### **Staff Reports**

Mr. Quesada: Moving to staff reports, I pass the baton to Scott, you're up.

#### **A. Attorney – Ethics Training and Financial Disclosure**

Mr. Cochran: Yes, so in your meeting packets you have a memo from our office. We had discussed this I believe last year I think but, what the legislature did last year is they had some amendments to the laws and they included CDD Supervisors, such as yourselves within the requirement that public officials have to take 4 hours annually of ethics training. So, before last year that requirement applied to certain categories of public officials but it did not apply to CDD Supervisors however, effective calendar year 2024 that requirement applies to you all, so you're required to do 4 hours of ethics training. So, what we have done because there's a number of different institutions and organizations that come out with these types of materials to satisfy that requirement and so the memo breaks down some of those options. This isn't an exhaustive list of everything but, this list has a number of options, so on the first page of the memo there's

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two options at the bottom, and they each provide 2 out of the 4 hours in certain topics, so if you were to do both of those combined, that would satisfy the 4-hour requirement. The first option on the second page of the memo is a 4-hour option, and with that, it satisfies the requirement. All three of those first three options are free. Then there's a fourth and fifth option that both require a payment, and I don't know why you would pay for them if you can get them for free but, we put those in there just so you would have the option. The version of this memo was sent to the District manager's office, and it actually has the hyperlinks for each one of these topics, so if you guys want they can send that to you all individually and you can click the links on it to do that. So, just as a reminder, you just have to satisfy that requirement by the end of this year, so by December 31, 2024. The other change that is mentioned on the second page of the memo is, up until this year you have all done your Form 1 financial disclosure every year, and that's usually filling out a form, scanning it, emailing it in, well, starting this year it's completely an electronic system. So, the Form will be completed online and submitted online, and as far as the ethics training piece of it, you'll see when you complete your forms this year in regards to submitting it in July just like normal, but they look back to the prior year, so your Form 1 that you're filling out in 2024, just like your taxes is referring back to the year of 2023. So, this requirement for the ethics training did not apply to 2023 so, it will be when you're filling out the form, there will be a section for training but when you log in to note that you're a Supervisor for a CDD Board, it will basically say something to the effect of, this requirement does not apply to you all for this year but, when you fill out your form in 2025 which looks back to year 2024, then you'll have to check that box to certify that you completed that training in 2024. So, it's a little bit confusing because of the way that it looks back but, that's the way it will work. If we find any significant additional options that we think you should know about, we will let you know but at least you have these options, so we wanted to give them to you early this year so you have the entire rest of the year to complete that. Then there's not like a formal requirement that you have a certificate or something like that which shows you did the training but, I would suggest is once you've completed it, either keep a note on record that you did complete it, the date that you completed it or take a screenshot or whatever, just maintain some kind of proof that you did it. I don't know that you'll ever need it but it couldn't hurt to have it just in case, and that's all I have unless there are any questions.

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Ms. Angell: Yes, I have a question, on this page where it says, links to online training, is that what you're talking about?

Mr. Cochran: Yes.

Ms. Angell: Ok, so I see the first one, public meetings and public records law, that's something that I can click on, is that the thing, or do I go to the next one down that's blue and highlighted down?

Mr. Cochran: Yes, so if you click on that, and again, I'm not sure if the version that you have, I'm not sure hyperlinks are active on the version that's on the District's website, but the District manager can forward you a copy that does have the active hyperlinks and so if you were to click on that blue part of the first item, that will take you to that particular training, which is 2 hours on public meetings and public records law. Those are two of the required topics and then if you were to complete that one, you would knock that out, and then if you were to do the next one it's on the stated ethics laws, so that one is also 2 hours, but it covers different topics, which is the ethics portion, so if you complete both of those then you will have satisfied the 4-hour requirement. Whereas the first blue part on the next page is the state-mandated continuing education and ethics, that has the full 4 hours, it's broken into 2 parts, the first 2 hours cover the ethics code, and the other one covers public records and public meetings, so that one would, you're just going to a single site, which would be all 4 hours, and it's the same thing with those 2 options below that you have to pay for, but again, the first three options are all free. So, essentially there's two different free options that you can complete the 4 hours.

Ms. Angell: Ok, thank you.

Mr. Suarez: Scott, this is Carlos.

Mr. Cochran: Yes.

Mr. Suarez: One question, I couldn't click on the link that was there. (inaudible comment)

Mr. Cochran: I'm sorry, what was that?

Mr. Suarez: I clicked on the link that was in there and it just opened up a recording, how do they know that we actually did the training? (inaudible comment)

Mr. Cochran: No, so they don't necessarily generate proof that you completed it, that's up to whoever organizes it because there's no requirement that you provide proof that you've completed the ethics training. The only requirement as far as telling someone

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else that you've done it will be when you fill out your Form 1 which is for the year 2024, which you won't fill out that particular Form 1 until calendar year 2025. There will be a section on Form 1 where you check a box and certify that you've completed the training, so basically, it's on the honor system, that you're certifying that you completed the ethics training, so you're making that certification there. What I was saying is, because for most of these they are not going to give you some kind of a certificate or something like that which says, yes, Carlos, has completed the 4 hours of training, I would just keep either like a note of the date that you completed it, and which particular course you did, or do like a screenshot or print it out, just maintain some kind of a record that you completed the training and the date that you completed it on. I don't really anticipate that there would ever be an occasion that you would need that, but again, if I were in your shoes I would want something like that just in case but, for most of them I think it's just like you listen to it, and then once you've listened to it, you're done listening to it or watching it.

Mr. Suarez: Ok, that makes sense, ok, thank you.

Mr. Cochran: Sure.

Ms. Angell: But it takes a whole 2 or 4 hours, whatever you're doing, is it really that long?

Mr. Cochran: It is.

Ms. Angell: So, you have to put that time aside so that you can do one for 2 hours.

Mr. Cochran: Correct.

Ms. Angell: Ok.

Mr. Cochran: I do know that the speaking on some of them is rather slow, and I'm not sure if on all of them you adjust the speed or whatever but, you might have that option which would allow it to go faster but, you're still completing the full 2 hours of training, you're just listening to it a different speed. I think it's available for at least one of the options, but I'm not sure which one, I would budget the time because you'll need a full 4 hours to complete it essentially.

Ms. Angell: Ok, alright, thank you.

Mr. Quesada: Are there any other questions for counsel?

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**B. Engineer**

Mr. Quesada: Hearing none, we can skip over engineering and we'll tackle some of those items in the field report.

**C. Field/Property Manager**

**1) Monthly Report**

**2) Approval of Estimates #618864, #618972 & #618973 with Florida's Bright & Blue Pools & Beach Service**

Mr. Quesada: Moving on to the field report, Mayra.

Ms. Padilla: So, for the field report, we did an inspection and we do have a pool leak, the pool contractor did offer two options to fix it. When we did the inspection, we also saw the fountain in the back of the monument and there is some damage to it. I don't know what direction you guys want to go in because people are vandalizing it. I was talking to Ben, and I know the best thing would be to try to put plant material there, and we're trying to look for another solution just because people keep vandalizing it.

Mr. Gonzalez: How much does it cost to run the actual fountain, do you guys know?

Mr. Quesada: I would have to get you those numbers, and again, it's hard because we pay an electrical bill.

Mr. Gonzalez: (inaudible comment)

Ms. Padilla: So, remember on the front before we had that little fountain thing, so when we go there and I even talked to the pool contractor, it's always getting vandalized and to be honest with you, I never see anybody like really there.

Mr. Brick: The only people that sit there are kids waiting for the bus, that's it.

Ms. Padilla: Ok.

Mr. Brick: It's a useless feature.

Ms. Padilla: Did you see the front how they did it, and they filled it in, I was thinking something like that.

Mr. Quesada: And maybe something lower maintenance than annuals. (inaudible comment) So, I think something more native that can handle the rainwater, so we'll work with some ideas as far as what we can do with that, but I just want to keep you guys abreast that somebody continues to vandalize that, this is not the first time it's happened.

Mr. Brick: The irrigation is already in place.

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Mr. Quesada: Correct, no I'm talking about in the center of that monument, it would be a little bit tricky because you have to go under the pavers in order to get water there.

Mr. Brick: You mean for the whole front?

Mr. Quesada: Well, let me talk to the experts on that and I'll get back to you with some options. We just want to pick your brains because it's becoming a recurring expense, and again, we don't have any proof but, hearing the same thing from you, from the landscaping contractor, and the general maintenance contractor, we're all there early in the morning, all they say is there are younger people hanging around there.

Ms. Padilla: Like they throw stuff in there.

Mr. Quesada: Water bottles and all types of stuff, so it's just something to keep in mind, and we already talked to somebody as far as repairing that broken jet but, we wanted feedback from you all, should we go to that expense or should we pause right now and leave it empty until we figure out what we're going to do with it and come back to you guys with more options.

Mr. Brick: I would shut it down.

Mr. Quesada: Ok, perfect.

Ms. Angell: I would too because I've been there a few times, people had called me to say that it's like a jet stream.

Mr. Quesada: And I have the Board direction, and that's fine until we bring you guys some options.

Mr. Gonzalez: (inaudible comment)

Ms. Angell: Especially now, if people know how to do it, they're going to continue to break it and do it.

Mr. Gonzalez: (inaudible comment)

Ms. Angell: It doesn't do anything for the entrance of the community, that's how I feel.

Mr. Gonzalez: (inaudible comment)

Mr. Quesada: And we looked into options, it was not cheap because you don't have like a dedicated internet source there but, there are a lot of, I'm actually experimenting with one of the contractors that we have in another District, I want to see how those do, and if I feel good about it, it's something I want to propose to you guys as



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far as if you want to add a camera out there, and it would be like a wireless camera, almost like two satellites communicating from where you have internet at the pool to each other and kind of sharing that signal to give you camera coverage, and then again, it's not cheap, and as technology advances it becomes more affordable but, it's just something we'll also explore if the need arises if we start having issues there. We can even have a virtual service that monitors the cameras for you, so it's like a virtual guard, so if unauthorized people are out there during certain times of the day or whatever, they can contact the police.

Mr. Gonzalez: (inaudible comment)

Mr. Quesada: Ok, thank you. So, like I said, for now, we'll shut down the fountain and we'll come back with more options as far as what we can do creatively. One of the things just to highlight because I have a little more information than Mayra does, the traffic light which is almost done, they had to include some ADA ramps and whatnot for handicapped access at the intersection there, so they tore up a portion of our conduit. Again, it was not an expensive repair but, they had to go and basically for now they put a conduit above the wall, we can work on getting that cosmetic issue and painting it and all that sort of thing so it blends in but, for now at least we got the lights fixed on the perimeter wall on 248th. So, again, the cause of it when we did some exploration, was the conduit ran along that berm there, and when they came to do the traffic light installation I guess one of the late additions was they put these little handicap ramp features and they broke that conduit so, we had somebody come out because it was a safety issue, to come out and fix it right away and that's where we're at with that.

Mr. Brick: Why wasn't the city asked to fix it?

Mr. Quesada: It's the county that does the traffic lights, we can report and document these things but, I acted quickly because the same issue we had with MasTec and some of the damages to the wall equipment, and the county is going to tell us it was MasTec and MasTec tells us how do we know it wasn't broken already, so it's that type of circle. So, I have an engineering report but, it's something that we're working on circulating to you guys at the next meeting as we're talking about the budget to do some cosmetic repairs to that wall. I think it would be more economical than getting an attorney involved and fighting with the county and proving our case that way, I think it's just better

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that way, we may just have to take that one on the chin, so we'll come back to you with that information at the next meeting.

Ms. Angell: Ok. May I ask a question?

Mr. Quesada: Sure.

Ms. Angell: Can you go back to the pool leak, maybe I didn't really hear what you said?

Mr. Quesada: That's actually what I was going to tackle right now.

Ms. Angell: Ok, thank you.

Ms. Padilla: So, there's two options.

Mr. Quesada: So, let me jump to the pool real quick, and I did some quick math too so we can add it up. You have, what Mayra was referring to is the filters, so you have the filters that are the original filters, the casing, and we've changed out the cartridges several times and we made other repairs to some of the valves and whatnot. These cartridges, they're highly recommended when we replaced them, and they've lived to the end of their lifecycle, and so the price difference was about a little more than \$2,500, so it's \$2,568.88, and I'm going to go one by one on these proposals, so that is the first one you see there, it's estimate #618864, and that's on page 37 of the agenda in case you want to know what page number. So, that's the one that's \$2,568.88, that's more of a band-aid putting in a cartridge, you have other parts with the casing there, they tried a little bit of miscellaneous repairs to fix gaskets and whatnot, and they're recommending that we replace the filters, and this would be the first time we swap out the entire units there. I highly recommend it, and I did check with our accountant, we have the funds, so that would be estimate #618973 which is for \$5,127.90, and like I said, it's about, give or take a \$2,500 difference. Then you have the leak which Mayra referenced and the leak repair is on page 38, estimate #681972 that's for \$2,385, so your return line there again, the first time we had encountered this issue, it's not anything deep below the surface, they did a leak test and they determined that your return line is leaking. That's why if you noticed the water level is slightly low, they're keeping it just below the gutter line, it's fine but when people are in the pool the water rises and it does what it needs to do, it's just you have a leak towards the upper part of the perimeter wall there. So, I think that's really a good price as far as the leak there and coming in there and removing the pavers and having the plumbing and the hydraulic cement and resealing those areas.

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Mr. Brick: So, what is this semi-permanent repair?

Mr. Quesada: So, what they say, and I'm just telling you this, when you have multiple leaks, which you guys have multiple leaks in your return line, until they start lifting pavers, they can't give you a finite answer as to if there are any additional leaks. So, what they're saying is, I can't guarantee there's not more leaks but, what they did is they use high-intensity microphones like they hear the water moving, they use dye, they use a series of different things, and they hire a subcontractor who specializes in that, and that's what they determined, you have multiple leaks in your return line. So, their suggestion is to lift the pavers, find and fix whatever you have broken, PVC along the return line, and there's a possibility that when they lift the pavers they might see something else but, right now because of the way they're monitoring the water level, they're not seeing any more water dropping off. So, we have a good idea of what's causing it, and that's why they feel good about that proposal but they don't want to guarantee you anything either. So, the price difference would be, if you guys approve just the cartridges as opposed to the filters, and the leak repair would be \$4,953.80 or if we swap out the filters and do the leak repair it would be \$7,512.90. As I said, I checked with the accountant, we have the funds there to be able to make the investment for the pool maintenance. Keep in mind pool season is coming up soon and I know Mayra is already starting to get her emails from people who are eager to use the pool, so it's something that I think we should act pretty quickly on.

Mr. Brick: So, what's the lifespan of the new cartridges?

Mr. Quesada: How long has that pool been there?

Mr. Brick: No, what is the lifespan of the new cartridges?

Mr. Quesada: The cartridges, about a year, and the filter was, last September you guys haven't swapped out those entire units since the pool was constructed, since I've been involved in this District.

Mr. Brick: And still my question is, what is the lifecycle of that new unit? Is it 5 years, 7 years, 3 days, 10 years?

Mr. Quesada: Well, actually the other ones lasted quite a long time, and the cartridge is a temporary fix, but Mayra's going to find out right now. Usually, they list that information so I'm surprised it's not on this one, so she'll find out for you, she's making the call right now, so we'll table that for now. There's another proposal there while we're

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on the field, from Nicoya Landscaping. So, based on some research we had three mahogany trees on 120th Avenue and 255th Street, if you know that area that I'm referencing, it's where you have a good lake view, it's the lake on that side. So, 120th and 255th Street, and we inspected it and we saw, you can see in the grass there's a little dip where the stumps used to be, and this goes back to Hurricane Irma those trees were never replaced.

Ms. Padilla: So, the contractor is on the phone, and she can explain it to you, so go ahead, Ana.

Ms. Diaz: Ok, this is Ana and I'm addressing the question regarding the filter cartridges in regard to the lifespan. Unfortunately, we cannot give the actual lifespan because it all depends on usage, and it also depends on landscaping. One of the things that Hemingway has is that when they do the landscaping, a big portion of the landscaping that has to do with the cleaning goes into your pool, mostly in your gutters, all that filters through. So really the cartridge itself, it really depends on usage and landscaping as well. So, it can last 3 months, it can last longer, and technically on average you should be replacing cartridges 2 to 3 times a year on commercial properties, that is what is recommended. Anything above that really depends on usage, I have properties that replace them every month, and I have properties that replace them every other month, so it really depends on that.

Mr. Brick: But you're talking about replacing the entire assembly.

Mr. Quesada: Ana, so the question is as far as if we go with the brand new filters.

Ms. Diaz: I'm sorry, I do apologize, you sound a little bit far away.

Mr. Quesada: Ok, so Ana, the question is if we get brand new filters versus the cartridges, what is the lifecycle of the brand new filters?

Ms. Diaz: Ok, the complete filters normally last about 5 years, I think the ones you have there are probably a little bit older but, they should last about 5 years, between 3 and 5 years. The warranty that it gives you is normally about 1 year, I could try to ask for 2 years if possible, but normally it's about 3 to 5 years.

Mr. Brick: Ok, thank you.

Ms. Diaz: So, that's the range between 3 and 5 years for the actual filters, and that's the case, what normally breaks on those filters because of wear and tear, is the brackets around it, it's like a brace because we have to take it off, put it on, take it off and

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put it back on again to clean it. So, if we clean it 2 or 3 times a week, so it's on and off continuously, so it does have wear and tear because of that, so brackets eventually but, the brackets literally just broke right now, and I think you've had the filters since the start of the building, and I don't know how old the building is.

Mr. Brick: Ok.

Mr. Quesada: So, there you go, we were able to extend the lifecycle of the filters with good maintenance. Alright Ana, I appreciate it, are there any other questions for Ana?

Mr. Brick: No, I appreciate it, thank you.

Mr. Quesada: Thank you, Ana.

Ms. Diaz: Thank you, if you have any other questions, please let me know.

Mr. Quesada: Ok, will do, thank you.

Ms. Diaz: Thank you.

Mr. Quesada: So, as she said, that's 3 to 5 years is what they tell you on the packaging but again, I mean we've had this contractor there since I've been involved and they were able to extend the life of those filters.

Mr. Brick: Ok, so we have money in the budget?

Mr. Quesada: Yes, I already did the legwork on that, you have some money contingency we didn't budget for this specifically in the pool maintenance item but, because we've been doing well with our budget as far as having a little bit of carry forward surplus for these exact type of scenarios we're in good shape to be able to take this on.

Mr. Gonzalez: Have you gotten complaints from people that maintain that pool with the debris going in there, like mulch and stuff like that?

Mr. Quesada: Honestly, I know sometimes we go there and to be fair we have a lot of bullfrogs recently, so I'm talking about recently when I do see leaves in there, and remember we don't do it seven days a week, the pool service, so it's either on a service day, or between service days, I see a lot of leaves in there but, to be fair, I know what she's saying, it could be the landscapers but, it could also be that we have landscaping around the perimeter of the pool. No matter what, we talked to Milton and I was there personally on the last service and Milton's guys were there and it happened to be blowing around the pool and I didn't see anything like that happening,

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Mr. Brick: They're not blowing anything into the pool.

Mr. Quesada: Exactly, so I think more than anything we're having the change of seasons, it's the cold season and a lot of these trees shed their leaves and it's just inevitable that's going to happen. So, she's right, that it is probably leading to wear and tear on the cartridges but, I don't think it's because somebody is being irresponsible, I think it's more just the elements and the surrounding landscaping. So again, it's up to you guys, I do recommend that we go with the filter replacement because I think we're just going to be putting band-aids on something, and we'll get more longevity out of our investment.

Mr. Brick: I don't think this is a stop-gap measure, I think that we should just move forward and replace the unit.

Ms. Angell: I make a motion that we should move forward and replace the whole system.

Mr. Quesada: Ok, so the not-to-exceed amount would be \$7,512.90.

On MOTION by Ms. Angell seconded by Mr. Gonzalez with all in favor, accepting Estimate #618864, #618972 & #618973 from Bright & Blue Pools to swap out the pool filters and repair the pool leak for a total amount not to exceed \$7,512.90 was approved.

Mr. Quesada: So, I'll jump back to the other item we were talking about 120th Avenue and 255th Street. So, again, I looked into it, and talked to Milton to see obviously, they included the sales tax on there, so you can exclude the sales tax and we'll have them revise it but, it was for \$810 to replace three 25-gallon mahogany trees there, should you guys choose to do that.

Mr. Gonzalez: (inaudible comment)

Mr. Quesada: I confirm with him, that yes, that's the same type of tree.

Mr. Brick: Did someone complain about the trees being missing, I've forgotten.

Mr. Gonzalez: I did, because I walk my dog over there, and I don't like people on the properties, like me personally, chopping their trees down, I think it sends a bad message if we just leave it as it is, and if we keep the trees maintained on CDD property, it sends a good message, hey look this is how it's supposed to look like in our

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community, these trees are supposed to be here, not chopped down but, if we leave it like that, it's obvious, and it's the little things that show our residents that things are getting taken care of. (inaudible comment) I think it should be uniform.

Mr. Brick: There's one distinction here I think that you might be missing, we didn't knock the tree down, it's not their property, it's the CDD property. They're going to do whatever they want to do on their property regardless of what we do. If you really want to put the trees back there to beautify that area, that they block some of the view of the lake from the people that are living across the street, fine but, we're not going to be setting an example for anybody by putting those trees back to be honest.

Mr. Gonzalez: Well, to me I think you are because it's just showing that we're maintaining it, and not letting things go. (inaudible comment) I have done my due diligence, trust me, since I've been here and I walk around, and I've been a pain, but I've addressed things that I've seen that you guys have been awesome and been on top of it, so it's just that.

Mr. Suarez: Also, I agree with Marcos because those who lost their trees in the hurricane, they were required to replace those, and if they weren't I know that even with the HOA and different things like that they were looking at but, from my understanding if you lost a tree during the hurricane, if it was in the common area or whatever in front of your house, you were supposed to replace that. So, I mean I agree with Marcos, if we're saying that to the residents then we should, as the CDD, in our common areas that we're responsible for we should replace things that got knocked down by the hurricane versus just leaving them be, so I agree with that part that Marcos as saying, that we should be held to the same accountability that we hold our residents to on their properties.

Ms. Angell: Can you just review where it is, I'm looking at this area here.

Mr. Gonzalez: (inaudible comment) So if you're going west on here and you make a left.

Mr. Quesada: On 120th Avenue.

Ms. Angell: Ok.

Mr. Gonzalez: (inaudible comment)

Ms. Angell: Ok, so it has to be at the end.

Mr. Brick: It's the west side of the lake.

Mr. Quesada: Hold on, I think we have a picture.

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Ms. Padilla: Yes, we took a picture of it, it's like when go to the corner house where they have the nice rocks.

Ms. Angell: Yes.

Ms. Padilla: And you go straight, and the lake is this way, and they have the trees there.

Ms. Angell: Ok.

Ms. Padilla: Hold on, I took a picture of it.

Mr. Quesada: I have it, this one right here, so there was a stump there that you still have a tree ring there, and there was another one further up, so we did the math and we looked at the ground, and Milton confirmed with us, there were three mahogany trees there previously that are no longer there. So, between Irma and I think you guys lost 2 in Irma and 1 more recently from one of the windstorms.

Ms. Angell: Yes, I remember one of them broke in half or something, I remember, that, so you're talking about that place, so there's room for 3 trees there?

Mr. Quesada: Yes.

Mr. Gonzalez: That's a big trunk.

Mr. Brick: Yes, they were set back on the other side of the sidewalk near the fence line.

Ms. Angell: Ok.

Mr. Gonzalez: (inaudible comment)

Mr. Quesada: So, again, it's up to you guys, and it's just something that we looked into and we found that there were 3 trees there.

Mr. Brick: Ok, do we need a motion?

Mr. Quesada: Yes, if you guys want to approve it.

Ms. Angell: Ok, I'll make the motion to replace 3 mahogany trees along 120th Avenue and 255th Street.

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, accepting the proposal from Nicoya Landscaping to replace 3 mahogany trees along 120th Avenue and 255th Street not to exceed \$810 was approved.

Mr. Quesada: Mayra, do you have anything else under the field report?



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Ms. Padilla: Yes, so we also inspected the playground, it does need to be pressure cleaned, we are looking into numbers, so we just wanted to let you guys know that we know what's going on, and we're just looking into options for you guys.

Mr. Quesada: It's got a little bit of mildew stains from all the rain and whatnot, I know we've done some pressure washing and concentrated on the right-of-ways, the walkways, and the structures, so this just happens from the rain and whatnot. So, we're looking into replacing the swings, I know last time it was a little bit tricky to find so, we got the serial numbers we're just trying to locate the parts to get those swings.

Mr. Brick: Ok.

Mr. Quesada: That concludes the field report.

#### **D. CDD Manager**

Mr. Quesada: Under manager, I have nothing else to add except the next meeting, we should start early proposing our budget, is everyone going to be available, and let me look at the meeting calendar just to give you the dates. When we do a proposed budget just keep in mind this is just a ceiling, so you can always go lower if necessary but, I'm going to advise keeping the budget the way it is right now but, I will be speaking with the accountant, the last I heard our carry forward was doing pretty well. I'll take a closer look now that we are dipping into it a little bit with the pool but, so far from my conversation last week we were in good shape there but, we'll have some notes from the accountant if you guys want to do it at the March meeting and let me give you the exact date.

Ms. Angell: Are you talking about March, it should be the 27th, right?

Mr. Quesada: Yes, that's what I have, sorry, March 27th.

Mr. Gonzalez: (inaudible comment) So, those lights in the front that we're missing?

Mr. Quesada: That's what I was talking about earlier, so we are working on a restoration proposal for everything, I know we have other things with the engineer report we're trying to see if MasTec and the county will play ball. So, I already spoke to the CG who did the conduit repairs, they're doing a count, the same lights, they couldn't find the exact match but, we had a similar issue by the pool, and we found a really close match, and everybody was really happy with it so, I asked them to give me a price based on those specs for the light replacement.

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Mr. Gonzalez: Ok.

Mr. Quesada: So, is March 27th ok for everyone to propose the budget? I just wanted to kind of run it by you and make sure we have a quorum that day too.

Mr. Gonzalez: That's fine.

Mr. Quesada: Ok, so that's all I have to add.

**FIFTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Run Summary**

**B. Acceptance of Unaudited financials**

Mr. Quesada: Moving on to financial reports, approval of the check run summary, and acceptance of the unaudited financials. Are there any questions? Not hearing any, we had a very quiet financial period here, I'm just looking at the check run. Is there a motion to approve and accept the financials?

On MOTION by Ms. Angell seconded by Mr. Toro with all in favor, the check register and the acceptance of the unaudited financials were approved.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Quesada: Are there any Supervisor's requests or audience comments? For the record, we don't have anybody in the audience, except for Carlos on the phone, but if there are any comments from the Board we can take those.

Mr. Brick: Yes, my time on the Board has ended, I'm resigning as of March 1st, it has been my honor and pleasure to serve as the chairman, and the vice chairman for the last 4 years but, it's time to let somebody else take the ball.

Ms. Angell: I'm sorry to hear that, you've done a good job.

Mr. Brick: Somebody else needs to get on.

Mr. Quesada: I'm sorry to hear that Russ, and obviously we don't have any other business to conduct, so if you want, send me a letter, and what we'll do is, since you're saying it now effective March 1st, just send me an email or something in writing with your signature indicating that being the date, and then the next meeting we have we'll read it into the record.

Mr. Brick: Well, I mean I can make it effective now.

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Mr. Cochran: Well, usually it's that we want something in writing, and it would be in the agenda book for the next meeting and the Board can accept it formally, we can get a motion to accept the resignation at the beginning of the meeting.

Mr. Brick: Do you need my physical signature?

Mr. Quesada: Is a scan of that, ok?

Mr. Cochran: I mean we've adopted the electronic policy so if you're able to do it, or something like in a Doc-u-Sign or one of the approved forms.

Mr. Quesada: Russ, if you want after the meeting we can print something for you real quick and just get that taken care of.

Mr. Brick: Ok.

Mr. Quesada: Sorry to see you go but, we appreciate your service and your availability, you've always been very involved and very helpful to all of us, so thank you.


Mr. Brick: Well, I try to be supportive.


Mr. Quesada: Are there any other Supervisor's requests or comments?

**SEVENTH ORDER OF BUSINESS      Adjournment**

Mr. Quesada: Hearing none, a motion to adjourn the meeting is in order.

On MOTION by Mr. Toro seconded by Ms. Angell with all in favor, the Meeting was adjourned.

DocuSigned by:  
  
07C060BF87194F3  
Secretary / Assistant Secretary

DocuSigned by:  
  
F482EFE817E2446...  
Chairman / Vice Chairman