



Hemingway Point
Community Development District

<http://www.hemingwaycdd.com>

Marcos Gonzalez, Chairman
Anthony Toro, Vice Chairman
Efrain Ruiz
Cheryll Angell, Assistant Secretary
Carlos Suarez, Assistant Secretary

September 25, 2024



Hemingway Point

Community Development District

Agenda

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| Seat 4: Marcos Gonzalez – (C.) | |
| Seat 2: Anthony Toro – (V.C.) | |
| Seat 5: Efrain Ruiz | |
| Seat 1: Cheryll Angell – (A.S.) | |
| Seat 3: Carlos Suarez – (A.S.) | |

Wednesday
September 25, 2024
2:00p.m.

Waterstone Bay Clubhouse
1355 Waterstone Way, Homestead, FL 33033
Microsoft Teams
Meeting ID: 267 551 151 935; Passcode: UzBLjU
1 872-240-4685; Phone conference ID: 590 964 015#

1. Roll Call
2. Approval of the Minutes of the July 24, 2024 Meeting – **Page 3**
3. Staff Reports
 - A. Attorney Memorandum
 - 1) 2024-Legislative Update – Supplemental Information – **Page 28**
 - 2) Affidavit Compliance with Anti-Human Trafficking Laws – **Page 29**
 - B. Engineer
 - C. Field/Property Manager – Monthly Report – **Page 30**
 - D. CDD Manager
 - 1) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form – **everyone has filed – Page 35**
 - 2) Consideration of Performance Measures and Standards as Required by Florida Statute 189.0694 – **Page 36**
4. Financial Reports
 - A. Approval of Check Run Summary – **Page 41**
 - B. Acceptance of Unaudited Financials – **Page 46**
5. Supervisors Requests and Audience Comments
6. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.hemingwaycdd.com>

**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, July 24, 2024 at 10:00 a.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present were:

Marcos Gonzalez
Efrain (Frank) Ruiz
Cheryll Angell

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Ben Quesada
Mayra Padilla
Gregory Goerge

District Manager
Government Management Services
District Counsel

(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, called roll, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
May 22, 2024 Meeting**

Mr. Quesada: The first item on the agenda, which is item No. 2 is the approval of the minutes of the May 22, 2024 meeting, and that starts on page 3 of the agenda. I always like to ask District counsel, any comments or corrections?

Mr. George: No comments, did you receive any from Scott?

Mr. Quesada: No, I did not receive any. So, nothing from counsel, any corrections or comments from the Board? Hearing none, a motion to approve the minutes of the May 22, 2024 meeting would be in order.

On MOTION by Ms. Angel seconded by Mr. Gonzalez with all in favor, the Minutes of May 22, 2024 Meeting were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2025 Budget

A. Motion to Open the Public Hearing

Mr. Quesada: Item No. 3 on the agenda is the public hearing to adopt the fiscal year 2025 budget, and that starts on page 27 of the agenda. So, we'll go ahead and start with the budget first before we dive into the paperwork involved, and there's one thing I want to highlight, I want to just fast forward with this because we already went over the proposed budget a few months ago, and again, that starts on page 27. So, on page 37 of the spreadsheet there, I always like to point to the spreadsheet and first I want to point out there's no increase proposed so the exact same assessment that was assessed the prior fiscal year is to be approved and assessed this year. Our carry forward money, we did we have to dip into it a little bit this year but, we were able to absorb some of those maintenance costs and so we were able to happily keep assessments the same for this year. With that being said, any questions or comments, I do want to start first by opening the public hearing, is there a motion to open the public hearing?

On MOTION by Ms. Angell seconded by Mr. Gonzalez with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2024-04 Annual Appropriation Resolution

Mr. Quesada: Let me just check to see if anyone is on the phone, I want to make extra sure that we don't have anybody from the public calling in with any comments. As of this moment, there is nobody on the phone for the meeting, and we have nobody physically in attendance from the general public in the audience today. Again, I'd just

like to state that, starting on page 37 of the agenda, you have a spreadsheet there and there's no assessment increase proposed this year, we were able to keep the general fund in the assessment the same. If there are no further questions or comments from the Board, I'd like to move to resolution #2024-04 which is the annual appropriation resolution and that begins on page 38. This resolution is basically to formally adopt the budget starting with the fiscal year beginning October 1, 2024, and ending on September 30, 2025. Is there a motion to adopt resolution #2024-04?

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, Resolution #2024-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2024-05 Levy of Non Ad Valorem Assessments

Mr. Quesada: On page 41 is resolution #2024-05, and I know we have a couple of new Board members so just to simplify things, what this resolution does is, through the construction bonds, the debts that are also levied, GMS, the District management company for the District has the power to be able to collect that portion of your budget through the Non-Ad Valorem Assessments through Miami-Dade County. What this resolution does is it grants the District the power to levy Non-Ad Valorem Maintenance Assessments for the maintenance portion, the operating and maintenance for the general fund of your budget, it's a very efficient way of collecting your tax dollars. So, if there are no questions, staff recommends approving resolution #2024-05.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, Resolution #2024-05 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Quesada: Lastly, I just need a motion to close the public hearing, and before we do that, let me just check one more time if there is anyone on the phone for the record. There is nobody on the line or in the physical audience, so is there a motion to close the public hearing?

On MOTION by Ms. Angell seconded by Mr. Gonzalez with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2024-06 Appointing Sharyn Henning as Assistant Treasurer

Mr. Quesada: Next on page 49 you have another resolution, this is for consideration of appointing Sharyn Henning as an assistant treasurer. Basically, it's a little bit of housekeeping on our end, so your checks and some other documentation need to be signed by the treasurer and we could use a second person in our office to be able to assist in that and Sharyn is very qualified, she has 20 years of experience doing this, and she is a CPA. Again, I just want to state for the record, no checks are signed or authorized that are not part of the approved line item in your budget or that has been brought before the Board for special consideration. This is again just formality as far as signatures are concerned. With that being said, if there are any questions I can take them, and if not, staff's recommendation is to adopt resolution #2024-06.

On MOTION by Mr. Angell seconded by Mr. Ruiz with all in favor, Resolution #2024-06 appointing Sharyn Henning as Assistant Treasurer was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Quesada: Moving on to staff reports, District counsel, Greg.

A. Attorney – Memorandum – 2024 Legislative Update

Mr. George: Yes, I'm here on behalf of Scott, so I'm covering for him today. So, every year we give you all the legislative update of the laws that are relevant to Special Districts that passed in the last session, so we have a few here in the memorandum. They're kind of listed in order of importance so the beginning ones are more important. The first one is a new law that you guys are now required to do and it's requiring Special Districts to establish goals, objectives, performance measures, and standards for each program, and activity that you undertake by October 1st or by the end of the first full fiscal year, so we'll have it done this year but, you have it done by the end of next fiscal year.

You must produce this annual report and put it on your website. It's mostly likely going to be an effort that your District manager comes up with, some of the things that you guys are already doing, putting that into a format that you guys find acceptable as a way to track whether or not you're reaching those goals. So, that's something that you've never been required to do and now you're going to have to start doing it moving forward. The next is dealing with the prohibition of, basically we can't go into a contract with a vendor mandating that they pay a minimum wage, we do have some Districts that make that a requirement in their contracts, such as if a guard is doing this he has to get paid a certain amount, now the law is prohibiting that, statement on wages applied, and if we want to go into a contract with anybody, whatever they pay their people is what they pay, so that's just a simplified version of that new law. The next one is dealing with the Competitive Negotiation Act, so typically if you're going into a continuing contract, the minimum used to be \$4 million, now they increased it to \$7.5 million for construction contracts, where you would now have to go into a competitive negotiation with those contracts. The next couple deal with HOAs and I know a lot of people not only serve on the CDD Boards, but a lot of people serve on the HOA Boards, so these next two laws are just here for your own information, and I'm sure your HOA attorneys are going to update you on their perspective of how the laws affect you as HOA members, but you're all typically members of the HOA Boards.

Mr. Quesada: No, none.

Mr. George: So, there's no HOA in this community?

Mr. Quesada: Not on the CDD Board, it's a long story we can talk about after the meeting.

Ms. Angell: Well, we have a HOA for our community but, none of us are on that Board.

Mr. George: Ok, but you're all a member of the HOA by holding property.

Ms. Angell: Yes.

Mr. George: Ok, so basically this encourages transparency with the HOAs they're requiring them to have documents accessible to all their members, whenever you request it. There's been issues in other Districts and other communities, but it doesn't seem like that's an issue here. So, we included a couple of those laws, so that's going to be items 4

and 5, and you can read that at your leisure. Item 6 is dealing with squatters, it establishes a way to remove people from private property, also providing immunity for property owners and sheriffs as they take these actions as they become initial across the country. You guys talked about mail today, so item 7 is also an issue that deals with registered mail, and how that's considered, and this is my first time here so I don't know what you guys have but, there are times when people say, I haven't received something, but now the law explicitly states that you mail it a certain way and now these mails are considered delivered based on the procedures in which you mail the letter. Then item 8 is just there for fun, it's a new law that prohibits the release of balloons, some people have clubhouses, if you guys have clubhouses and they have lots of baby showers, and gender reveals, so now you can tell people, no more big balloon releases, that's against the law we're trying to protect our environment here in Florida. So, that's all I have for you all, if you have any specific questions, I can answer them but Scott will be back next week and can answer your questions too.

Mr. Quesada: Thank you, Greg.

Mr. George: No problem.

B. Engineer – Annual Engineer's Report

Mr. Quesada: Jumping into the engineer's report on page 54, starting with the second paragraph because this is important, as of the date of this statement, the land tracts shown in Exhibit 1, which is the next page, attached to this statement, and the completed public infrastructure within the tracts, and other public right of ways belonging to the County, i.e., the clubhouse, landscaping and irrigation improvements, lighting, and the guardhouse, that's your entrance monument, have been conveyed to the District for ownership and maintenance. Based on the review of District documents and periodic visits and inspections, the infrastructure owned by the District has been maintained in good repair, working order, and condition. It goes on to state that basically our field operations as currently constructed are sufficient to be able to have properly maintained land infrastructure. So, it's an annual report, it is part of the indenture process with the bond that we have with Wells Fargo, so every year he conducts an annual inspection report with a very nice map on page 55 which is exhibit

1. So, having said that, if there are no questions, staff's recommendation is to accept the annual engineer's report.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, accepting the Annual Engineer's Report was approved.

C. Field/Property Manager

1) Monthly Report

2) Approval of Estimate #2023-70 with Ortiz Construction Services

Mr. Quesada: I will turn it over to Mayra for the monthly field report on page 56.

Ms. Padilla: So, for the field report, I did an inspection of the property, and in front, some landscaping just looked bad, so we did get the annuals moved to the front, and then there were two other things that didn't look so good, so we did have Nicoya take care of that also. As you can see here in the pictures, the plant material we put to replace the palm looks great. I took pictures of the main entrance and those palms I think look great too. I also checked on the trees that we planted, and they're growing for the most part, I know I spoke to you guys about certain plant material that we set up, I did include the proposal here. I know there was a plant that was out, that did get fixed. Also at the playground, I know there was a concern about having no pet signs allowed, and Ortiz Construction did that, and then on page 61, I mentioned the shed, I know that he didn't know where it was at, and on page 61 you can see the shed, they also took a picture inside the shed, it smells really bad, and then I included in exhibit A, there is a proposal there to remove the shed but, I'm going to remove it, but let's also paint the bottom where the shed has been sitting because that needs to be restored.

Mr. Gonzalez: Right.

Ms. Angell: Yes.

Ms. Padilla: So, I just need direction from you guys on what you guys would like me to do, I think what I should do is contact them and see, and I need direction from you guys whether you want to wait.

Mr. Quesada: I just want to say for the record, for historical purposes and since Frank is new to the Board, the HOA several years ago approached Hemingway Point CDD and asked for permission to be able to put a shed there because at that time they

were purchasing so much seasonal holiday decorations and stuff like that, minor maintenance equipment for the betterment of the community and the Board had no problem with that. What's happened since then is that the District has taken on that role as far as having décor at the entrances for the holidays, so there's no need for any type of store-bought equipment from my understanding, and based on that, I don't see any HOA common area that needs to be maintained outside of what's the homeowner's responsibility, so there's really no need for that shed anymore. On top of that, as Mayra pointed out in her report, it's in disrepair, it's not properly closing, people have been going in there ransacking it and leaving smelly residue in there, and so by the property management's instruction, and Mayra did receive a response from the property manager on this.

Ms. Padilla: I received a phone call from him that apparently there's a concern, and he basically said, why did you send me this letter, I explained to him that because they represent the HOA, so I didn't just send it to him, I sent to him and I sent it to the P.O. Box that was listed on the HOA because I needed to make every effort to get approval, and he understood. So, I just told him, well could you guys remove it and he said, I don't know why I have to do it because it's not our property, and if something happens, that's not our property, I don't want that. So, I said ok, and he said can you get me a proposal for you guys to remove it, and then we'll reimburse you guys, I said ok, but I need that in writing, just to protect you and to protect me, just to make sure we're all on the same page, and he never came back to me. So, I did take the initiative and got a proposal from the contractor, and like I said, I will reach out to him in writing and see what they say but, I just want direction from you guys, let's say he doesn't answer it.

Mr. Ruiz: Why doesn't the HOA president remove it himself to save money?

Ms. Padilla: Because I said that, and that's what he told me, they didn't want it.

Mr. Quesada: I mean you guys can discuss it but, I do think from a quality control standpoint, that the District should have a say in how that's moved, just because we want to make sure that our infrastructure is restored properly so our standards. So, it sounds great what he's saying over the phone, we're just waiting on some type of

response in writing from them. Just keep in mind, and we can always go other avenues, but those come with a cost if we have to get somebody else involved.

Mr. Ruiz: Right.

Mr. Quesada So, we're talking about \$900 here, and it could cost us more if we go another route.

Mr. Gonzalez: Right, but can we say, hey listen we're giving you an opportunity to save money but, if you're not going to do this then we're flipping over to you guys.

Mr. Ruiz: Because that's an easy removal, I mean anybody with a pickup truck, and it's not like we don't have the dump right around the corner.

Ms. Padilla: That's true but, that's what he told me, I don't know.

Mr. Ruiz: So, can you reach out to the HOA, our HOA president?

Ms. Angell: Well, like I said, I talked with the HOA president, Lou Mendez, and I reached out to him, and I'm going to say it's been a year I've been talking to him over the phone just as a resident, so I've been talking to him about the removal of the shed because of how the lock is broken, and people have gone in there and went to the bathroom all over everything and it stinks, and I've been going there, when I go to the pool on the weekends to check on how things are going at the pool, I've had to bring more zip ties and zip lock the shed because people break it open during the week. So, Lou knows, and I just talked to him recently, actually, it was Saturday when I talked with him, and he said he didn't know anything about the shed being removable and that he had sent a letter. So, I think again, you need to send another letter out, we need to make this appropriate so we're not having a big mess of this shed, so I think you need to send another letter out and then say, we need a response within so much time because we want to get the shed removed and send the proposal with it.

Mr. Ruiz: Not only that shed right there but, you're going to have rats in there.

Ms. Angell: Well, there's already droppings in there, we're just trying to do all this officially.

Ms. Padilla: Yes, so what we can do is, I can email it to him too, with a certified letter, so I can email it to him too because we already sent a certified letter, and like I said, he just said I just want this to go away.

Ms. Angell: Ok.

Ms. Padilla: And I said, ok I'm in agreement with you, we've been dealing with this for a while, so if you guys want we can do that.

Mr. Ruiz: Do you have a copy of the first one and then on the next one you can put second notice?

Ms. Padilla: Yes.

Mr. Quesada: We did do that already, we just sent a second notice, and I do think we've been trying to handle it professionally manager to manager since they haven't run the operation so, we'll make sure that the HOA president is also copied as well.

Ms. Padilla: So, I guess what I'm trying to ask you guys is how long do we wait?

Mr. Ruiz: Well, so let's give him 14 days, at the most.

Mr. Gonzalez: I would even say second notice, I'd say final notice, instead of second notice, final notice.

Mr. Ruiz: And then 14 days to answer from that notice.

Mr. Gonzalez: Right, and if they don't then we're going to do it.

Mr. Ruiz: Then we're going to have to pay to remove it.

Mr. Gonzalez: Right, and if we have to pay for it, we're going to look towards the property management to foot the bill because, at this point, we tried to be, because to be honest with you, he could call me, and he could say, hey listen, I need help, and he could make it cheap, and a U-Haul costs \$50.

Mr. Ruiz: Not only that, but anybody in the community.

Mr. Gonzalez: Right, so I don't have a problem helping them to remove it, but the only issue is that we shouldn't be responsible for moving it, they have to do their part and say, we're going to do it as a community, and let's just get this out of here, and that's it.

Ms. Angell: And for safety reasons, you need to have gloves and take precautions because of the smell.

Mr. Quesada: Since you're mentioning safety, and I'm sure you'll back me up on this one, trying not to get involved personally, I understand that you're trying to lead by example but, you open yourselves into other issues and I don't want anyone to get hurt.

Mr. Gonzalez: Well, if that's the case then unfortunately we have to go through another company dealing with it but, then that's why I say final notice.

Mr. Ruiz: Then in 14 days, at the end of 14 days, we're going to hire somebody else to do it.

Mr. Gonzalez: And we're going to foot you the bill and that's it, I mean you guys have been lenient enough, and Cheryl has been very fair with him about the situation, and if they're going to ignore it then you have to pay the repercussions of it. I mean we're trying to work with you, and you're not working with us.

Mr. Quesada: And just one of the things you made a comment on, I prefer how we go about this that the District meets the contractor and make sure they're able, and then as the District, we would work with the HOA to accommodate everything else.

Ms. Angell: Yes.

Mr. Gonzalez: Of course, but let them know and then at least on the time, because even on the email he can say, oh we didn't see it but, we'll try to work with you guys but, we're going to have to pay for this and then we're going to flip it to the property manager which is the HOA.

Ms. Padilla: So, I'll go ahead and send that email.

Mr. Gonzalez: Yes and make him understand that we want to work with him, we're not doing this out of kindness, we've been trying to deal with this.

Ms. Padilla: Exactly, and he told me, I guess he was new to your problem, so he was saying, wait, why did that happen, I don't understand, and that was before my time, I'm not sure who the property manager was before.

Mr. Gonzalez: Right, so maybe in the end let's leave it with the benefit of the doubt or miscommunication but, if we reach out like that, with a text, an email, and certified mail, all this stuff, no phone calls, no nothing, and if they try to get on a phone call, I'd rather have this done through email because I want it in writing, and if you guys cannot comply, and we want to work with you guys.

Mr. Ruiz: Give him 14 days from the date he receives the letter.

Mr. Gonzalez: And that's it, we've been dealing with this for months now.

Mr. George: So, I want to make one comment just to set expectations unless we have some kind of an agreement with them as far as the shed, it seems like it was

verbal or an understanding at some point, and it's so minor there's no way to be involved with this, like to go after them. So, you guys have the right plan of getting them to do something in writing to say that they're going to pay for it but, if they don't it's not going to be something we're going to pursue, you understand what I'm saying, so we have to try to get them to come to that table, and not only the manager but the Board member so that way they're aware so when that discussion comes and that bill is received they're not caught off guard, they knew what was going on.

Mr. Ruiz: Right.

Mr. Gonzalez: Right.

Ms. Padilla: Do you think an email, if I email the property manager and all the HOA Board members, and send them a letter too because this is the thing, the thing is that when I went to send this, they had a property management company listed as their mailing address but, then I found out some months ago they took that off, and they have a P.O. Box, so to be fair to them, I don't know if they received it or not, he just told me there's no way we can check to see if it was returned or whatever the case may be but, I guess what I'm asking is legally what is the best procedure, both?

Mr. George: Both, yes, I would send it both ways but, just include someone on the Board so that they're aware because the Board makes the decision, they have a management company but, they're just like you guys, the Board runs the show, so that's my only recommendation to make it more like that.

Mr. Gonzalez: And reach out to the other Board members too, add them all.

Mr. Ruiz: Where is their P.O. Box, do you know what the zip code is?

Ms. Padilla: I don't have that but, I'll check.

Mr. Ruiz: Ok, well it will show that it was either a note was left, once you certify it, or when they sign for it, or it was picked up because they won't put the letter in the P.O. Box unless they sign for it, if it's certified, well they shouldn't do it but, it might happen.

Ms. Padilla: Ok.

Mr. Quesada: So, on page 63 it was requested by the Board to get some proposals, and it took some time so thank you for your patience, as far as the restoration of the wall, and just going back to that engineering report, and this goes

back 2 years ago in one of our engineering reports. MasTec came through and started working on the underground electrical work for the traffic light out in front of the community, it's operational now but, while this was going on, they ripped out a bunch of the perimeter hedges which were clusia plants, and that was restored. There were some minor irrigation damages that we absorbed at that time because there were all kinds of finger pointing of who broke it or was it broken already, so we took care of that, it wasn't anything major but, what is estimated as far as your damages to the wall and the hedges that were ripped out is \$4,800. Now, I've gone as far as all the way to the superintendent of MasTec, I even put together a nice engineer report which is part of the record, and we've gotten nowhere with MasTec. So, again, we did some research, and we got this estimate from Ortiz Construction, I can tell you that we do have enough money in our carry forward surplus to be able to repair this if the Board chooses, I would just advise that at least we hold off if you guys are going to do something like this to wait until after hurricane season because I would like to keep our reserve money as tight as possible in case we do have a storm, and as we enter into the new fiscal year I think we'll be in a better position that you guys are ready to make these type of repairs, we should be able to do that in the fall. Again, I just wanted to see where your heads were at, as far as the proposal now that you have a cost for those repairs.

Ms. Angell: I think we should wait until the fall, that's my opinion, let's wait until the hurricane season is over and if we waited this long for it a couple more months is not going to be a long way off.

Mr. Quesada: Ok.

Ms. Angell: So, do we make a motion about that?

Mr. Quesada: No, just direction from the Board, unless you want to approve a not to exceed amount now, I can talk to the contractor and try to lock in the price, and just time it.

Mr. Ruiz: When does hurricane season end, in November?

Mr. Quesada: Early October I think, but they've been extending the dates.

Ms. Angell: Yes, early October.

Mr. Quesada: So, again, in time for the holidays let's just say, in time for the holidays.

Mr. Gonzalez: Is there any way with the residents just to make them, besides this meeting, just aware on the website with this particular item, like we're just holding out, or at least reach out to Lou and that crew and say, listen we're doing the responsible thing and we're holding out on the monies that are for the front because it is an eyesore and people coming into our community because unfortunately, nothing is getting done, and everything is getting done. So, if there's any way at least that we could reach out to the HOA and say, hey listen, we're doing the right thing, hurricane season is around the corner, or however you guys want to write.

Ms. Padilla: Do you want to do like a mass email?

Mr. Gonzalez: Yes, a mass email is fine, so at least the people that want to know, will know, but understand that is going to be fixed, but this is the reason.

Ms. Padilla: Ok, so just make this clear, and I just looked it up because I was curious, so the last day of hurricane season is November 30th.

Mr. Quesada: I don't think we have to wait until that exact date but, I'm trying to time it and the Board because obviously needs to get it done.

Mr. Gonzalez: Yes, more or less.

Ms. Padilla: For Thanksgiving.

Mr. Gonzalez: Exactly, we wanted to have fresh look.

Mr. Ruiz: Maybe you can give them a deposit to hold the price, and say hey, we'll work at it in November.

Mr. Quesada: Right, so if you guys want to approve a not-to-exceed number now so it's locked in and then we'll time it.

Mr. Ruiz: Did they say how long it will take to fix because you have these?

Mr. Quesada: I think unless weather conditions allow, anything with painting and restoration outdoors.

Mr. Ruiz: Yes, but in November we should be good.

Mr. Gonzalez: The only thing is, I will say with this budget, because there are lights but I don't see the little lights, so there is some missing.

Mr. Quesada: I did a double check on the conduit and followed it, I don't think the original design was every column, it's every other column.

Mr. Gonzalez: Ok.

Mr. Quesada: Before we do anything I will double-check on that.

Ms. Padilla: It's every other column.

Mr. Quesada: Ok, it's every other column.

Mr. Gonzalez: Ok, but there might be one, I could have sworn I saw one.

Mr. Quesada: I'll double-check.

Mr. Gonzalez: Just to keep the whole thing cleaned up, and also you know when you come in that they have those ugly trees when you're coming in, it's the yellow ones on both sides, so it's like the yellow and green trees, and I don't know but just to keep it all simple, and it will cover up more of the wall.

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

Mr. Gonzalez: Are there any pictures here of the side wall, I can show you later, just to keep it uniform with everything the same, and those will fill up compared to any other tree.

Ms. Angell: Is that a bush you're talking about?

Mr. Gonzalez: It's the same ones that are on our property where the fence is.

Ms. Angell: Ok, I'll take a look today.

Mr. Gonzalez: As long as it's just like that, I think it's going to give it a clean look.

Ms. Padilla: Ok.

Mr. Quesada: So, while we have this on the table, can I have a motion to approve the not to exceed amount of \$4,800 for restoration to the perimeter wall at Hemingway Point?

On MOTION by Ms. Angell seconded by Mr. Ruiz with all in favor, authorizing a not to exceed amount of \$4,800 to restore the perimeter wall at Hemingway Point was approved.

Mr. Quesada: Anything else Mayra?

Ms. Padilla: Yes, so I wanted to bring to your attention that we have a new person working on cleaning the pool area. One thing she did tell me was, and that's why I wanted to talk to you guys about it, is she's noticing when she's coming that people are having parties, she knows they're having parties here because there's like, she sees the garbage like birthday cake stuff, balloon stuff, and pizza boxes, and she says she knows they're having parties here. So, I don't know how you guys want to deal with that, even though we are going to start the virtual guard system, and that's really going to help with that but, I wanted to see if you guys were ok with this, like sending them a mass email reminding them, hey guys, please be advised that, because some people will say, I didn't know, nobody told me, and so what she's saying is it's taking her longer to clean this because now something that would take me a short amount of time just to sweep, now she has to take out the pressure cleaner and scrub everything, and she said, Mayra, they just leave everything there, and it's taking her longer to clean that area because of that. So, I don't know what you guys think about it.

Mr. Gonzalez: Well, is there any way that if they're going to throw like a birthday party or something like that, then maybe there's a fee for that, in the sense of like a cleanup fee?

Ms. Padilla: I don't think there is one.

Ms. Angell: We had before you came, we had already made rules that there was absolutely no parties at the pool because then this one is having a party, and that one is, and so we had said no parties.

Ms. Padilla: And there's no management on site, that's very important.

Mr. Gonzalez: But the other thing too with this, at least on the weekends because Monday through Friday, I doubt anybody is throwing a party.

Ms. Angell: Well, they would have to be for balloons and cakes because, on the weekend, there are no birthday parties because the guards are there.

Ms. Padilla: Right, she's telling me it's happening during the week.

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

Mr. Gonzalez: But what I'm saying is the guard should be like basically, it sucks, but they shouldn't be receiving deliveries of pizza.

Ms. Padilla: No, she said that it's happening during the week.

Mr. Gonzalez: Oh, the week.

Ms. Angell: Right, so not on the weekends.

Mr. Ruiz: Probably now during the summer.

Ms. Angell: And I've been there on the weekends, and yes people come in with pizza but because the guard is there on the weekends, they pick up their pizza boxes and their soda cans and they put them in the garbage. So, when the guard is leaving at 9:00 o'clock at night, the place is clean on Saturday and Sunday, so it's not the weekend, it's Monday through Friday when there is no guard is probably when they're having these parties, the younger kids.

Mr. Ruiz: Well, you and me ran into that situation with the kids there, we had to get them out of the pool but, remember, the mom ordered a bunch of pizzas and had it delivered there, so I don't know, it's kind of hard, the only thing we can put is a sign that says no parties, and when people start doing it, you say look, you're not allowed to bring this stuff here, and so I think it's tough.

Ms. Angell: I hate to say though pizza is for the kids because I'm going to be honest with you, the guards have their meals delivered because they're usually working around 5:00 or 6:00 o'clock because they're there from 1:00 o'clock until 9:00 o'clock at night so many times they have their dinner delivered whatever it is. Like I've said, I've been there, and they've come in with 2 or 3 pizza boxes on the weekend, and they clean up on the weekend but, again the guard is there.

Mr. Quesada: And if you have a party, I think you wouldn't want to have parties like that anyway, as far as people having snacks and whatnot, it's not printed in our rules.

Mr. Ruiz: Well, we do have a sign that says no bottled drinks, right?

Mr. Quesada: No, glass.

Mr. Ruiz: Ok, no glass.

Ms. Angell: But it would be nice if you could send out the mass email just reminding everyone that there's no parties at the pool.

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

Mr. Gonzalez: The only thing I could recommend is maybe just to make things easier, we could do a sign that says, please clean up after yourself, and the other thing too we could do is, at least for the summertime, have extra garbage cans.

Ms. Padilla: So, that's what I was going to tell you guys too, so because she told me this, she sent me pictures that their people are taking out the garbage, because I'm talking about the bags are huge, so then I said, wait, we don't have any garbage cans from the county, and why don't we have any. So, I called the county, and the county told me I need to request it in writing, and so we went through the whole process, and then they said, well, you guys need to have a certificate of occupancy, so that's where we're at with that process, where we're reaching out to D.R. Horton because that was the developer at that time, but that's something that we're working on. Like here, we have 5 cans that you take out because what's happening is that what she's telling me is, and then maybe what we do is during the summer add one more day for her because the garbage is just too much, it's way too much, and we don't have the proper garbage cans. So, like I said, it's just something that I wanted to bring to your guy's attention, and she did tell me that she would send me the pictures, and it's a lot. So, on our end, I'm requesting the trash cans but, maybe during the summertime just kind of like how we do it with the guards, we can give her one extra day and then amend it when the summertime is done.

Ms. Angell: Yes, I think that's a good idea.

Mr. Ruiz: And she's there what Saturday and Sunday, she cleans up?

Ms. Padilla: No, so she's there, three days a week, she's there Monday, Wednesday, and Sunday, so then what I was thinking is maybe we could put her on Monday, Wednesday, Saturday, and Sunday, or we could do Friday, and Sunday.

Ms. Angell: I would say do Friday so she could have a day that she's not working.

Ms. Padilla: Ok, so Monday, Wednesday, and Fridays.

Mr. Gonzalez: Well, definitely the garbage cans will help because I've been here too and there's not really much space to throw things away.

Ms. Padilla: So, I agree with you guys because she tells me that the reason there's so much garbage is because people are using the pool.

Mr. Gonzalez: I'm curious too, so if we have that watch, I forgot is it 24 hours, or is it just at night?

Mr. Quesada: So, it's tricky with virtual guards, and they have to work on the installation part and the rest is programming, and we'll talk about the schedule but, I've briefly discussed with Cheryll, and the design of this, the original intent was to cover it at night when we don't have security there because they're already going to jump the fence and stuff like that. So, I'm sure there's additional services that they can do, just keep in mind it's a little bit trickier because we need to one, classify what is an actual event to the security company, what triggers that, like it's very simple at night because they know what the hours of operation are, if there's any motion detected during those hours we're not operational, it automatically triggers them, and they get on the two-way speaker, they're communicating with that person, asking them to vacate and call the police if they have to.

Mr. Gonzalez: Right, so I don't know if you can reach out on the other end but, is there any way that maybe like if they're monitoring, they don't have to monitor all the time but, let's say in the afternoon if they see people there, just stop and tell them, just a reminder, please pick up after yourselves.

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

Ms. Angell: But I think you would have to check to see if that's going to be an additional cost.

Ms. Gonzalez: Right.

Ms. Angell: So, first we have to look into it and see what the cost is if you're talking about 24 hours.

Mr. Gonzalez: No, it's not 24 hours, just when like you say, if they pick up after themselves because it seems like when this is happening is towards the afternoon, and like you said, I agree, if it's going to cost then no, but if they know that they're being watched and everything, they won't leave their stuff there.

Mr. Quesada: Thank you, and I think we'll look into that option, and in the meantime, we'll look at some of the signs. I try not to do too much sign pollution over there but, if we find something that looks classy I'll run it by you guys and see if we can add another sign of there.

Ms. Padilla: And maybe we could just amend those signs, maybe we can just revise those signs.

Ms. Angell: I was going to say that white sign you're talking about, I was looking at it yesterday when I was there, it's very dirty.

Ms. Padilla: Yes, I told her that.

Ms. Angell: She needs to scrub it or we need to get a new one because it looks pretty dirty, I'll be honest.

Ms. Padilla: So, what we can do is we can take that thing off, we'll try to bleach it first, and if not, we'll get you guys a new one.

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

Mr. Quesada: Anything else Mayra?

Ms. Padilla: No, I'm done, thank you guys.

D. CDD Manager

1) Number of Registered Voters – 662

2) Consideration of Proposed Fiscal Year 2025 Meeting Schedule

3) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form

Mr. Quesada: Jumping into the manager's report, I just wanted to point out to you all the certification process from Miami-Dade County. Christina White, the Supervisor of Elections for Miami-Dade County, and she's certifying that the Hemingway Point Community Development District as described in the attached map has 662 registered voters residing within the community, so about 2 registered voters per household, that sounds about right. Jumping into the proposed fiscal year 2025 meeting schedule, so for you now and I guess you have all of them there, I just wanted to try to, number one, this is a large room with high ceilings, so GMS opened up an office about a year and a half ago, an office here in Homestead it's literally two minutes down the street from Campbell Drive here, and it's actually more conveniently located next to the Turnpike exit on Campbell Drive, so even though you'll be traveling one more exit, it's going to be two blocks off that Turnpike exit. So, we do have an office there, and I spoke to some of you about this but we're proposing to have the meeting

space at the GMS' office here in Homestead. The address is 2804 NE 8th Street, Suite 202, and we proposed the same meeting schedule which is the fourth Wednesday of each month at 2:00 p.m. but again, this is at your discretion. Does the Board have any conflicts with the current meeting schedule that we're just following?

Mr. Ruiz: 2:00 p.m. is rough for me.

Mr. Quesada: Ok.

Mr. Gonzalez: What day are you talking about?

Mr. Quesada: Again, I have the meeting schedule here, it's on page 65 of your agenda, and it starts with October 23, 2024, which is the beginning of our fiscal year, and then November 27, 2024, and December 18, 2024, we would make an exception on those months because of the holidays. Then January 22nd, February 26th, March 26, April 23rd, May 28th, June 25th, July 23rd, August 27th, and September 24th. Now keep in mind Frank, we advertise all these meetings at once for the year, but this Board doesn't typically meet every single month, it just gives you guys the flexibility if a need arises to meet on a monthly basis.

Mr. Ruiz: Right.

Mr. Quesada: As far as the time goes, discuss it among yourselves, and if this time works for you, 10:00 a.m.

Mr. Ruiz: 10:00 a.m. is perfect for me.

Mr. Gonzalez: I'm good with 10:00 a.m. as well.

Ms. Angell: I'm not great with 10:00 but that's fine.

Mr. Ruiz: I mean 11:00 would be the latest I could probably do it because I work in Doral.

Ms. Angell: Ok, I didn't know you were still working, ok I can make it for 10:00.

Mr. Gonzalez: For me, I don't really have a time.

Ms. Angell: So, 10:00 is ok, I'll make it.

Mr. Quesada: So, back to the schedule, as proposed, and you're all ok with the location?

Mr. Ruiz: Yes.

Ms. Angell: Yes.

Mr. Quesada: So as proposed you have the fourth Wednesday of the month and to revise the time from 2:00 p.m. to 10:00 a.m., and were you going to see if that's a conflict for Scott?

Mr. George: Let me see.

Mr. Quesada: I'm sure he can get creative if necessary.

Ms. Angell: I mean if we have to go to 11:00 a.m. to make it for Scott, that's fine if that's ok with Frank.

Mr. Ruiz: No, 11:00 a.m. is too late.

Mr. George: Ok, Scott has a 10:00 a.m. it looks like, typically on Wednesdays.

Ms. Angell: He's meeting with another CDD?

Mr. George: Yes.

Mr. Quesada: Do you know if they meet monthly?

Mr. George: I don't know, is Grand Bay one of yours?

Mr. Quesada: I'm not familiar with it.

Mr. George: I'm not familiar with all of his Districts and when they meet. It doesn't look like they meet every month but they do meet quite a bit.

Mr. Quesada: Ok, so I think it is your choice, obviously they may have to go and do something else.

Mr. George: Yes, if anything, the attorney may have to switch, that's probably the other option.

Mr. Quesada: Ok, so whatever you guys want to do, it's up to you but, I always check with counsel to see if there's any conflict there.

Ms. Angell: Well, if it makes it easier for everybody on our Board because we want Frank to be able to come, and if he can't come at 2:00 then he won't be here anytime at our meetings.

Mr. Quesada: Understood, so, for now, we'll keep it at 10:00 a.m., is everybody comfortable with that for now?

Mr. Ruiz: Yes.

Mr. Quesada: We'll work with District counsel and see what we can arrange and if there's anything that comes up we will let you know. I'm going to ask the office, I'm

going to see what the deadline is for the advertisement to try to save you guys a few bucks, if we have to bring this back to the Board we will bring it back.

Mr. Gonzalez: Ok.

Ms. Angell: Ok.

Mr. Quesada: So, for now, I just need a motion to accept the proposed fiscal year 2025 meeting schedule with the fourth Wednesday of the month at 10:00 a.m. at the GMS office located at 2804 NE 8th Street, Suite 202, is there a motion?

On MOTION by Ms. Angell seconded by Mr. Ruiz with all in favor, accepting the proposed Fiscal Year 2025 Meeting Schedule was approved.

Mr. Quesada: The last thing I have is on page 66 is the reminder for everyone to file their Form 1s, I do see we're missing two, and I will check with Anthony about his but, just a reminder, it's a personal obligation, and it can be done through the Florida Commission on Ethics, they have a website, and you can Google it. You just Google Florida Commission on Ethics, and Form 1, and it's something you used to have to fill out by hand but, now they're requiring it electronically, it's sort of like tax returns, it just talks about your finances from the year before. It's not too invasive, they're not asking for specific numbers, it just has to meet certain criteria, you just have to answer honestly on there. If you need any help just reach out to us but, it's all electronic. I do want to advise you all that beginning July 1st which was the deadline, they can begin fining you per day with a not to exceed amount of \$1,500 for the total fine. Typically, there's a grace period for the first 30 days, so we're still within the month of July, so my advice to everybody who hasn't filled out their Form 1, get it done before the end of the month but, should it get to that point where they do actually assess a fine, they will start with July 1st as the first day of the fine, if you pass that grace period, whatever that grace period is.

Mr. Gonzalez: Are you going to be here this week?

Mr. Quesada: Yes.

Mr. Gonzalez: Ok, so I'll just come by, and I'll do it here personally because I just want to get it over with.

Mr. Quesada: Ok, and actually for me because I'm not a numbers guy, they made it a little bit easier I think with the electronic version because at the top of each page that you're filling out, it kind of gives you a lot of examples as to this is what we're looking for, not this, and this is what we're looking for, not this. So, it kind of gives you exactly what they're requesting, and what not to put in, and what to omit, so helpful because it's a lot easier.

Mr. Gonzalez: Is there any way you can resend me that form?

Mr. Quesada: Yes, and it came with a memo with the ethics training, and keep in mind, just a reminder again that the ethics training is also a requirement of the Florida Commission on Ethics, and we recommend one of the easiest links that we sent you, which is in the same memo which is the Florida League of Cities did a video, and they live streamed it so there is a little bit of a lunch break in the middle, but you can just drag the curser past the lunchbreak that they did while they were live streaming, it's about an hour or hour and 40 minutes I was told, and you can complete those 4 hours of training just document it because, in the next Form 1 that you fill out next year for this fiscal year, it's going to have you check a box that you did the 4 hours of training. So, all of that is in the same memo, and I'll make a note for them to resend the memo, the memo for Form 1, and the ethics training. So, for now, that is how we've been doing things, and I would just ask you all to keep track of it, it's like keeping receipts, you don't know if you're going to get audited or anything like that, so my advice is to just keep a note as to what day and time you did it. I don't know what Form 1 is going to look like next year but, as of right now, it's just having you check a box, I think it's on the honor system for now but, who knows what the Form will look like next year, so I just ask that you keep track of that information that's all. That covers my report.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Quesada: Moving on to the financial reports, you have the check run summary, starting on page 67, and the unaudited financials, starting on page 72. If there are any questions or any comments I can take those, if not, staff's recommendation is to accept the financials as presented.

Ms. Angell: I didn't have any questions.

Mr. Ruiz: Neither do I.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, the Check Register and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Quesada: Any there any Supervisor's requests or audience comments? Let me just check the phone one last time, there's nobody else on the line. Are there any comments or requests from the Board?

Ms. Angell: Well, I just wanted to say that I had to go through the election committee because I'm in seat #1, and mine was up for election, so I had gone and did all my paperwork but, then I got a letter in the mail that nobody was running against me, so I'm already again on the Board.

Mr. Gonzalez: Ok.

Ms. Angell: So, I don't know if I'll be on the ballot then because they said there's nobody running against me, so congratulations you're on the Board, so I just wanted to say that.

Mr. Quesada: You were unopposed, so thank you for your service.

Ms. Angell: I enjoy coming to the meetings.

Mr. Quesada: Thank you.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Quesada: We just need a motion to adjourn the meeting.

On MOTION by Mr. Ruiz seconded by Mr. Gonzolez with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: August 9, 2024

RE: 2024 Legislative Update – Supplemental Information

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. Below is a summary of an additional law that was not included in the 2024 Legislative Update.

Chapter 2024 – 184, Laws of Florida (HB 7063). The legislation, among other things, amends section 787.06, F.S., to require nongovernmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services. Special districts, including community development districts, are defined as governmental entities under this statute. The effective date of this act is July 1, 2024.

For convenience, we have included a copy of the legislation referenced in this memorandum. In addition, attached is a form of the affidavit that nongovernmental entities will need to execute when entering, renewing, or extending a contract with a community development district or special district. We request that you include this supplemental memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel.

Enclosures (2)

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed **by an officer or representative of a nongovernmental entity** that is executing, renewing, or extending a contract with _____ Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.

3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: _____

NAME: _____

TITLE: _____

SIGNATURE: _____

DATE: _____, 20__

STATE OF FLORIDA
COUNTY OF _____

SWORN TO (or affirmed) and subscribed before me by means of [] physical presence or []
online notarization, this _____ day of _____ 20____, by
_____ in his/her capacity as _____ for
_____ (name of Nongovernmental Entity).

NOTARY PUBLIC

Personally Known OR
Produced Identification

Type of Identification Produced



Hemingway Point CDD

FIELD REPORT



September 25, 2024

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

LANDSCAPING



- Landscaping was maintained by Nicoya Landscaping

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

POOL



- Pool was maintained by Florida's Bright and Blue Pools.
- Ortiz Construction put up a new pool rules sign with additional information.
- Two new Miami-Dade Solid Waste containers were received for the pool.

Governmental Management Services-South Florida, LLC

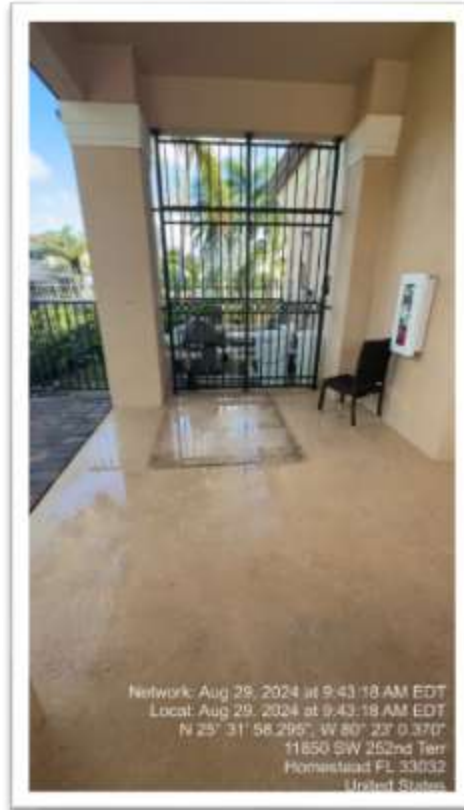
5385 N. Nob Hill Road Sunrise, FL 33351

FIELD MAINTENANCE



- Playground swings and chains were repaired.
- Mail kiosks in satisfactory condition.

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



- Shed was removed by First In Property Solutions.

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel 

Suborganization ▼ Board of Supervisors ▼

Sort by: [PID](#) [Form Year](#) [Filer Name](#) ▼ [Filing Requirement](#)

| PID | FORM YEAR | NAME ^ | ORGANIZATION(S) | FILING REQUIREMENT | FILING REQUIREMENT FULFILLED | FILINGS |
|--------|-----------|---------------------|---|-------------------------------------|-----------------------------------|------------------------------|
| 275424 | 2023 | Cheryll Ann Angell | <ul style="list-style-type: none"> Hemingway Point Community Development District - Board of Supervisors [?] | Form 1 with COE [?] | ✔ Form 1 - 5/9/2024 | View Filings |
| 275425 | 2023 | Russell Harry Brick | <ul style="list-style-type: none"> Hemingway Point Community Development District - Board of Supervisors [?] | Form 1 with COE [?] | ✔ Form 1 - 5/6/2024 | View Filings |
| 307664 | 2023 | Marcos Gonzalez | <ul style="list-style-type: none"> Hemingway Point Community Development District - Board of Supervisors [?] | Form 1 with COE [?] | ✔ Form 1 - 7/29/2024 | View Filings |
| 275427 | 2023 | Carlos Suarez | <ul style="list-style-type: none"> Hemingway Point Community Development District - Board of Supervisors [?] | Form 1 with COE [?] | ✔ Form 1 - 6/5/2024 | View Filings |
| 292820 | 2023 | Anthony Toro | <ul style="list-style-type: none"> Hemingway Point Community Development District - Board of Supervisors [?] | Form 1 with COE [?] | ✔ Form 1 - 8/2/2024 | View Filings |

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Memorandum

To: Board of Supervisors

From: District Management

Date: September 25, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Hemingway Point Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD’s website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Hemingway Point Community Development District

District Manager: _____

Date: _____

Print Name: _____

Hemingway Point Community Development District

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

| <i>Date</i> | <i>check #'s</i> | <i>Amount</i> |
|--------------|------------------|--------------------|
| 7/1-7/31 | 1425-1443 | \$17,584.58 |
| 8/1-8/31 | 1444-1452 | \$10,868.94 |
| TOTAL | | \$28,453.52 |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|----------|----------------------------|
| 7/08/24 | 00057 | 6/13/24 4672-1 | 202406 320-53800-34500 | DEADLTCH PADDLE | * | 402.50 | |
| | | | | DML SECURITY SYSTEMS | | | 402.50 001425 |
| 7/08/24 | 00028 | 5/29/24 219695 | 202405 320-53800-46500 | VINYL PLUMBING LABEL SET | * | 270.59 | |
| | | 6/01/24 219645 | 202406 320-53800-46500 | JUN 24 - POOL SERVICE | * | 520.00 | |
| | | 7/01/24 219761 | 202407 320-53800-46500 | JUL 24 - POOL SERVICE | * | 520.00 | |
| | | 5/29/24 219695 | 202405 320-53800-46500 | VINYL PLUMBING LABEL SET | V | 270.59- | |
| | | 6/01/24 219645 | 202406 320-53800-46500 | JUN 24 - POOL SERVICE | V | 520.00- | |
| | | 7/01/24 219761 | 202407 320-53800-46500 | JUL 24 - POOL SERVICE | V | 520.00- | |
| | | | | FLORIDA'S BRIGHT & BLUE POOLS | | | .00 001426 |
| 7/08/24 | 00001 | 7/01/24 195 | 202407 310-51300-34000 | JUL 24 - MGMT FEES | * | 3,275.42 | |
| | | 7/01/24 195 | 202407 310-51300-35100 | JUL 24 - COMPUTER TIME | * | 41.67 | |
| | | 7/01/24 195 | 202407 310-51300-31300 | JUL 24 - DISSEMINATION | * | 208.33 | |
| | | 7/01/24 195 | 202407 310-51300-49500 | JUL 24 - WEBSITE ADMIN | * | 88.33 | |
| | | 7/01/24 195 | 202407 310-51300-42000 | JUL 24 - POSTAGE | * | 8.96 | |
| | | 7/01/24 196 | 202407 320-53800-34000 | JUL 24 - FIELD SERVICES | * | 1,060.00 | |
| | | | | GMS-SF, LLC | | | 4,682.71 001427 |
| 7/08/24 | 00016 | 7/08/24 07082024 | 202407 300-20700-10100 | TRANS TAX RECEIPTS SER13 | * | 1,066.30 | |
| | | | | HEMINGWAY POINT CDD C/O WELLS FARGO | | | 1,066.30 001428 |
| 7/08/24 | 00025 | 7/08/24 07082024 | 202407 300-20700-10100 | TRANS TAX RECEIPTS SER 14 | * | 2,442.00 | |
| | | | | HEMINGWAY POINT CDD C/O WELLS FARGO | | | 2,442.00 001429 |
| 7/08/24 | 00073 | 7/02/24 07022024 | 202406 320-53800-46300 | RMV MILDEW POOL DECK/MAIL | * | 200.00 | |
| | | | | CARMEN HERNANDEZ | | | 200.00 001430 |
| 7/08/24 | 00050 | 7/02/24 07022024 | 202406 320-53800-46300 | 5/6-6/16 JANITORIAL | * | 450.00 | |
| | | | | ADRIAN SUAREZ MARTINEZ | | | 450.00 001431 |
| | | | | HEMP HEMINGWAY PT PPOWERS | | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|---------------------------------------|------------------|-----|-------|-------|----------|------------------------------------|--------|----------|--------------|---------|
| 7/08/24 | 00040 | 7/01/24 | 2163 JUL 24 - LANDSCAPE MAINT | 202407 | 320 | 53800 | 46200 | | NICOYA LAWNSCAPING, INC. | * | 1,600.00 | 1,600.00 | 001432 |
| 7/24/24 | 00064 | 7/03/24 | 7906 2024 YEARLY ENG REPORT | 202406 | 310 | 51300 | 31100 | | ALVAREZ ENGINEERS, INC. | * | 742.95 | 742.95 | 001433 |
| 7/24/24 | 00006 | 6/30/24 | 188398 JUN 24 - GENERAL COUNSEL | 202406 | 310 | 51300 | 31500 | | BILLING COCHRAN LYLES MAURO & | * | 522.50 | 522.50 | 001434 |
| 7/24/24 | 00038 | 7/08/24 | 6438503 JUL 24 - INTERNET | 202407 | 320 | 53800 | 41000 | | COMCAST | * | 197.61 | 197.61 | 001435 |
| 7/24/24 | 00058 | 7/08/24 | 18612 ALL PRP CLEAN/TRASH LINER | 202407 | 320 | 53800 | 46400 | | DISCOUNT LIGHTING & SUPPLIES, INC. | * | 150.95 | 150.95 | 001436 |
| 7/24/24 | 00057 | 4/05/24 | 4432-1 BTHRM PUSH HNDL NOT WRKNG | 202404 | 320 | 53800 | 34500 | | DML SECURITY SYSTEMS | * | 240.00 | 240.00 | 001437 |
| 7/24/24 | 00010 | 7/12/24 | 04890-39 11850 SW 252ND TER#CLBHSE | 202406 | 320 | 53800 | 43000 | | FPL | * | 494.70 | 528.97 | 001438 |
| | | 7/12/24 | 16670-96 11880 SW 248TH ST#GRDHSE | 202406 | 320 | 53800 | 41000 | | | * | 34.27 | | |
| 7/24/24 | 00073 | 7/16/24 | 07162024 RESTRM/POOL/DOGGY STN JAN | 202407 | 320 | 53800 | 46300 | | CARMEN HERNANDEZ | * | 150.00 | 150.00 | 001439 |
| 7/24/24 | 00040 | 7/18/24 | 2182 LANDSC UPG/PLANTS/MULCH | 202407 | 320 | 53800 | 46200 | | NICOYA LAWNSCAPING, INC. | * | 675.00 | 675.00 | 001440 |
| 7/24/24 | 00053 | 6/03/24 | 29515 REP TERR CEILING/GATE | 202406 | 320 | 53800 | 46000 | | ORTIZ CONSTRUCTION SERVICES | * | 350.00 | 350.00 | 001441 |
| 7/24/24 | 00060 | 7/09/24 | 15204 50% DEP - FURNITURE | 202407 | 320 | 53800 | 60000 | | ROBERTS ALUMINUM FURNITURE | * | 1,872.50 | 1,872.50 | 001442 |

HEMP HEMINGWAY PT PPOWERS

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|--------------------|-------|--------------|---------|--|--------------------------|--------|-----------|--------------|---------|
| 7/24/24 | 00028 | 5/29/24 | 219695 | 202405 320-53800-46500 | VINYL PLUMBING LABEL SET | * | 270.59 | | |
| | | 6/01/24 | 219645 | 202406 320-53800-46500 | JUN 24 - POOL SERVICE | * | 520.00 | | |
| | | 7/01/24 | 219761 | 202407 320-53800-46500 | JUL 24 - POOL SERVICE | * | 520.00 | | |
| | | | | | | | | 1,310.59 | 001443 |
| TOTAL FOR BANK A | | | | | | | 17,584.58 | | |
| TOTAL FOR REGISTER | | | | | | | 17,584.58 | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|-------------------------------|--------|----------|--------------|---------|
| 8/22/24 | 00006 | 7/31/24 | 188765 | 202407 | 310 | 51300 | 31500 | | BILLING COCHRAN LYLES MAURO & | * | 1,550.00 | 1,550.00 | 001444 |
| 8/22/24 | 00038 | 8/08/24 | 6438503 | 202408 | 320 | 53800 | 41000 | | COMCAST | * | 197.89 | 197.89 | 001445 |
| 8/22/24 | 00010 | 8/12/24 | 04890-39 | 202407 | 320 | 53800 | 43000 | | FPL | * | 508.71 | 543.12 | 001446 |
| | | 8/12/24 | 16670-96 | 202407 | 320 | 53800 | 43000 | | | * | 34.41 | | |
| 8/22/24 | 00073 | 8/12/24 | 08122024 | 202407 | 320 | 53800 | 46300 | | CARMEN HERNANDEZ | * | 300.00 | 300.00 | 001447 |
| 8/22/24 | 00074 | 5/27/24 | 2708 | 202405 | 320 | 53800 | 49000 | | LIGHT ER UP | * | 1,936.24 | 1,936.24 | 001448 |
| 8/22/24 | 00078 | 7/31/24 | IPL01869 | 202407 | 310 | 51300 | 48000 | | MCCLATCHY COMPANY LLC | * | 541.69 | 541.69 | 001449 |
| 8/22/24 | 00040 | 8/01/24 | 2185 | 202408 | 320 | 53800 | 46200 | | NICOYA LAWNSCAPING, INC. | * | 1,600.00 | 1,600.00 | 001450 |
| 8/22/24 | 00053 | 6/07/24 | 29501 | 202406 | 320 | 53800 | 46000 | | ORTIZ CONSTRUCTION SERVICES | * | 760.00 | 1,160.00 | 001451 |
| | | 8/14/24 | 29532 | 202408 | 320 | 53800 | 46000 | | | * | 400.00 | | |
| 8/22/24 | 00065 | 8/07/24 | 24-006 | 202406 | 320 | 53800 | 34500 | | 1ST CHOICE SECURITY LLC | * | 1,600.00 | 3,040.00 | 001452 |
| | | 8/07/24 | 24-007 | 202407 | 320 | 53800 | 34500 | | | * | 1,440.00 | | |

TOTAL FOR BANK A 10,868.94
 TOTAL FOR REGISTER 10,868.94

Hemingway Point
Community Development District

Unaudited Financial Reporting
August 31, 2024



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| 6 | <u>Capital Project Fund Series 2013</u> |
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Hemingway Point
Community Development District
Combined Balance Sheet
August 31, 2024

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Capital Project Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|---------------------------------|--------------------------------------|
| Assets: | | | | |
| Cash: | | | | |
| Operating Account | \$ 130,354 | \$ - | \$ - | \$ 130,354 |
| Due From General Fund | - | (4) | - | (4) |
| Investments: | | | | |
| Series 2013 | | | | |
| Reserve | - | 84,774 | - | 84,774 |
| Interest | - | 25 | - | 25 |
| Revenue | - | 192,666 | - | 192,666 |
| Sinking | - | 15 | - | 15 |
| Construction | - | - | 393 | 393 |
| Series 2014 | | | | |
| Reserve | - | 86,882 | - | 86,882 |
| Interest | - | 55 | - | 55 |
| Revenue | - | 165,221 | - | 165,221 |
| Sinking | - | (0) | - | (0) |
| Construction | - | - | 13 | 13 |
| Total Assets | \$ 130,354 | \$ 529,634 | \$ 406 | \$ 660,394 |
| Liabilities: | | | | |
| Accounts Payable | \$ 10,581 | \$ - | \$ - | \$ 10,581 |
| Due To Debt Service | (4) | - | - | (4) |
| Total Liabilities | \$ 10,577 | \$ - | \$ - | \$ 10,577 |
| Fund Balance: | | | | |
| Restricted for: | | | | |
| Debt Service - Series | \$ - | \$ 529,634 | \$ - | \$ 529,634 |
| Capital Project - Series | - | - | 406 | 406 |
| Unassigned | 119,777 | - | - | 119,777 |
| Total Fund Balances | \$ 119,777 | \$ 529,634 | \$ 406 | \$ 649,817 |
| Total Liabilities & Fund Balance | \$ 130,354 | \$ 529,634 | \$ 406 | \$ 660,394 |

Hemingway Point
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

| | Adopted Budget | Prorated Budget Thru 08/31/24 | Actual Thru 08/31/24 | Variance |
|--------------------------------|-------------------|----------------------------------|-------------------------|-----------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 253,746 | \$ 253,746 | \$ 254,749 | \$ 1,003 |
| Interest Income | - | - | 50 | 50 |
| Total Revenues | \$ 253,746 | \$ 253,746 | \$ 254,798 | \$ 1,053 |

Expenditures:

General & Administrative:

| | | | | |
|---|-------------------|------------------|------------------|-----------------|
| Supervisor Fees | \$ 9,600 | \$ 1,000 | \$ 2,800 | \$ (1,800) |
| PR-FICA | 734 | - 77 | 214 | (138) |
| Engineering | 2,500 | 2,292 | 743 | 1,549 |
| Attorney | 15,000 | 13,750 | 9,325 | 4,425 |
| Annual Audit | 4,800 | 4,800 | 4,800 | - |
| Assessment Administration | 1,000 | 1,000 | 1,000 | - |
| Dissemination Agent | 2,500 | 2,292 | 2,292 | - |
| Trustee Fees | 8,000 | 8,000 | 8,000 | - |
| Management Fees | 39,305 | 36,030 | 36,030 | - |
| Information Technology | 500 | 458 | 458 | - |
| Website Maintenance | 1,060 | 972 | 972 | - |
| Telephone | 50 | 46 | - | 46 |
| Postage & Delivery | 1,250 | 1,146 | 226 | 920 |
| Insurance General Liability | 7,715 | 7,715 | 7,127 | 588 |
| Printing & Binding | 750 | 688 | 206 | 481 |
| Legal Advertising | 1,000 | 917 | 2,346 | (1,430) |
| Other Current Charges | 850 | 779 | 67 | 712 |
| Office Supplies | 150 | 138 | 0 | 137 |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| Property Taxes | 8,500 | - | - | - |
| Total General & Administrative | \$ 105,439 | \$ 82,272 | \$ 76,781 | \$ 5,491 |

Hemingway Point
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

| | Adopted Budget | Prorated Budget Thru 08/31/24 | Actual Thru 08/31/24 | Variance |
|--|--------------------|----------------------------------|-------------------------|------------------|
| <i>Operations & Maintenance</i> | | | | |
| Maintenance Expenditures | | | | |
| Field Management | \$ 12,720 | \$ 11,660 | \$ 11,660 | \$ - |
| Security/Pool Attendant | 22,000 | 20,167 | 12,612 | 7,554 |
| Phone/Internet | 2,500 | 2,292 | 2,212 | 80 |
| Electric | 7,500 | 6,875 | 5,182 | 1,693 |
| Water | 6,500 | 5,958 | 4,388 | 1,570 |
| Property Insurance | 6,500 | 6,500 | 6,554 | (54) |
| Repairs & Maintenance | 20,000 | 18,333 | 8,887 | 9,446 |
| Landscape Maintenance | 21,000 | 19,250 | 25,380 | (6,130) |
| Tree Trimming | 7,500 | 6,875 | 5,456 | 1,419 |
| Janitorial Service & Supplies | 4,750 | 4,354 | 4,879 | (525) |
| Pool Maintenance | 12,000 | 11,000 | 17,848 | (6,848) |
| Operating Supplies | 4,500 | 4,125 | - | 4,125 |
| Pressure Washing/Painting | 8,000 | 7,333 | 1,915 | 5,418 |
| Landscape Lighting & Replacement | 5,000 | 4,583 | - | 4,583 |
| Pest Control | 660 | 605 | - | 605 |
| Dues, Licenses | - | - | 250 | (250) |
| Contingencies/Reserve | 33,275 | 30,502 | 9,618 | 20,885 |
| Subtotal Field Expenditures | \$ 174,405 | \$ 160,413 | \$ 116,841 | \$ 43,572 |
| Total Operations & Maintenance | \$ 174,405 | \$ 160,413 | \$ 116,841 | \$ 43,572 |
| Total Expenditures | \$ 279,844 | \$ 242,685 | \$ 193,621 | \$ 49,063 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (26,098) | \$ 11,061 | \$ 61,177 | \$ 50,116 |
| Net Change in Fund Balance | \$ (26,098) | \$ 11,061 | \$ 61,177 | \$ 50,116 |
| Fund Balance - Beginning | \$ 26,098 | | \$ 58,600 | |
| Fund Balance - Ending | \$ 0 | | \$ 119,777 | |

Hemingway Point

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

| | Adopted Budget | Prorated Budget Thru 08/31/24 | Actual Thru 08/31/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 165,900 | \$ 165,900 | \$ 166,367 | \$ 466 |
| Interest Income | - | - | 12,951 | 12,951 |
| Total Revenues | \$ 165,900 | \$ 165,900 | \$ 179,318 | \$ 13,417 |
| Expenditures: | | | | |
| Interest 11/1 | \$ 58,538 | \$ 58,538 | \$ 58,538 | \$ - |
| Principal 11/1 | 45,000 | 45,000 | 45,000 | - |
| Interest 5/1 | 57,131 | 57,131 | 57,131 | - |
| Total Expenditures | \$ 160,669 | \$ 160,669 | \$ 160,669 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 5,232 | \$ 5,232 | \$ 18,649 | \$ 13,417 |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 5,232 | \$ 5,232 | \$ 18,649 | \$ 13,417 |
| Fund Balance - Beginning | \$ 167,761 | | \$ 258,831 | |
| Fund Balance - Ending | \$ 172,993 | | \$ 277,480 | |

Hemingway Point
Community Development District
Debt Service Fund Series 2014
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

| | Adopted Budget | Prorated Budget Thru 08/31/24 | Actual Thru 08/31/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 170,480 | \$ 170,480 | \$ 171,365 | \$ 884 |
| Interest Income | - | - | 11,597 | 11,597 |
| Total Revenues | \$ 170,480 | \$ 170,480 | \$ 182,962 | \$ 12,481 |
| Expenditures: | | | | |
| Interest 11/1 | \$ 56,469 | \$ 56,469 | \$ 56,469 | - |
| Principal 11/1 | 55,000 | 55,000 | 55,000 | - |
| Interest 5/1 | 55,197 | 55,197 | 55,197 | - |
| Total Expenditures | \$ 166,666 | \$ 166,666 | \$ 166,666 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 3,814 | \$ 3,815 | \$ 16,296 | \$ 12,481 |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 3,814 | \$ 3,815 | \$ 16,296 | \$ 12,481 |
| Fund Balance - Beginning | \$ 138,695 | | \$ 235,858 | |
| Fund Balance - Ending | \$ 142,509 | | \$ 252,154 | |

Hemingway Point
Community Development District
Capital Projects Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

| | Adopted Budget | Prorated Budget Thru 08/31/24 | Actual Thru 08/31/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|--------------|
| Revenues | | | | |
| Interest Income | \$ - | \$ - | \$ 18 | \$ 18 |
| Total Revenues | \$ - | \$ - | \$ 18 | \$ 18 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | - | - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ - | \$ 18 | \$ 18 |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ - | \$ - | \$ 18 | |
| Fund Balance - Beginning | \$ - | | \$ 375 | |
| Fund Balance - Ending | \$ - | | \$ 393 | |

Hemingway Point
Community Development District
Capital Projects Fund Series 2014
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

| | Adopted Budget | Prorated Budget Thru 08/31/24 | Actual Thru 08/31/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|-------------|
| Revenues | | | | |
| Interest Income | \$ - | \$ - | \$ 1 | \$ 1 |
| Total Revenues | \$ - | \$ - | \$ 1 | \$ 1 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | - | - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ - | \$ 1 | \$ 1 |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ - | \$ - | \$ 1 | |
| Fund Balance - Beginning | \$ - | | \$ 13 | |
| Fund Balance - Ending | \$ - | | \$ 13 | |

Hemingway Point
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|------------------|------------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------|-------------------|
| Revenues: | | | | | | | | | | | | | |
| Special Assessments - Tax Roll | \$ 59 | \$ 22,529 | \$ 222,230 | \$ 1,012 | \$ 1,091 | \$ 1,663 | \$ 1,867 | \$ 1,705 | \$ 2,592 | \$ - | \$ - | \$ - | \$ 254,749 |
| Interest Income | - | - | - | - | - | - | - | - | - | 50 | - | - | 50 |
| Total Revenues | \$ 59 | \$ 22,529 | \$ 222,230 | \$ 1,012 | \$ 1,091 | \$ 1,663 | \$ 1,867 | \$ 1,705 | \$ 2,592 | \$ 50 | \$ - | \$ - | \$ 254,798 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ 600 | \$ - | \$ - | \$ - | \$ - | \$ 1,000 | \$ - | \$ - | \$ 800 | \$ 400 | \$ - | \$ - | \$ 2,800 |
| PR-FICA | 46 | - | - | - | - | 77 | - | - | 61 | 31 | - | - | 214 |
| Engineering | - | - | - | - | - | - | - | - | 743 | - | - | - | 743 |
| Attorney | 1,678 | 500 | 550 | 500 | 1,485 | 500 | 500 | 1,540 | 523 | 1,550 | - | - | 9,325 |
| Annual Audit | - | - | 4,800 | - | - | - | - | - | - | - | - | - | 4,800 |
| Assessment Administration | 1,000 | - | - | - | - | - | - | - | - | - | - | - | 1,000 |
| Dissemination Agent | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | - | 2,292 |
| Trustee Fees | 4,500 | - | - | - | - | 3,500 | - | - | - | - | - | - | 8,000 |
| Management Fees | 3,275 | 3,275 | 3,275 | 3,275 | 3,275 | 3,275 | 3,275 | 3,275 | 3,275 | 3,275 | 3,275 | - | 36,030 |
| Information Technology | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | - | 458 |
| Website Maintenance | 88 | 88 | 88 | 88 | 88 | 88 | 88 | 88 | 88 | 88 | 88 | - | 972 |
| Telephone | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Postage & Delivery | 11 | 7 | 8 | 8 | 3 | 56 | 58 | 51 | 8 | 9 | 7 | - | 226 |
| Insurance General Liability | 7,127 | - | - | - | - | - | - | - | - | - | - | - | 7,127 |
| Printing & Binding | 11 | 129 | 38 | 1 | 0 | 8 | 0 | 0 | 6 | - | 12 | - | 206 |
| Legal Advertising | - | - | - | - | - | - | - | 432 | 1,372 | 542 | - | - | 2,346 |
| Other Current Charges | - | - | 7 | - | - | - | - | 60 | - | - | - | - | 67 |
| Office Supplies | - | - | - | - | - | 0 | - | - | - | - | - | - | 0 |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| Property Taxes | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total General & Administrative | \$ 18,762 | \$ 4,250 | \$ 9,017 | \$ 4,122 | \$ 5,102 | \$ 8,754 | \$ 4,172 | \$ 5,697 | \$ 7,127 | \$ 6,145 | \$ 3,633 | \$ - | \$ 76,781 |

Hemingway Point
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|--------------------|------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-------------|-------------------|
| Operations & Maintenance | | | | | | | | | | | | | |
| Maintenance Expenditures | | | | | | | | | | | | | |
| Field Management | \$ 1,060 | \$ 1,060 | \$ 1,060 | \$ 1,060 | \$ 1,060 | \$ 1,060 | \$ 1,060 | \$ 1,060 | \$ 1,060 | \$ 1,060 | \$ 1,060 | \$ - | \$ 11,660 |
| Security/Pool Attendant | 1,945 | - | - | 1,280 | 1,280 | 1,180 | 1,360 | 685 | 2,003 | 1,440 | 1,440 | - | 12,612 |
| Phone/Internet | 196 | 196 | 196 | 198 | 207 | 198 | 197 | 197 | 232 | 198 | 198 | - | 2,212 |
| Electric | 642 | 716 | 700 | 22 | 549 | 470 | 524 | 520 | 498 | 540 | - | - | 5,182 |
| Water | - | - | 1,500 | 21 | 1,376 | - | - | - | 1,491 | - | - | - | 4,388 |
| Property Insurance | 6,554 | - | - | - | - | - | - | - | - | - | - | - | 6,554 |
| Repairs & Maintenance | 425 | - | 255 | 1,875 | 1,100 | - | - | 2,125 | 1,110 | - | 1,997 | - | 8,887 |
| Landscape Maintenance | 1,600 | 2,490 | 1,600 | 1,600 | 1,600 | 4,475 | 3,546 | 3,340 | 1,254 | 2,275 | 1,600 | - | 25,380 |
| Tree Trimming | - | - | - | - | - | - | - | 5,456 | - | - | - | - | 5,456 |
| Janitorial Service & Supplies | 160 | 1,050 | 418 | 500 | 300 | 625 | 525 | 50 | 650 | 601 | - | - | 4,879 |
| Pool Maintenance | 520 | 1,211 | 520 | 520 | 1,720 | 8,033 | 1,428 | 2,855 | 520 | 520 | - | - | 17,848 |
| Operating Supplies | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Pressure Washing/Painting | 1,000 | - | - | - | - | - | - | - | - | 915 | - | - | 1,915 |
| Landscape Lighting & Replacement | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Pest Control | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dues/Licenses | - | - | - | - | - | - | - | - | 250 | - | - | - | 250 |
| Contingencies/Reserve | - | - | - | 3,873 | - | - | - | 3,873 | - | 1,873 | - | - | 9,618 |
| Subtotal Field Expenditures | \$ 14,102 | \$ 6,723 | \$ 6,249 | \$ 10,948 | \$ 9,193 | \$ 16,041 | \$ 8,641 | \$ 20,161 | \$ 9,067 | \$ 9,421 | \$ 6,295 | \$ - | \$ 116,841 |
| Total Operations & Maintenance | \$ 14,102 | \$ 6,723 | \$ 6,249 | \$ 10,948 | \$ 9,193 | \$ 16,041 | \$ 8,641 | \$ 20,161 | \$ 9,067 | \$ 9,421 | \$ 6,295 | \$ - | \$ 116,841 |
| Total Expenditures | \$ 32,863 | \$ 10,973 | \$ 15,266 | \$ 15,070 | \$ 14,295 | \$ 24,795 | \$ 12,813 | \$ 25,858 | \$ 16,194 | \$ 15,566 | \$ 9,928 | \$ - | \$ 193,621 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (32,805) | \$ 11,556 | \$ 206,964 | \$ (14,058) | \$ (13,204) | \$ (23,132) | \$ (10,946) | \$ (24,153) | \$ (13,601) | \$ (15,516) | \$ (9,928) | \$ - | \$ 61,177 |
| Other Financing Sources/Uses: | | | | | | | | | | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/Uses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (32,805) | \$ 11,556 | \$ 206,964 | \$ (14,058) | \$ (13,204) | \$ (23,132) | \$ (10,946) | \$ (24,153) | \$ (13,601) | \$ (15,516) | \$ (9,928) | \$ - | \$ 61,177 |

Hemingway Point
Community Development District
Long Term Debt Report

| Series 2013, Special Assessment Bonds (Phase One Project) | | |
|--|------------------------------------|--------------------|
| Original Issue Amount: | 9/30/13 | \$2,135,000 |
| Term 1: | \$335,000 | |
| Interest Rate: | 5.25% | |
| Maturity Date: | 11/1/2022 | |
| Term 2: | \$615,000 | |
| Interest Rate: | 6.25% | |
| Maturity Date: | 11/1/2032 | |
| Term 3: | \$1,165,000 | |
| Interest Rate: | 6.75% | |
| Maturity Date: | 11/1/2042 | |
| Reserve Fund Definition | 50% of Maximum Annual Debt Service | |
| Reserve Fund Requirement | \$82,950 | |
| Reserve Fund Balance | 84,774 | |
| Bonds Outstanding | | \$2,135,000 |
| Less: Principal Payment - 11/1/13 | | (\$30,000) |
| Less: Principal Payment - 11/1/14 | | (\$30,000) |
| Less: Principal Payment - 11/1/15 | | (\$30,000) |
| Less: Principal Payment - 11/1/16 | | (\$30,000) |
| Less: Principal Payment - 11/1/17 | | (\$35,000) |
| Less: Principal Payment - 11/1/18 | | (\$35,000) |
| Less: Principal Payment - 11/1/19 | | (\$40,000) |
| Less: Principal Payment - 11/1/20 | | (\$40,000) |
| Less: Principal Payment - 11/1/21 | | (\$40,000) |
| Less: Principal Payment - 11/1/22 | | (\$45,000) |
| Less: Principal Payment - 11/1/23 | | (\$45,000) |
| Current Bonds Outstanding | | \$1,735,000 |

Series 2014, Special Assessment Bonds (Phase Two Project)

| | | |
|-----------------------------------|------------------------------------|--------------------|
| Original Issue Amount: | 8/21/2014 | \$2,500,000 |
| Term 1: | \$47,000 | |
| Interest Rate: | 4.625% | |
| Maturity Date: | 11/1/2024 | |
| Term 2: | \$760,000 | |
| Interest Rate: | 5.00% | |
| Maturity Date: | 11/1/2034 | |
| Term 3: | \$1,270,000 | |
| Interest Rate: | 6.75% | |
| Maturity Date: | 11/1/2044 | |
| Reserve Fund Definition | 50% of Maximum Annual Debt Service | |
| Reserve Fund Requirement | \$85,241 | |
| Reserve Fund Balance | 86,882 | |
| Bonds Outstanding | | \$2,500,000 |
| Less: Principal Payment - 11/1/15 | | (\$35,000) |
| Less: Principal Payment - 11/1/16 | | (\$40,000) |
| Less: Principal Payment - 11/1/17 | | (\$40,000) |
| Less: Principal Payment - 11/1/18 | | (\$45,000) |
| Less: Principal Payment - 11/1/19 | | (\$45,000) |
| Less: Principal Payment - 11/1/20 | | (\$50,000) |
| Less: Principal Payment - 11/1/21 | | (\$50,000) |
| Less: Principal Payment - 11/1/22 | | (\$55,000) |
| Less: Principal Payment - 11/1/23 | | (\$55,000) |
| Current Bonds Outstanding | | \$2,085,000 |

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County
Fiscal Year 2024

Gross Assessments \$ 267,100.89 \$ 174,631.90 \$ 179,453.12 \$ 621,185.91
Net Assessments \$ 253,745.85 \$ 165,900.31 \$ 170,480.46 \$ 590,126.61

ON ROLL ASSESSMENTS

allocation in % 43.00% 28.11% 28.89% 100.00%

| Date | Gross Amount | Discount/ (Penalty) | Commission | Interest | Net Receipts | O&M Portion | 2013 Debt Service | 2014 Debt Service | Total |
|--------------|----------------------|---------------------|--------------------|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| 10/06/23 | \$ 95.51 | \$ - | \$ 0.95 | \$ 64.96 | \$ 159.52 | \$ 66.45 | \$ - | \$ 93.07 | \$ 159.52 |
| 11/10/23 | 16.37 | - | 0.16 | 10.20 | 26.41 | 11.00 | - | 15.41 | 26.41 |
| 11/17/23 | 17.46 | - | 0.17 | 11.15 | 28.44 | 11.85 | - | 16.59 | 28.44 |
| 11/20/23 | 10,561.05 | 429.75 | 105.61 | - | 10,025.69 | 4,318.67 | 2,981.50 | 2,725.52 | 10,025.69 |
| 11/24/23 | 44,265.39 | 1,752.83 | 442.68 | - | 42,069.88 | 18,188.84 | 13,913.68 | 9,967.36 | 42,069.88 |
| 12/07/23 | 541,924.50 | 21,459.78 | 5,419.27 | - | 515,045.45 | 221,429.31 | 144,105.96 | 149,510.18 | 515,045.45 |
| 12/27/23 | 1,999.88 | 59.32 | 20.00 | 1.64 | 1,922.20 | 800.77 | - | 1,121.43 | 1,922.20 |
| 01/09/24 | 2,410.00 | 71.58 | 24.10 | - | 2,314.32 | 1,011.97 | 1,004.18 | 298.17 | 2,314.32 |
| 02/06/24 | 1,909.05 | 37.19 | 19.07 | 21.25 | 1,874.04 | 829.61 | 1,026.37 | 18.06 | 1,874.04 |
| 02/27/24 | - | - | - | 587.45 | 587.45 | 252.51 | 163.40 | 171.53 | 587.45 |
| 03/11/24 | 3,895.25 | 38.36 | 38.96 | 14.01 | 3,831.94 | 1,645.18 | 1,024.89 | 1,161.87 | 3,831.94 |
| 03/20/24 | \$0.00 | \$0.00 | \$0.00 | \$41.30 | \$41.30 | 17.75 | 11.49 | \$12.06 | \$41.30 |
| 04/10/24 | 4,526.96 | 0.10 | 45.27 | - | 4,481.59 | 1,867.00 | 0.01 | 2,614.58 | 4,481.59 |
| 05/08/24 | 3,875.16 | - | 38.75 | 135.16 | 3,971.57 | 1,705.45 | 1,069.00 | 1,197.12 | 3,971.57 |
| 06/10/24 | 3,875.16 | - | 38.75 | 197.74 | 4,034.15 | 1,731.40 | 1,066.30 | 1,236.46 | 4,034.15 |
| 06/24/24 | 1,997.37 | - | 19.97 | 88.98 | 2,066.38 | 860.84 | - | 1,205.54 | 2,066.38 |
| TOTAL | \$ 621,369.11 | \$ 23,848.91 | \$ 6,213.71 | \$ 1,173.84 | \$ 592,480.33 | \$ 254,748.61 | \$ 166,366.78 | \$ 171,364.94 | \$ 592,480.33 |

| | |
|--------------------|-------------------------------------|
| 100.03% | Percent Collected |
| \$ (183.20) | Balance Remaining to Collect |