

Hemingway Point Community Development District

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

July 30, 2025



Hemingway Point

Community Development District

Revised Special Meeting Agenda

Wednesday July 30, 2025 10:00a.m.

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.)	

2804 NE 8th Street, Homestead, FL Microsoft Teams

Meeting ID: 236 344 004 207 2 and Passcode: 2YL3Nj2P 1 872-240-4685 and Phone conference ID: 906 241 865#

- 1. Roll Call
- 2. Approval of the Minutes of the April 23, 2025 Meeting Page 3
- 3. Consideration of **Resolution 2025-06** Amending Resolution 2025-05 and Resetting the Budget Hearing **Page 46**
- 4. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025 Page 48
- 5. Staff Reports
 - A. Attorney Memorandum 2025 Legislative Update Page 53
 - B. Engineer
 - 1) Yearly District Engineer's Report for Fiscal Year 2025-2026 Page 57
 - 2) Deficiency Comprehensive Report with Alavarez Engineers Page 61
 - C. Field/Property Manager Monthly Report Page 65
 - D. CDD Manager
 - 1) Number of Registered Voters in the District 700 Page 71
 - Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694 – Page 72
 - 3) Consideration of Proposed Fiscal Year 2026 Meeting Schedule Page 77
 - 4) Form 1 Financial Disclosure Due July 1, 2025 Page 78
 - 5) Reminder to Complete Annual Ethics Training by December 31, 2025
- 6. Financial Reports
 - A. Approval of Check Run Summary Page 79
 - B. Acceptance of Unaudited Financials Page 85
- 7. Supervisors Requests and Audience Comments
- 8. Adjournment

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, April 23, 2025 at 10:00 a.m. at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033.

Present were:

Marcos Gonzalez
Anthony Toro
Vice Chairman
Vice Chairman
Assistant Secretary
Cheryll Angell
Assistant Secretary

Carlos Suarez Assistant Secretary (by phone)

Also present were:

Ben Quesada District Manager Mayra Padilla Governmental M

Mayra Padilla Governmental Management Services
Terry Glynn Governmental Management Services (by phone)

Scott Cochran District Counsel

Several residents

FIRST ORDER OF BUSINESS

Oath of Office for Cheryll Angell – *Administered prior to the meeting*

Mr. Quesada: So, the first item of business is the oath of office for Cheryll Angell which was administered prior to the meeting, so thank you for that Cheryll.

SECOND ORDER OF BUSINESS Roll Call

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

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution #2025-01 Confirming General Election Results
Mr. Quesada: We can jump into organizational matters, consideration of resolution
#2025-01 confirming the general election results which is on page 4 of your agenda.

Essentially, Cheryll was the only one that qualified during that process, so her name was listed as her seat being #1, so it's just a formality at this point is just to accept the election results and adopt resolution #2025-01, so I'll ask for a motion please.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, Resolution #2025-01 confirming the General Election results was approved.

B. Consideration of Resolution #2025-02 Declaring Vacancies on the Board of Supervisors – Seat #2

Mr. Quesada: So, dropping down to item B, and I kind of discussed this with some of you individually before the meeting, seat #2, nobody qualified for that seat, however, you do have a Supervisor here who held that seat during the last term, so the first order of business would be to adopt resolution #2025-02 declaring the vacancy for seat #2, and then the next order of business would be any type of an appointment consideration. Can I have a motion to adopt #2025-02 please?

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, Resolution #2025-02 declaring vacancies on the Board of Supervisors – Seat #2 was approved.

C. Oath of Office for Newly Appointed Supervisor(s)

Mr. Quesada: Now, we would jump into consideration of an appointment for seat #2, does anybody have a candidate who they wish to appoint? You do have somebody here today expressing interest, I just need a motion for that.

Ms. Angell: Yes, I make a motion to appoint Anthony Toro.

Mr. Quesada: Ok, so we have a motion made by Cheryll to appoint Anthony Toro to seat #2.

On MOTION by Ms. Angell seconded by Mr. Gonzalez with all in favor, appointing Anthony Toro to fill the unexpired term of office for Seat #2 was approved.

Mr. Quesada: Ok, so now I need to administer oath of office, just state your name after I say the word "I", so "I".

Mr. Toro: Anthony Toro.

Mr. Quesada: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Hemingway Point Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Hemingway Point Community Development District, Miami-Dade County, Florida.

Mr. Toro: I do.

Mr. Quesada: Thank you and congratulations.

D. Consideration of Resolution #2025-03 Electing Officers

Mr. Quesada: So, on page #9 is the slate of officers, and any time there is a change to the Board, even if it's an incumbent for a new term, we have to look at the slate of officers for consideration. Right now, on the Board with those present, Marcos Gonzalez is the chairman, and Anthony Toro was vice chairman, which he will be again, at least for now, Frank Ruiz and Cheryll Angell and Carlos Suarez are all assistant secretaries. Again, just for the record, no officer has more power or authority or more votes than anybody else on the Board, it's mainly just for signature purposes, so just keep that in mind. I am asking though on behalf of GMS, we had some organizational changes on our end, your secretary used to be Rich Hans and he retired from the company, and Paul Winkeljohn is a former District manager, and he's actually assuming those responsibilities now, so what I would ask as far as the GMS side of the slate of officers and to be specific, that Paul Winkeljohn be named as secretary, Patti Powers remain as the treasurer and Sharyn Henning remain as assistant treasurer, and then me, Ben Quesada as District manager, remain as an assistant secretary just for the purposes of signature. So, with that being said, are there any other changes to the current slate of officers sitting with us today that you guys would like to consider? If not, we can keep it the same based on what I just said, you can just say, so moved, and we can adopt the resolution based on the current slate that I just presented.

On MOTION by Ms. Angell seconded by Mr. Gonzalez with all in favor, Election of officers, keeping the existing slate of officers the same and also adding Paul Winkeljohn as secretary was approved.

FOURTH ORDER OF BUSINESS Approval of the Minutes of the September 25, 2024 Meeting

Mr. Quesada: Jumping into the approval of the minutes from the September 25, 2024 meeting on page 11. I always like to ask, Scott, anything or any notes on your side from that?

Mr. Cochran: Yes, just a couple on page 2, under my comments, third line down toward the right side of the page, it says, this wasn't immediately apparent but could be, so "but" should be "that".

Mr. Quesada: Ok.

Mr. Cochran: Then 6 lines after that, with the line that ends, their labor and employment, the word "of" should be "in" before their labor and employment.

Mr. Quesada: Ok, got it, and you do have that page with you, so I would ask for a motion to approve the minutes from the September 25, 2024 meeting subject to the changes projected by District counsel that we would submit as part of the record.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, the Minutes of September 25, 2024 Meeting with the submitted changes as indicated were approved.

FIFTH ORDER OF BUSINESS Consideration of:

A. Resolution #2025-04 Designating Michael J. Pawelczyk as the District's Registered Agent

Mr. Quesada: The main order of business of why we're here today, and before we jump into the budget, there's one other item, and I'll let Scott kind of explain what's going on his side with resolution #2025-04 which starts on page 29, Scott, do you just want to give them a brief update.

Mr. Cochran: Sure, yes, so the District like a lot of entities by law have to have a registered agent and a registered office to accept service of process on behalf of the entity and to perform certain other functions, so legal type stuff. So, as District counsel, we've been the registered office for the District for those purposes and a gentleman named,

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Dennis Lyles at our office was the registered agent for the firm, and he's been there for decades, and he's now very recently just retired, and Mike Pawelczyk who has taken over his responsibilities at our office is taking over those duties, so it's basically just a housekeeping item that will designate Mike Pawelczyk at our office as the registered agent, kind of replacing Dennis Lyles, similar to what Ben was just talking about with you guys secretary, switching from Rich Hans who is recently retiring to Paul Winkeljohn. So, that's all it does, nothing else really changes, just changing from one person in our firm to another.

Mr. Gonzalez: And just off the record, does Paul Winkeljohn, does he work for the county as well because I've heard that name before?

Mr. Cochran: Paul works with GMS, your management company for the District, and he's basically the senior one there now that Rich is retiring.

Mr. Gonzalez: Ok.

Mr. Quesada: He used to be your District manager before me.

Mr. Gonzalez: Ok.

Ms. Padilla: He does do work with the City of Coral Gables.

Mr. Quesada: He does some municipal work but, on behalf of GMS, it's all through GMS.

Mr. Gonzalez: Ok.

Mr. Quesada: So, we would ask based on what Scott just described, if there are no other questions, to adopt resolution #2025-04 designating Mike Pawelczyk as the District's registered agent.

On MOTION by Mr. Gonzalez seconded by Ms. Angell with all in favor, Resolution #2025-04 designating Michael J. Pawelczyk as the District's registered agent was approved.

B. Resolution #2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Mr. Quesada: So, on page 31 starts your proposed budget, and I would ask you to go to page 1 of the budget which is on page 34 is your general fund and it just goes over all the line items of the budget, and the main thing to note there is basically we always anticipate in these projected budgets just an increase to some of the fees, the

management fees, and administrative fees for some of the contractors for cost of living purposes. Keep in mind, minimum wage is continuing to increase every September so this has all been anticipated in your budget. The good news I can share with you all is we're not anticipating any increase in this fiscal year so, assessments will remain the same, and you have the narrative which starts on page 2 of the budget and that's on page 35 and it just goes over each of those line items that I just mentioned with a narrative to describe each one of them. You have your information on the debt service for the 2013 bond for phase 1 of the project, and that's on page 5 of the budget, along with the amortization schedule so that's a schedule to pay that off which is the remaining years of the debt. Then there was a second bond that was issued in 2014 for phase 2 of the project on page 40, which is page 7 of the budget, and that amortization schedule. So, the most important thing is the breakdown that I've already referenced which is page 9 of your budget on page 42 of the agenda which is the assessment table and you can see there's no increase being proposed so assessments would remain the same as they were in fiscal year 2025 for fiscal year 2026. Are there any questions? If not, staff is recommending that we adopt resolution #2025-05. Again, what you guys are doing today, and before we do that, is you're adopting a ceiling on your budget because the deadline to notify the county for the TRIM notice is June 15th, so obviously there's still a little bit of time but, we're trying to get that part done and once you've already approved your ceiling at the budget adoption you cannot exceed the ceiling that you're setting here today, so that's one of the main purposes of this meeting. The second part is to make sure that you all check your availability the minimum has to be 60 days from today, and Scott do you have that date, or hold on, I'll check on the calendar.

Mr. Cochran: It looks like the earliest it could be would be the June 25th meeting.

Mr. Quesada: Ok, what would it be?

Mr. Cochran: The earliest one would be June 25th, or it could be July 23rd.

Mr. Quesada: Those are the advertised dates.

Mr. Cochran: Yes, those are the regular meetings.

Mr. Quesada: Ok, thank you.

Mr. Cochran: Then August 27th.

Mr. Quesada: Thank you. So, again, just check your calendars because the most important thing is we have a physical quorum that day so you can hold the public hearing

for the budget. We can always advertise a special meeting, keep in mind it does come with an extra cost so, just let us know because at this point you have some pre-scheduled meetings on June 25th and July 23rd.

Mr. Cochran: Yes, June 25th, July 23rd, and August 27th.

Mr. Suarez: Hey, this is Carlos. (inaudible comment)

Mr. Quesada: No worries Carlos, hold on let me make sure the speaker is working here, alright, thank you Carlos.

Ms. Angell: What did you say for June?

Mr. Ruiz: June 25th and July 23rd.

Mr. Cochran: Or August 27th, the only trick with the August one is it had to be done by mid-September, so if something happens you're cutting it a little close.

Mr. Quesada: Yes, I would ask by July just to be on the safe side.

Mr. Ruiz: So, I'm just giving you guys a heads up, the 23rd, I'm on shift.

Mr. Quesada: Ok.

Mr. Ruiz: So, what's the August date?

Mr. Quesada: August is the 27th, I would asked that if we do an August meeting.

Mr. Ruiz: I mean I could do it on the 6th, if that's ok with you guys, so the 20th, or the 6th would work, the 27th is open.

Mr. Suarez: (inaudible comment)

Mr. Quesada: Hang on one second Carlos, I don't why the speaker all of a sudden the volume is very low.

Mr. Gonzalez: I'm available any time.

Mr. Quesada: So, the volume on my phone is very low Carlos, give me one second, I'm going to grab another speaker I have here with me.

Mr. Ruiz: So, we could do it in July, but it would have to be another Wednesday in July, but July is ok, any other Wednesday but, it's just that on the 23rd I'm not here.

Mr. Quesada: Ok, so July 30th? I think that's one of the rare months that has 5 weeks.

Mr. Cochran: Yes, it's the 5th Wednesday.

Mr. Quesada: So, we're not going to have any meetings on that day because there's not a 5th week very often in the calendar here.

Mr. Cochran: Same here.

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Mr. Quesada: So, does July 30th work for everybody?

Mr. Ruiz: Yes, that's fine.

Mr. Suarez: July 30th will not work for me.

Mr. Quesada: And that's you Carlos?

Mr. Suarez: Yes, this is Carlos, July 30th, I'll be out of town.

Mr. Quesada: Would you be able to attend at least virtually or by phone?

Mr. Suarez: Yes, I should be able to do that.

Mr. Quesada: Ok, well you have 4 Supervisors here because we need a minimum of 3 to hold the meeting, so if you have 4 Supervisors here that can attend and you can do it virtual, it seems to be the one day that, and I'm not trying to force your hand, it's just the one day that seems to work for most of the people in the room.

Mr. Suarez: That's fine, that's why we have a group.

Mr. Quesada: Yes, ok, so July 30th, is 10:00 a.m. ok, the same time?

Mr. Ruiz: Yes, that's fine.

Mr. Quesada: Ok.

Mr. Ruiz: So, June 25th, July 30th.

Mr. Quesada: Well, the advertised meetings that you guys have for the fourth Wednesday of the month coming up are June 25th, July 23rd, and like we said August 27th is cutting it a little close to the deadline.

Mr. Ruiz: Ok, so we just change it to July 30th.

Mr. Quesada: Ok, so if you guys are ready to make a motion, I'll state that we're asking for a motion to adopt resolution #2025-05 approving the proposed fiscal year 2026 budget and setting the public hearing for July 30th, location at the and I'm sorry we had the wrong address on this agenda but, it's 2804 NE 8th Street, Suite 202, Homestead, Florida at 10:00 a.m. would be the meeting on July 30th, and by saying, so moved, you agree with the motion.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, Resolution #2025-05 approving the proposed Fiscal Year 2026 Budget and setting the Public Hearing on July 30, 2025 at 10:00 a.m. at 2804 NE 8th Street, Suite #202, Homestead, Florida was approved.

SIXTH ORDER OF BUSINESS

Ratification of Invoice #9234985 and #9234987 with BrightView Landscape Services

Mr. Quesada: Moving on to item No. 6 on the agenda, is ratification of invoice #9234985 and #9234987 from BrightView Landscaping. So, last year, and I think I spoke to all you guys individually about this.

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

Mr. Quesada: It starts on page 43 of the agenda.

Mr. Ruiz: The one that says, \$4,041?

Mr. Quesada: Yes, so there was two invoices, though, and there was another one for \$4,333.50 and then there was another one for \$4,041.00. So, one was \$4,041, and the other one was \$4,333.50. So again, I think you guys were all kind of informed what was happening, we had some damages to our irrigation system, it was timed when we were removing some of the crotons at the front entrance, there was some damages caused form the streetlights to our irrigation system, and a timer had to be replaced as well. Your timer was the original timer for the irrigation system, it was over 10 years old, so it was at the end of its life cycle and rather than trying to rebuild it and spending nearly the same amount, you get another 10 years our of that investment. So, I just asked that we ratify those invoices, they were emergency repairs, we were at risk of losing plants at the entrances.

Mr. Ruiz: Plus, where it goes out to the sidewalk, all of those were like destroyed.

Mr. Quesada: Right, they were flooding the sidewalk.

Mr. Ruiz: So, all the plants that were put there, now obviously they have the sprinkler system, so it's not a waste, and it looks good, by the way, everybody did a good job, it looks a lot cleaner.

Mr. Quesada: Good, happy to hear that, so just a formality if there are no other questions I would just ask that we ratify those invoices to enter them into the public record.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, ratifying invoice #9234985 for \$4,041 and invoice #9234987 for \$4,333.50 was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2024

Mr. Quesada: The next item is on page 52 which is the acceptance of the audit for the fiscal year ending in September 30, 2024. Every year you guys agree at the audit selection committee meeting the prices that have been fixed and it's just a formality that has to be approved for the audit. The audit was found to be in good standing, and let me give you the page number for that, it would be page 25 or 26 of the report, and that would be on page 81, they have a good summary of everything. So, I would just ask for a motion to accept the audit for fiscal year ending September 30, 2024.

On MOTION by Ms. Angel seconded by Mr. Ruiz with all in favor, accepting the audit for Fiscal Year ending September 30, 2024 was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2024

Mr. Quesada: Again, since everything had be pre-agreed to by the audit selection committee, I'm just asking for the next item on page 82 that you would ratify the engagement letter that was sent to Grau & Associates to perform the audit for fiscal year ending September 30, 2024.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, ratifying the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2024 was approved.

NINTH ORDER OF BUSINESS Staff Reports

Mr. Quesada: Moving to staff reports, Scott, you he does have something important coming up now with the stormwater system.

A. Attorney – Memorandum on Stormwater System Legal Requirements

Mr. Cochran: Yes, so we have a memo that's in your package I think it's on page 87, and the state and the county and South Florida Water Management District all have kind of their own sphere of jurisdiction have been taking measures to address some of the flooding

issues that have been occurring in the state and in South Florida and stuff like that. So, for the past number of years they kind of tighten up some of the things regarding stormwater management systems, and so each of them have passed laws or regulations over the last few years that would apply to CDDs. Some of them, like I said, are state requirements that apply statewide, some of them are just South Florida Water Management District, which covers some areas in South Florida, and then some of them are county specific that would apply to counties. The main purpose of this memo is not so much for you guys to be responsible for or anything like that, it's really a tool for the District manager to work with our District engineer to make sure that the District is complying with the requirements as far as any stormwater management systems and facilities that are the responsibility of the District. So, the main kind of components to it is, a few years ago they said a requirement for there to be like a long term, like a 20-year plan for how you're going to maintain the stormwater infrastructure, drainage infrastructure with the first report that was supposed cover 5 years, and then every 5 years they're kind of requiring an incremental update on that, just to make sure that the facilities are being maintained, that there's enough funds that are being budgeted or set aside to form those maintenance functions. Some of the more recent things they've done is, it used to be that when we were going to hire a contractor, when the District was going to hire a contractor to like do inspection and cleaning of the drain facilities that you could just go with a contractor and do it but, now they're actually requiring a permit for those services, so it's going to entail some additional costs because you have to get what's called a classified permit, and then there's going to be periodic inspections that are going to have to be done. So, all this to say, it's going to add a little bit to the cost of maintenance of the stormwater drainage systems going forward. I don't know, and Ben could probably speak to it more than I can as far as what this District particularly has as far as stormwater drainage. I know over the last couple of years I think there was some discussion with the county maybe about who had maintenance responsibility for the stormwater drainage.

Mr. Quesada: My understanding is that that county, the CDD does have the right if they ever wanted to because it's a public utility to invest funds towards that but, keep in mind what he's disclosing with you now, especially with county stormwater systems, the cost of maintenance is going to increase due to these updates.

Mr. Cochran: Yes, so it's a good thing that the county is basically taking the responsibility for that for you guys but, we just wanted to put it out there and obviously, the

District has an engineer that's staying on top of this kind of stuff and if there are things that we have to do, or anything that we would have to do over and above whatever the county is doing, which is probably not likely because the county is going to be subject to all the same types of requirements from the state and the South Florida Water Management District and the county itself. So, it's just for your information but, I just wanted to give you an update on that.

Mr. Ruiz: Ok, I appreciate it.

Ms. Angell: Thank you.

Mr. Cochran: Ok, and that's all I have on that. The one other thing, I will mention just because we're already in the month of April, and this year is going by quickly, is that you all required, your 4-hour ethics training requirement is an annual requirement so that will apply again this year. So, you do have until the end of December to do that, and again, there's no test or certification, or certificate or anything like that you need, you basically just have to do the training, and there's free options to do that online, and the way that you kind of certify that you did that is when you have your Form 1, you'll just check the box that says that you completed that training. So, it should be within the next month or so, you'll probably be getting your Form 1s that look back to last year, so you'll see that place where you have to certify that and unless something changes it will be the same next year. So, I just wanted to put that out there on your radar so you're aware of it but, again, you have until the end of December to do it, so there's time.

Mr. Quesada: I saw an email your office recently sent with some of the more updated ethics courses.

Mr. Cochran: Yes, and I can send that to you, the same thing, but yes, Mike Pawelczyk, who previously mentioned for our office has put together kind of a list with the links, the training options, and kind of specifying these ones are free, these ones cost money, there's no need to do the ones that cost money, you just go with one of the free options, so there's actually 3 different free options that will satisfy the entire 4 hour requirement. So, you might not remember which one you did last year but, if you do, or if you start doing one, and you say, oh my God, is this the same thing I did last year, you can always do one of the other ones, so maybe it's a little less boring or tedious and maybe you learn something new, so I'll just put that out there as well. That's all I have, unless anyone has any questions.

Mr. Quesada: Thank you Scott, and I put a little note here that we'll send you guys an email with some of the updated ethics courses that he just referred to.

Ms. Angell: Ok, good.

B. Engineer

Mr. Quesada: Moving on to the engineer, nothing to cover, he kind of delved into that a little bit in his report.

C. Field/Property Manager

- 1) Monthly Report
- 2) Consideration of Invoice #2709 with Light ER Up

Mr. Quesada: So, we can jump down to field report, real quick, Mayra is there anything you want to bring up, or any questions about her report first, because there is something that she wants to bring up as an item for discussion with the Board but, just about the report itself first. You saw that we did some plant replacement around the pool area for now, just to try to spruce it up a little bit. I can tell you that insecticide treatments were applied to the landscaping around the pool area and around the mail kiosks, that there were some reports of fleas in the area from some residents, so we went and had that addressed at a very minimal cost, it was a drenching that he did, and there is a palm tree over by the pool that BrightView looked at. They said it looked like a bug had gotten to it too, and we are going to discuss this next which is the pre-hurricane season pruning but, that's basically if you guys were to authorize work with them which we've done in years past, they're the ones with the bucket trucks, they have not raised the price on us in years, it would be within the budget, they would treat any of those affected palms while they have boots on the ground at no additional cost to you guys.

Mr. Ruiz: Ok, nice. I would question with the pool area around, so the front, and you talked about the insects, we're going to be getting into the rainy season soon, and I highly suggest that you put the mulch because there's none by the mailbox and by the front of the pool area where the hedges are, and just fill that up with mulch because what's going to happen, you know it's going to rain, we're going to have standing water, and I think there's an issue now with the county that they're not spraying, you have to call to get them to come out and spray. Usually, they would come out like once a month or whatever

but, they don't do that anymore. So, I was just suggesting that just to keep it from developing and that could be an issue too, that you have that water accumulation.

Mr. Quesada: And the mulch will suck up some of that water.

Mr. Ruiz: Yes, and obviously it's aesthetically looks fine.

Mr. Quesada: Ok.

Ms. Angell: So, are you saying that we have to call now for around the pool to get the bugs?

Mr. Quesada: Well again, let me make a statement, I know how this all works, and it's not a problem for me but, I'm only one person so keep in mind, the way the county does this is, and it's like first responders, like if you're calling about a car parked on the road and a cop is dealing with an emergency, it's going to take a while but, if they get 20 calls or 30 calls, it gets more priority those multiple calls. So, the same thing with the mosquito control, it's free, it takes me two minutes, it's not an inconvenience to me but, I'm one person, and I have shared this, I want you to know, Vanessa, is her name, the property manager, I've shared that information with her because she's brought that up to me too, any help the HOA can do as far as just making it more convenient for the people who don't know, you just call 311, mosquito control, and it's very simple, you just share your location, you can even pin it, or you put the address, however you want, and you just report whatever the issue is and you get a free inspection from the county mosquito control, and they'll come out and if they see any problem area, any standing water, they'll do a report but, they'll also spray fog and if they get enough of those calls, they'll send a plane overnight, they'll send a truck, like at 2:00 or 3:00 in the morning. I actually know somebody who is like a lake person, he has two jobs, so he owns the truck that the county contracts to do that, and he's also one of the people that treats the little midge flies around the lakes, so he taught me and told me, the more calls they get, he's out there at 2:00 or 3:00 in the morning, and it's fine because you're paying for it already in your tax dollars.

Mr. Ruiz: Right.

Ms. Padilla: And he actually, at Waterstone we've done that, we had a lot of problems with that, and what the HOA would do is we would say, hey please call this number, the more calls you get, the more they are willing to come out, and the guy would literally come to the clubhouse and say, we got "X" amount of calls, we're going to go, and they would come and spray the clubhouse too.

Mr. Ruiz: I'm just 50/50 on that because I will be honest with you, I don't like the constant spraying because your pets, and you don't know in general the county says it's fine but, long term you don't know with the DDT that they use and stuff like that but, I'm just saying preventative-wise, I'm not against it with the spraying, I'm just saying preventative-wise we could definitely mitigate the high traffic areas.

Mr. Quesada: Ok.

Mr. Ruiz: Like they say, the first thing you want to do is, eliminate standing water, so that's something that will suck it up and at the same time make it look nice.

Mr. Quesada: Ok.

Ms. Angell: And can I say something.

Mr. Quesada: Sure.

Ms. Angell: Last week I had my house sprayed for the mosquitoes, and I had filled out thing online and it said do you have any pets, is your gate unlocked, and I said, yes, and I said no pets, now when he came, and I didn't know what day he was coming but, when he came I wasn't there, so they refused to go in my yard because I wasn't there and I said, why, well the fellow is afraid of, he got bit by a dog, and he doesn't want to go into someone's yard, and I said, yes but I had filled out your paperwork online and said I have no animals, so then he came the next day when I was home. So, I don't know if we do something about the pool area, if somebody has to be there for him to spray because they wouldn't spray like I said, my yard until I was there, so I don't know, I'm just saying.

Mr. Quesada: I've done two of those tickets so far in the last 4 months, and I've done two tickets with the county, and I haven't gotten any type of pushback or any type of comments and like I said they're usually very responsive, so between that, and like I said, Milton going out there and doing his thing, and again, trying to time it where some of our palms trees that might be getting affected by other types of insects, not just mosquitoes per se but, other insects, we're trying to be proactive about that too before we hit the rainy season. So, I think it's a collectively thing, and I just ask that anybody can help us out, I'll be happy to reach out to Vanessa again, and share that information but, the more volume that they do receive I think you guys will get a multitude of options through the county as well. Mayra, is there anything you wanted me to bring up, I'm sorry, I know you were doing something so I was just trying to help you out?

Ms. Padilla: No, I mean there's nothing else really.

Mr. Quesada: Ok, if you don't mind, I'm going to just jump into two things real quick. It's the tree trimming in front of you, again, you guys have a \$7,500 line item, it's something like I said it's been on autopilot, I did get the latest numbers from BrightView, it's \$5,400 and again, they didn't raise their price. This would be for them to come in with bucket trucks and do anything above 12', so we're talking about the bismarck palms, coconut palms and the royal palms that you have all throughout the main entrances, center median, all the way through the pool area. Did Milton ever send us anything yet?

Ms. Padilla: He said he did.

Mr. Quesada: Ok, that's fine. I know that Milton, and so the way we've done this in the past is that Milton has handled the smaller trees, so we do have some other trees, and the tracts like along 253rd, and some of the other roads that we have responsibilities by the lake, so he can do those from the ground and usually it's within the budget, so again \$5,400 would be through BrightView and whatever the remaining funds that we have would be used with Milton to take care of the trees and the queen palms with the seeds and all that other stuff in the tracts.

Mr. Ruiz: The other thing, if you guys are in agreement, like I enjoy seeing these trees grow, so like we've talked about in the past is to trim it where it keeps on growing so it makes the nice canopy because I just have a fear that sometimes these companies come and they just chopped the trees down, and it looks like crap.

Mr. Quesada: Got it, so what you're asking is that they lift the tree.

Mr. Ruiz: Yes, to make it look nice, not make it look like a lollipop.

Mr. Quesada: I'm not an expert but, you actually have a landscaping arborist on the phone, Terry, he works with us at GMS and he's a licensed arborist so he does some consulting with us, so if you guys are ok with it that's something he does do periodically with us, he'll do a drive with Mayra and myself and we'll ensure that those directions are giving to the contractors.

Mr. Ruiz: Ok.

Mr. Suarez: Ben, question to that note, and just walking the dog around the neighborhood, there's a lot of trees that are kind of in the common area that are near, like they're on the side of people's houses, so I don't know if they're supposed to take care of those but, when they're growing out of the sidewalk, you literally either have to duck or you

have to go around the tree because the branches are low and basically blocking the sidewalk.

Mr. Ruiz: Carlos, I'm sorry, not only that, but they're lifting the sidewalk.

Mr. Suarez: Yes.

Mr. Ruiz: If you look at some of the sidewalks it's dangerous right now.

Mr. Suarez: Yes, but I'm thinking for the trimming is that something we could get budget information for that, and then also since we were just talking about landscaping stuff, what I've noticed is that we don't, if the group that's doing it is not doing a very good job of picking up the leaves, it's like they blow all the leaves to the middle and they blow it on to the little small part, like it's just full of leaves like all over the place and it looks really bad. So, I don't know if there's something we could do to make sure that's getting picked up as well.

Mr. Gonzalez: I agree with you Carlos, they're in front of my house, they've been just blowing it into the median, instead of blowing it, and remember a lot of these trees, the ones that have been planted, especially now that it's spring, they shed and it's bad because it kills the grass, so eventually we're going to have to replace all that grass.

Mr. Suarez: Yes.

Mr. Quesada: Understood.

Mr. Ruiz: Another thing real quick over by your house, I was walking the other night, you know that open field you have in front of you, those palm trees need to be trimmed.

Mr. Gonzalez: Yes, there's a lot of things going on in that little area, like where the base is, there's boulders, like it's a hurricane hazard.

Mr. Quesada: You're talking about the other side?

Mr. Gonzalez: No, it's our side, it's our property.

Mr. Quesada: Ok, so close to 253rd, that little stretch?

Mr. Gonzalez: Yes, in front of my house.

Mr. Quesada: There's mahogany trees there.

Mr. Gonzalez: Yes, and not in front of my property but, like if you go 50% west, there is a lot of rocks, and each one, they are like I would say at least baseball size, and in a perfect world, I know it's a cost, that's something we'll have to talk about which is something I was going to bring up, I understand the water management issue with the

drainage an all that stuff, but the interior stuff inside, really honestly has, I've gone through already like category 2, or 1 or a bad rainfall, that mulch doesn't really spread out, and it's stays where it stays for the most part, and it doesn't go into the swale. So, the ones on the county side, I would agree on that, but the ones that are interior, especially like in the future, like not now, but you guys decide what you want to do because but, we do need to fill those up with mulch because it makes it look pleasing, I think not having mulch on our properties makes it look weathered, it makes it look like it's not being taken care of. You go to all these other communities and they have mulch, and something I wanted to bring up too, I think it would look nice is and I'll show you guys here, in the front, everything came out great, I think in like say seasonal time, and the plants were lush, but I would like to see that where the front of the entrance is, where you guys have that first layer of plants, take all that out and put impatiens because we have like no color in the community, but if they could put the impatiens and really thick, especially with the wreath and all that stuff that we put, it's going to give it more of a look and those plants are cheap, they're not that costly.

Mr. Quesada: So, what are you saying, once a year around the holidays type of thing?

Mr. Gonzalez: No, I would like to see it year round because they do last a long time but, it's something there and also, in the middle, just in the middle for now.

Ms. Angell: What do you me in the middle?

Mr. Gonzalez: In the middle of the main walkway.

Ms. Angell: Ok.

Mr. Gonzalez: So, I was thinking, like I said, this is just talk, I would like to see like the end caps, this here, I'm talking about the end caps, like here, like where the big palms are, you see the end caps on this side and on the other side, and then the same thing where we can put the same impatiens around there, so it dresses it up.

Mr. Quesada: Ok.

Mr. Gonzalez: So, you have like that, it looks really nice, it's dressed up at the end caps, so it's more uniform.

Mr. Quesada: I have to double check our irrigation plan is my first question because I don't think the center medians, a portion of those, I just want you to know may not have irrigation.

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Mr. Gonzalez: They are irrigated.

Mr. Quesada: Ok, let me look into it.

Mr. Gonzalez: That's why the grass looks so great there.

Mr. Quesada: Ok.

Mr. Ruiz: This is in front of you, right?

Mr. Gonzalez: Yes.

Mr. Ruiz: This is what I'm talking about, I walked by there the other day, all these trees, a lot of them, their branches are just hanging down.

Mr. Gonzalez: And that's the other thing too is that, I noticed because remember when you said, hey the minute it touches the floor that they remove them, then they don't, they literally only remove the plants when they're like completely off.

Mr. Quesada: So, you're talking about low hanging dead branches.

Mr. Gonzalez: Yes, they're touching the floor.

Mr. Quesada: Ok.

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

Mr. Ruiz: And it's a bunch of them, it's not just one, there's a bunch of them.

Mr. Quesada: So, what we'll do is, as far as the maintenance stuff goes and I wrote down notes, working on the leaf cleanup, again, we are in the change of season but, I'm sure there's other ways that they can do a better job of that. The rocks over by that stretch by 253rd, and the low hanging dead branches, those are things we'll set up a meeting with Milton because those are things that were built into your contract that even if it's a one-time cleanup type of thing it should break your budget and it's something that should be a recurring thing, so allow us to work with him on that. To answer Carlos' question, I know he mentioned something first, the green buttonwood trees that you're referencing by the sidewalks and the side of the houses, number one, all those swales belong to the county, and based on the way the county interprets maintenance of those swales, is whoever the abutting property owner is, maintains that swale and so even if it's on the side of a private home, it would be the private homeowners responsibility to maintain the trees along the side of their house. Just like any of the swales along where we have the tracts on 253rd is the CDD's responsibility, it's the same thing for the homeowner whether it's on the side or

front, whatever the dimension is, whatever property owner is abutting that piece of county swale, is responsible for the maintenance.

Mr. Ruiz: So, the HOA would have to get on the homeowner.

Mr. Gonzalez: Yes, so can we get an email, can we just get an email to the property management, to say hey, we appreciate it if you guys would tell them, so just the maintenance.

Mr. Ruiz: Because you can't even walk down the sidewalk with some of these houses.

Mr. Gonzalez: Yes.

Mr. Quesada: I understand, ok.

Mr. Suarez: In the past what they've done, I know with earlier HOAs we had, when people weren't doing that, we would send them, and again, HOA would need to do it, they would said a letter basically saying, if you can't do it, we'll do it, and then send you a bill.

Mr. Quesada: The CDD can't do that, we have limited enforcement powers when it comes to those types of things, I'm sure Scott can better answer that question but, I can tell you we can write as a courtesy to the HOA and let them know, and again, I'm not trying to go that route because I don't want us to have an adversarial relationship with the community and the HOA but, you could report these things to the county code compliance and all of that, they do have people who will check on that and they can always go that route and notify the homeowners.

Mr. Gonzalez: So, there's another thing that came out, there's a new law that, and this is like a gray area, so somebody's tree, and that's what I'm saying, like liability stuff and all the stuff like that, it's on the county property but, you're supposed to maintain it, so if something happens, let's say like a hurricane or something, and that thing comes down, who is legally responsible for that tree, because if you are responsible for maintaining but, it's county property, who get the bill because there's a new law now.

Ms. Padilla: I thought that was an act of God, Scott, so how does that work?

Mr. Cochran: It would depend, I can tell you realistically what will happen is both of them will get sued and it will get sorted out in court, the owner and the maintenance responsible party, as to who is ultimately responsible, I don't know in the scenario.

Mr. Gonzalez: I'm just saying that because I saw it, basically somebody's house, they had the tree in and they said, well it's not my responsibility.

Mr. Cochran: Right, and it would depend, if it's a natural disaster type of thing, it would probably depend on if there was evidence that it was not being properly maintained before that and it caused it, and would it have been caused in the absence of that maintenance, so who knows, so it's hard to speculate without the particulars but, the bottom line is that whoever is the responsible party should be maintaining it.

Mr. Gonzalez: But that's the whole thing was with this, I don't know how this letter could be in a nice way, saying it's your legal responsibility to maintain these tree, etc.

Mr. Quesada: I think it would be helpful and not to get us caught in the middle of anything would be to share whatever the county has on the requirements of something like that and attach it to the email and just say, hey for informational purposes in the community, we're noticing that some of the sidewalks are a pedestrian hazard, rather than getting the county involved because again, you could call the county as far as the enforcement goes, and they can go out there and they'll probably light up the whole community when it comes to that and anybody that has a tree but, let's try the courteous route through the HOA.

Mr. Gonzalez: Right, and there's two ways of thinking, some people do the right thing and there's some people that react and say, oh ok, I have to get this taken care of because this could be an issue long term.

Mr. Ruiz: A lot of sidewalks are being lifted up by those trees.

Mr. Gonzalez: That's another thing, the survey, is there any way that we could, I know it's not CDD property but, is there any way that since he's saying that it's being lifted and it's on CDD property that the tree is doing that, is there any way that we could just do like have the county come and do a survey, and I know there's "X" amount of inches that they have to come, if it goes up a certain amount they have to replace the whole slab. I'll tell you this, in the past like in front of my house, I had one that lifted but, it's my property and Paul Winkeljohn, I brought it up and he made it a nightmare issue, and I'm just giving you a heads up, that's just me, I'm being honest, he made it a nightmare for me to address the issue, he's like saying, oh you have to go to the county, and I said, I understand, and it's going to have to be voted by the commission, and I said, you're just over complicating things but, is there any way to get a survey done because it's been forever and I'm pretty sure there's a bunch of slabs.

Mr. Quesada: Well, the only other thing I can tell you, and I'm just trying to think creatively, and again, it's going to come at a cost to you guys and again, this is not CDD infrastructure, it is the county's infrastructure, so they have personnel and we can start as simple as just notifying them of one or two areas but, what we can do, and it's an annual requirement, your engineers, and I don't know if they've already done the inspection yet. I can reach out to them. They have to per the bond obligation inspect all the infrastructure that was used with CDD funds as part of the bond, once a year and send you guys a report which we usually receive in the summer, so probably by the time we have our July meeting, we'll have that report finalized. If you want I can reach out to them, I know there's some street signage too, and again, I just want to make clear, the same with the mosquito control, every private citizen in the community and the HOA has the right to go to the county's website, the same way that you can report mosquitoes, 311, they have links for street signage, for street lighting, for trees, anything like that, it takes 2 to 5 minutes and I can so something like that but, to get a thorough inspection done, I'm sure because this is not infrastructure that's part of the bond obligation, at an additional cost but it would probably be at a reduced price because of the fact that they're already onsite during their inspection if we time it right, I can ask them to make a separate report just for some of the county infrastructure that's not being properly maintained.

Mr. Gonzalez: Just to give you an example of the signs, like you can't even see the cross streets, and it just looks, like I said, the community needs like just a lift because it looks weathered between the signs, between the sidewalks.

Mr. Ruiz: And the individuals with their own personal business trucks all over the neighborhood, and I know we have nothing to do with it, it's the HOA but, our community looks run down.

Mr. Suarez: Anyway, if you go to the HOA website, the picture they have there is a house that completely violates everything about what our HOA is about, it has a painted driveway.

Ms. Angell: Well, I was just going to say, the HOA is really trying, I'll say that, and I'm going to be on the grievance committee for the HOA, so once they get up and running, you could send a grievance to the HOA and then it will be given to me and whoever else in so on the committee, and then we can look into things because then we're going to be able

to go to that person's house and say, we have a grievance about it, so they're trying to get things running properly.

Mr. Suarez: You might want to tell them to change the picture then Cheryll because it looks really bad as a picture for our HOA management page.

Ms. Angell: Oh yes, I will tell them.

Mr. Suarez: Because it completely violates everything about our HOA.

Mr. Ruiz: You know what's crazy is some of us do the right thing by maintaining our house, and then you go two houses down and you see something else because I walk through the neighborhood.

Ms. Angell: I do too, so I see it.

Mr. Ruiz: There's one, when we come into our neighborhood, it's a small house, he has a gray BMW just abandoned in front of it.

Mr. Gonzalez: And they're trying to pass new laws now, that they could actually get, just the HOA itself could get investigated, and they're trying to pass all this stuff, it's like there's going to be a band on top of that, if we're not happy long term with what they're doing, they could be easily taken out but, it's a bill that's coming out.

Ms. Angell: You all have to remember that if it's taken out then the state takes you over.

Mr. Gonzalez: Well, no, you could go against it, you don't have to go through a whole thing.

Mr. Suarez: And I have to jump off at 11:00 but, there's one other issue that I have that I don't know how we can address this, it was on Facebook and people were asking how to get access to the pool and I gave them your email and someone responded and said, well I've been emailing them and no one is responding to me. So, I don't know what we can do to better circle around, making sure that people who want to get access to the pool so I told them to copy me on whatever they sent you but, they never did but, just so that's out there because some of the people said they reached out and they haven't gotten any responses, so you'll probably be getting a bunch of them.

Mr. Quesada: Ok, correct, I was also going to tell you, we've actually been getting a bunch, Mayra's keeping notes like always, any time I do receive an email which happens periodically Carlos, so I have that, maybe a couple of sporadic ones over the last month and I share them with Mayra the same day and she even copies me on every single pool

request, so I know that they're getting responded to. The only thing I can tell you is, and I'm not going to speak about anybody specifically but, we hear that all the time this time of year when people hear what they don't like to hear which is that they're trying to add a 10th person for free, or somebody doesn't live there, or they're sharing codes, so the second that the system detects they're sharing a code, it deactivates it because it detects fraud, so this is typical this time of year when you have 100 people asking for pool passes, I would say 20% of doing something wrong, whether it be innocent or intentional or whatever, it makes things a little bit more tricky and my heart goes out to Mayra this time of year because it becomes almost a parttime job for her just to do that alone but, I promise you, she's keeping tabs on all of it.

Mr. Suarez: Can you just verify this name is Michael Jese, that was one who said they sent the request and never got a response.

Mr. Quesada: Ok.

Mr. Suarez: And one other thing, I don't know if you guys mentioned it already, around the playground set, there's a light that's like leaning over and nobody has addressed it, and I see it in my backyard every day when I'm out there.

Mr. Quesada: Ok.

Mr. Suarez: So, at night it looks like it's damaged or something, but if we could get somebody to address that as well, and maybe double check it when they do all the other lights.

Mr. Quesada: Ok.

Mr. Suarez: And one more thing, when did we install a camera facing our playground set, I don't ever remember that, I noticed it up there just the other day, but is that something we recently installed?

Mr. Quesada: Yes about a year ago you guys approved it and last year as part of our improvement projects and security-wise we installed a virtual security system, so all those cameras that we have are monitoring the playground, pool, the amenities basically, the pool area and there, and in the evening hours, so after the sun sets there is somebody monitoring those cameras. So, what they do is they're monitoring it and they're warning people and if people are there after a certain time period and they ignore the warnings, they're automatically calling the police for you guys, so we already have the program and

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so that is being addressed that way for trespassing in the evening hours, that's why you see that there.

Mr. Suarez: Ok, cool, I think it good.

Ms. Padilla: Carlos?

Mr. Suarez: Yes.

Ms. Padilla: So, I looked into that request ok, and I want you to know something, that person emailed me 6 times on the weekend, and I took care of him, and I'm going to look into it now but, that's the thing too people think that they can email me, and I've had people email me at 11:00 o'clock at night, some shared my personal cell phone number, and I'm not sure how he got it, and I don't think that's fair to me.

Mr. Suarez: And I agree, you shouldn't be getting calls like that.

Ms. Padilla: So, my point is that, it's ok but, him personally, and I have his emails, he wrote to our office 6 times, and then wrote to me, and wrote to me, and it was the weekend, so I will look into it, I will give you an update but, please these types of things, especially I want you to understand something, when people email me, you know I have first come, first serve but, when somebody starts to SPAM me like that, it just becomes frustrating and they go back to the end of the list because it's not fair to other people either.

Mr. Suarez: And I agree, that was just somebody who asked me on Facebook, I told them to message Ben and they said, oh I email, blah, blah, blah, and I'm having no luck.

Mr. Quesada: That's totally understood Carlos, and the only other thing I'll tell you is please, if it helps people, is the website, and I promise you this, and I've worked on a lot of CDDs, you guys have a lot of information on your website, so if anybody ever has any questions, please refer them to www.hemingwaypointcdd.com and on the documentation page we have not only an application that they can fill out, fill in the blanks, it's very simple and it's per person, so they will just put their name, address, email and phone number, it would automatically generate an email through the software to Mayra already with the request and once that information is already filled out, the only reason Mayra would even need to reach back out to that person is if there's more than two people that have already gotten the free passes, or if there's some kind of proof of ownership that she needs because it's a new homeowner. So, other than those two scenarios, she would already

go, set up their code, and boom, they would get a response within one business day or two, so that's typically the turnaround time, a business day or two at the most when people follow instructions. You also have on the website, English and Spanish, step by step, with photos how to follow the instructions that the software text messages you automatically, so there's a lot of duplication of instructions and information that's at least valuable to people that have questions on the webpage and on the documentation page.

Ms. Padilla: And Carlos, I just verified, he got access in February, him and his wife.

Mr. Suarez: Ok, alright, so I'll verify with him.

Mr. Quesada: Ok.

Mr. Suarez: I just wanted to bring that up.

Mr. Quesada: It's all good, thank you for that though.

Mr. Suarez: Alright, I have to drop off but, I appreciate you guys, thank you.

Mr. Quesada: Ok.

Ms. Angell: Ok, bye Carlos, have a good day.

Mr. Quesada: We still have quorum, but you have to go too?

Mr. Toro: Yes, I have to go also, I have another meeting.

Mr. Quesada: Alright, just so you know we still have quorum but, Anthony and Carlos have other obligations at the moment, so we'll continue on, we still have quorum.

Mr. Toro: Thank you.

Mr. Quesada: So, jumping in real quick, I took notes of everything. As far as that, I think, if it's ok with you guys, we'll try to make one thorough email to the HOA as far as the mosquito, reminding them of them information, and whatever language we can find from the county when it comes to swale tree maintenance, we'll start there.

Mr. Ruiz: And the sidewalks, we have to reach out to the county for that?

Mr. Quesada: Yes, and let me talk to the engineer first, I don't want to promise you anything because if they've already done the inspection then it's probably going to cost you guys more, so what I can promise you if something like that already happened, I will bring you guys a proposal at the next meeting.

Mr. Ruiz: Because if somebody trips and falls in front of your house on the sidewalk, I don't know is the homeowner liable for that or is that the county?

Mr. Cochran: Again, it depends who's responsible for maintaining it, the sidewalk.

Mr. Quesada: So, for what I know as far as sidewalks go, those are county sidewalks, if the front of your driveway, the apron, typically the way the county interprets that is you're responsible for the maintenance of that portion because, pressure washing or whatever, that's part of your driveway, so that part. As far as the other part, the legality, I couldn't tell you for sure but, I think there's a good chance, I know we have other Districts that we've worked with in Kendall for example, where the engineer put together, like I said, timing-wise so that the cost would be reasonable to you guys, would hit their annual report and shared what they found out about the sidewalk to the county, to the right-of-way division of the county, it's right-of-way department at the county that handles sidewalk maintenance. So, let me start there, if it's something that's going to be any type of significant cost, I'll bring it back to you guys.

Mr. Ruiz: Ok.

Mr. Quesada: If it's something that's within our engineering line item, we can just ask them to do it if that's ok with everybody as part of their annual report.

Ms. Angell: You're talking about checking the whole community sidewalks, is that what you're talking about?

Mr. Ruiz: Well, there's a lot of areas that the trees on the swales that runs so much, that they're roots are going under and they're lifting the sidewalk, so if you're walking at night, and you're not paying attention, you are going to trip and fall.

Ms. Angell: Well, that will be interesting to find out who's responsible because hopefully the CDD is not going to be because that would be a humungous cost for sidewalks.

Mr. Ruiz: I want to say it's the county that's responsible and again, I'm not sure, but I think the county is responsible for the sidewalk.

Mr. Quesada: Ok, sorry we had an audience member just walk into the meeting but, let me talk to the engineer, again, I'm going based on something that happened and Scott, I don't want him to get caught up in that but, he was in another District that we did that had a similar arrangement with the sidewalks where they belonged to the county, and I know that the engineer from the same firm again, part of his annual engineer report submitted information about the sidewalks to the Board first, and reached out to the right-of-way division, the county, and again, sometimes it's slow going with the county but, if there is any type of maintenance obligation that they have when it comes to those types of

repairs, lifting on all of that to the District, and like I said, the worst case scenario and what we're doing is, any of those sidewalks that abut CDD areas, and if there's any type of trip hazards like that, we can always address it that way. I don't know if you guys want to jump really quick to audience comments, you have a resident here, she's actually here to address the HOA but, she just wanted to share some information with you.

Mr. Ruiz: Yes, she can.

Mr. Quesada: Ok.

ELEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Quesada: Hello, ma'am, is there something you want to address the CDD Board about today? This is the Hemingway Point Community Development District meeting, so we're here conducting business on behalf of the CDD Board. It is not a HOA Board meeting, but if there's any comments, you do have a right as an audience member to share any kind of public comment you want with the Board or just to listen to what we're doing for the CDD meeting.

A resident: No, I'm ok. (At this point the resident spoke in Spanish to the Board members and Mr. Quesada)

Mr. Quesada: Ok, so she said she understands English, she just doesn't speak it too well, so for the purpose of the record and the minutes, to summarize what she said is, she's trying to sell her house, there's a strict timeline on that, I guess there's an application process and perhaps an estoppel process that the HOA needs to assist with and she's not getting any type of responses from them so she just came here because she's running out of time, and Saturday I think is her deadline based on what she told me and she's trying to get some help for that.

Mr. Ruiz: So, tell her to contact her property manager, or actually I can explain it to her in Spanish.

Ms. Angell: Are you calling this number.

A resident: No, I don't have that number.

Ms. Angell: That is the number for them.

Mr. Quesada: So, Mayra, just make sure she has the correct information.

Ms. Padilla: Yes.

Mr. Quesada: Thank you.

Ms. Angell: So, here is their phone number, and they probably won't answer the phone, so you're going to have to tell them you need them to call you back right away if they don't but, then anyway, I'm going to give you another number.

A resident: Ok.

Ms. Angell: So, you're going to talk to this man, you're going to call him, and at this phone number because he's the president of the HOA.

A resident: Ok.

Ms. Angell: So, you're going to call him, he is the head of the HOA, he's the president, Lou Mendez.

A resident: Ok.

Ms. Angell: So, you call them both, because he will help you.

A resident: Thank you so much.

Mr. Quesada: Ok, so again, I'll get back to you guys about some of the engineering questions you had as far as the sidewalks and the street signage and let's see if it's something they can work in their report for a minimal cost, and we'll just get it done, and if not we'll report back to you guys with whatever the estimate is to comprise and entire report for the entire District on the county infrastructure.

Mr. Ruiz: Yes, of course, we have to vote on it.

Mr. Cochran: And I would just, in your communications with the District engineer I'd make it clear that this is for purposes of county maintenance because the one thing that you don't want to do is muddy the waters by suggesting that the District might be responsible for the maintenance, so just make it clear that if we're doing the inspections it's for purposes of giving the county information on what they need to do.

Mr. Quesada: Correct, and I would ask that the engineer handle that communication directly with the county.

Mr. Cochran: Yes.

Mr. Quesada: Ok, thank you. So, again, we'll look into that, and real quick, we're still kind of in the field portion.

Mr. Cochran: And you had something about the tree?

Mr. Quesada: Yes, so I was going to say, so again we have an approved line item for \$7,500 and obviously Milton said he sent the information but, I know we've been able to

work within that line item. I do have a little discretion in case there's a separate job that's a little bit beyond that just to make sure we get it all done but, I would ask from the Board since we have it here, as far as the center medians, let's just start with that. The center medians in the pool area address those trees, not to exceed \$5,400, that does include treatment of some of the palm trees that have some signs of pests affecting their health, can I just have a motion for that please?

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, accepting the proposal from BrightView for palm pruning not to exceed \$5,400 to address the trees in the pool area was approved.

Mr. Quesada: And I'll get back to you guys but, like I said, there's some remaining funds that we have there, and I'll work with Milton on anything that can get done from the ground, and obviously we're going to set up a meeting like we discussed for the ongoing maintenance that you expressed to us. Jumping into the holiday lighting, page 101 of your agenda is the final invoice that I promised you guys that you would get from the lighting contractor. Mayra do you want to summarize your phone call with him and I know we haven't gotten anything in writing from him.

Ms. Padilla: Yes, so I reached out to him yesterday and I kind of said, hey, listen, you didn't put the décor in the front, it's only fair for you to give us a discount, or a credit, and he agreed. He did tell me he was going to send me an email, he didn't, and I'm going to follow up with an email today.

Mr. Ruiz: Do you need another company?

Mr. Quesada: We're actually on that, it's in her report, so the first thing I wanted to do was addressed the previous thing, so we were in year 3 of an agreement with another contractor, and I think we all know the type of service you guys were getting last year but, it's for you guys to direct us. So, for now, and we can do this in like steps, I wanted to see as far as you guys giving us direction about the invoice. I promised you guys we would bring the final invoice to you.

Mr. Gonzalez: I know they were cheap, I mean it's just bad service.

Mr. Ruiz: Right.

Mr. Quesada: Correct, and again, I'm just stating the facts, this year they never installed the décor, I looked at the agreement and I recall, and I read the minutes from the meeting that we actually did the 3 year agreement when he came and made his presentation about the proposal, so per year it's \$2,150 for the décor which is the 6' presents that we had. I will get into next year, next but, that portion of the annual cost towards that specific item that was never installed or delivered per, and we have all the recording to back that up, was \$2,150. Again, Mayra did not discuss any specific numbers with him, and he did agree to offer us some kind of discount, so what I'm asking from the Board here is just to keep business moving is, what number would you guys feel comfortable with us getting if we're able to negotiate with him after the meeting, so that we can just put this behind us and then the next item I'm going to get into is we did already receive a proposal from another qualified company, it's actually the company you guys had before and we'll dive into that next, but if you could just focus on this invoice for the past year, you did not receive your presents at all, and so my recommendation is to try to discuss that specific line item since I know what the cost is in the proposal from the agreement, it was \$2,150 towards the presents, the décor that you never received this year, and that was an annual cost, so it was divided by 3 in his proposal.

Mr. Ruiz: Is there any way also too, because I heard a 3 year contact, and just say if the Board is not happy can we do year to year?

Mr. Quesada: So, we'll get into that next but, yes, and just so you know, any agreement that we do with Scott, and any proposal we receive, it's used as an exhibit to the agreement that District counsel put together, and in those parameters and in those contracts, there are out clauses so that even it's a 3-year term, we can do that, and this is why I like to do this, and this is something that he's been doing recently, is doing in this format, exactly what you're seeing here today is, per part of the agreement payment terms would be 50% upon installation, and 50% upon completion, why, because they can put a provision in there if you guys give him direction to do so, some kind of liquidated damages. So, the company that I did talk to, just so we get into that part, is already familiar with that set up and agreeable to those types of terms, so that would be my suggestion to you guys, even if it's a 3-year term, for whatever you're doing, it's subject to cancellation on a year to year basis, and the way the payment structure is set up, that there's a provision for

liquidated damages for anything that is missing, or any type of service and then you guys can revisit that at any meeting, anytime you want. Did I summarize that pretty good Scott?

Mr. Cochran: Yes, and I just had a quick question just for my own clarity, was the presents only not provided this year or was it not provided any of the 3 contract years?

Mr. Quesada: It was just this one year.

Mr. Cochran: Ok, and the \$2,150 was that the price for the decorations for all 3 contract years, or just for one year?

Mr. Quesada: I remember Russ making a big stink about that at the meeting and I looked at the original agreement and Russ was adamant that was too expensive but, the way it was explained from the contractor was that \$2,150 was divided by 3, so that it was \$2,150 per year because that was the total cost of that décor.

Mr. Cochran: Ok, so it was a total of \$6,000 or whatever it is.

Mr. Quesada: Yes.

Mr. Cochran: So, that's the piece attributable for this year.

Mr. Quesada: Yes.

Mr. Cochran: Got it.

Mr. Quesada: That was the one thing he asked about the agreement, so and again, we can talk about whatever proposed agreement we have next on the agenda, I just wanted to see if we can discuss and get some direction on this invoice.

Mr. Ruiz: So, what's the solution for them not giving us the presents, they have to deduct it off the price, right, the \$2,150?

Mr. Quesada: Again, I'm going based on a word of mouth conversation that Mayra had and I was there in the room so I did here him say that he was willing to offer a discount.

Mr. Ruiz: Why doesn't he just do it for free this year, we already paid the \$2,150 to do it, right?

Mr. Quesada: No, again, so this invoice was broken down into two, 50%, so what's remaining right now on this invoice on page 102 is \$3,872.50.

Mr. Gonzalez: Ok.

Mr. Quesada: Of that \$3,872.50 I'm telling you per what the agreement says, \$2,150 was the portion that pertained to the décor that you did not receive this year. So, I'm just giving you that information but, I'm not telling you what to do, I'm asking for

direction from the Board on some direction so that we're not, and I think we can open up a whole world of trouble if we push beyond anything like that because we agreed to the rest and the rest was done and delivered as per the agreement, and so I'm just trying to focus on the one thing that wasn't done and see if that's something we can get him to agree to but, I would need direction from you guys on giving me a settling number, or what is the number that you guys feel comfortable with paying for at least the remaining part of it that he did do from the invoice, so please give us direction. I would caution you that if we get attorneys involved you're going to wind up paying more.

Mr. Gonzalez: Right, like a credit, so I think we paid in full, we request the credit to see what he says, and then we deal with like you say, the contract but, we're not happy in one of those 3 years, we cancel any time.

Ms. Angell: No, but I'm confused, because we're not going to go with him anymore.

Mr. Gonzalez: Well, if you don't want, I don't care, that's fine.

Ms. Angell: So, we won't go with him anymore because of what he did to us this year, so this is the end of his contract.

Mr. Ruiz: Yes.

Ms. Angell: So, what Ben is saying is we have some money that we still haven't paid him, is that correct?

Mr. Quesada: Correct.

Ms. Angell: And how much is the amount?

Mr. Ruiz: \$3,872.50.

Ms. Angell: Ok, so that's what he's saying, we haven't paid that yet, so we should not give him all that money, that's my thing of saying, he didn't follow through with his contract.

Mr. Ruiz: Right, he didn't fulfill his contract.

Mr. Gonzalez: And I'm ok with that.

Ms. Angell: So, we would have to call him and say, listen, it's a negotiation.

Mr. Gonzalez: Right.

Ms. Angell: We're only going to pay you, and we can talk about how much we think we should pay him, and let's go from there, and I don't think he's going to take us to court and everything because that's going to cost him money, so I think he's going to have to

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settle with what we do but, we need to vote to say how much money are we going to pay him.

Mr. Quesada: That's all I'm asking for some direction.

Mr. Gonzalez: Yes, but how much would the itemized, it hasn't been an itemized thing.

Mr. Quesada: It was \$2,150.

Mr. Gonzalez: For those little things?

Mr. Quesada: For the two 6' LED presents.

Mr. Gonzalez: Then don't pay him that, and then we'll figure it out and go from there.

Mr. Quesada: Ok, so if I understand you correctly, direction from you all is, we can pay whatever the difference is from \$3,872.50 and \$2,150, you're comfortable paying that amount if we're able to successfully negotiate that, if not, I'll bring back to you whatever counter offer he gives.

Mr. Ruiz: He would at least have to give us 50% off.

Mr. Quesada: Ok.

Mr. Gonzalez: Yes.

Ms. Angell: Yes, that's fair.

Mr. Quesada: Ok, so for our purposes, 50% of that number, so whatever 50% of that is, it's going to come out a little less, you wouldn't get the full \$2,150 but, you get close to that.

Mr. Ruiz: Right.

Mr. Gonzalez: Yes.

Mr. Ruiz: But we won't hire him again.

Mr. Quesada: And we're going to dive into that next.

Mr. Ruiz: Because the right thing for him to do is, this year to throw them in and not charge us for it.

Ms. Padilla: He did say, and that's what I was going to next, he did say well, I'll give them a discount and I'm going to offer them like an extra discount if they hire me again, and I said well I don't know, we'll see.

Ms. Angell: The only thing is, we can't take the chance of having another failed Christmas display because a lot of people in the neighborhood had said, what's going on

here, so we really don't need that, we want something nice, and we want somebody reliable but we want a nice look at the front but, we want them to be a reliable person.

Mr. Quesada: Do we need a motion for that or is direction is fine, Scott?

Mr. Cochran: I mean I think it's direction and basically the agreement is that they'll provide these services and we'll pay them for the services that they provide and if they didn't provide the service then that's where we're going, so it would be basically the \$3,872.50 minus \$2,150.

Mr. Quesada: And the direction they just gave me now, they're willing to settle at 50% of that.

Mr. Cochran: Right but they're saying go to him with that.

Mr. Ruiz: You know what, if he's willing to take the \$2,150 off, we'll sign up with him again and give him a chance.

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

Mr. Gonzalez: Well, he's a douche because discussed this because any professional that owns a company, you're getting a complaint, the customer comes first.

Ms. Angell: Right.

Mr. Gonzalez: I mean he basically said, go fly a kite.

Mr. Quesada: Well, initially he was responsive and then as we continued to follow up he just completely stopped answering us. Ok, so I think I have my direction for now, and we're going to push for the \$2,150 and the worst case, we'll settle at the 50% of the \$3,872.50.

Ms. Angell: Yes.

Mr. Quesada: And if we can't get successful with any of those two things we'll come back to you guys.

Mr. Gonzalez: But the only thing I would say is just realize like we have to be careful of the other companies, because he was like down here, so what I'm just saying is the swing, because we may go to double the price.

Mr. Quesada: So, I don't have it on your agenda, hold on one second, let me see if I can pull it up really quick, I'll pull it up just on one of them just so you can see it and pass it around.

Mr. Gonzalez: And you know to the east side, now it says the townhomes, is there any way that you guys could find out from, you know where the Wawa is, they had really nice attention to detail lights because our lights were not LED.

Mr. Ruiz: Now is that CDD or HOA there or both?

Mr. Gonzalez: It's both.

Mr. Ruiz: Because their HOA is a lot more than what we pay.

Mr. Ruiz: But I'm not saying to add but just the quality of the lights.

Ms. Angell: Well, maybe they'll tell us what company that they used, maybe he can inquire and they can tell us.

Mr. Quesada: And I'm not trying to put any pressure on you guys, so I went and I talked to the company that used to do it, and it was sent under separate coverage to your email, but I'm loading it now really quick on the tablet. We went to, and they're now called Holiday Outdoor Décor, it used to be Christmas Designers of Florida, and I'll just give you the history here because some of you weren't on the Board then. Initially we used them, and what used to happen with these people is, they used to do your account, and again, I know you have a smaller account but, they already do a bunch of CDDs in the area, they do Silver Palms, so they do some of the surrounding communities, and I know they did Corsica, Silver Palms West, so they're already are doing some of the nearby neighborhoods and they're doing those displays, and even if you're a smaller contract for them, you're in the route, you're part of their route. So, it's this company, and I just want to tell you because they went through some growing pains and some restructuring and so they got bought out by another company, and so they were going through some growing pains when it came to staffing. Well, I would tell you, and I'm just going based on across the board in a bunch of Districts that they were being used in, they hired their own in house maintenance people and subbing people out, the company that you just finished discussing, Light Er Up, used to be a subcontractor, they used to do the maintenance. They parted ways a couple of years ago, and so there was this 1 year transition period where they went and they hired people and we had really good results with them, so I'm just going based off of somebody that's done about a dozen Districts from Kendall to South Miami-Dade County, that's who we talked to first. Keep in mind, if you guys are going to do the décor route, forget lighting, but if you're going to add any décor which we can discuss that from the Board now, custom décor takes about 90 days to manufacture before it gets installed on your property, so we're in April now, and that's why we're coming at you for something this year.

Mr. Gonzalez: Well, I say what you guys wanted which is good, I mean it's just me, everybody else has to vote but, the big wreath looks like a great idea, and then the lighting, between the lighting and big wreath, I mean to me that's good, and then if you put those like I said the impatiens, like really thick all around, in the front of the entrance.

Ms. Angell: I know you're talking about the bushes.

Mr. Gonzalez: Yes, the bushes but if you do that, you put a beautiful wreath, you put the lights that are nice and bright, and whatever you guys want to do, if you want to stay with the white to keep it, or colored, I don't care but it would make it pop so much more.

Mr. Quesada I will tell you guys, we shared the scope of work from the previous contactor with this contractor so he included those 3 royal palms behind the pool, and they weren't lit last year, nobody complained, nobody noticed, and it's \$2,400 so my recommendation would be to do away with that.

Mr. Gonzalez: Yes, just to see.

Mr. Quesada: So, save those \$2,400 and make sure you entrance is nice.

Mr. Ruiz: I think the main thing for Christmas is the entrance, that straight walkway.

Mr. Quesada: Correct.

Ms. Angell: Right, I agree with you.

Mr. Quesada: So, based on that information, their proposal is, and the total number is \$7,528, but if you subtract the \$2,448, you're looking at closer to \$5,000. So, you have a \$10,000 line item for holiday lighting which is good, you never want to exceed your line item.

Mr. Gonzalez: You know what's another thing we could add which I don't care about that much, but just to add to the front, when the holiday season starts, just clean it, pressure wash the area.

Mr. Ruiz: The roundabout, that little roundabout.

Ms. Angell: No, I don't think we should do it, I think we should be able to get someone to come and pressure wash that area.

Mr. Ruiz: Listen there's a kid in our neighborhood, his name is Anthony, and he does really good work.

Mr. Quesada: Ok, we can reach out to him.

Mr. Ruiz: I highly recommend him, I have him do my backyard, my side and he's cheap.

Mr. Quesada: Ok, let me look into that what I would ask and by the way we can be creative, if you guys do see, and just hear me out because we're talking about more than one thing but, it's all related. So, you guys do have a pressure washing line item, I'm not worried about that, we can do that, we don't currently have and I just want to be realistic with you, I understand your request for the annuals, but annuals are something that at minimum needs to be changed out three times a year, 4 times is luxurious, like if you really want to keep them but, I would caution you guys because it's not something that you've anticipated int his current budget but, you have about \$5,000 of savings like in the holiday lighting line item. So, I will talk to our accountant, we can always create a line item for that, let me discuss with Milton and some of the contractors, as far relocating a sprinkler head or two, I know you have irrigation at the front, let me talk to them and let me get some numbers and I'll come back to you guys but, the idea would be come that time of year we should have something.

Mr. Gonzalez: Which is fine but, like I said, the end caps on each, because even the palm trees in the back like we could add, just add it.

Mr. Quesada: So, you want to do it as all one company?

Mr. Gonzalez: Yes, and we could add it on the holidays, like we're ready for it, and do that, and then obviously we're going to have to have the maintenance like you said, 3 times a year.

Mr. Quesada: Ok, so let me get some numbers on that and again, if the Board is ok with it I can get that.

Mr. Gonzalez: And honestly like there's no digging, I mean it is just literally adding the dirt, putting them in, and then the mulch around it.

Mr. Quesada: Ok.

Ms. Angell: But maybe he can give us an idea of a few little bushes at the end or something, something colorful that will stay there yearly.

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

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Mr. Gonzalez: Yes, whatever you guys want to do but, I would really like to see, like I said, thick not like just a couple, like nice and thick.

Ms. Angell: I know what you're talking about.

Mr. Gonzalez: Right, and it looks nice, we have some much green and it just will lift the community up a little bit more.

Mr. Quesada: Just keep in mind, all these things, let me explore, I think let's do our homework so that come this holiday season, if we are going to do something, we already have our research done. I do think depending on our scale, we go with it, it might be something good or we may not be able to absorb but, we'll look at our numbers, so let's look at the numbers, let's talk, let's set up a meeting with Milton, and is the Board comfortable since Marcos kind of had the request to allow us to meet with Milton, identify those areas and come up with a proposal and come back to the Board with that is that ok as far as annuals?

Ms. Angell: Yes.

Mr. Gonzalez: Yes.

Mr. Quesada: Ok, so can I have a motion just to appoint Marcos as the liaison to meet with Milton to discuss additional areas for annual installation.

On MOTION by Mr. Ruiz seconded by Ms. Angell with all in favor, appointing Marcos Gonzalez and Board liaison to meet with Nicoya Landscaping to discuss annual installation was approved.

Mr. Gonzalez: And Cheryll, honestly like you guys, I will tell you, I will say, hey, look I'm meeting with them, so if you want to show up.

Mr. Quesada: And that was the purpose of this just now, was to just to make it official on the record because the way it works is nobody should be discussing new business outside of the meeting unless they're appointed at a meeting to be able to do that.

Mr. Gonzalez: Right, of course.

Mr. Quesada: And then again, anything that would require Board approval will come back to the Board.

Mr. Gonzalez: And in reality honestly I want to keep it within budget or less, like I'm not trying to go over an amount.

Mr. Quesada: And we can be creative with them with that Marcos, depending on large scale we go which we can discuss that day, we can always do something in phases.

Mr. Gonzalez: Right.

Mr. Quesada: It might be something like year 1 we'll start here, with the biggest impact, and then we'll go next year into phase 2.

Mr. Gonzalez: Right because if Milton tells you, let's say per unit, I mean I can go to the residents and I could shop around and if he tells you, let's say the tree costs \$6.00 each one, and I understand he adds his costs but, we can say ok, I'm going to get them for \$0.80 and then we say, this is where we want you to buy it.

Mr. Quesada: Got it, and annuals are not that expensive.

Mr. Gonzalez: I know but we can check on them.

Mr. Quesada: I'm just telling you, the maintenance of it because we coming up on the summer months with annuals, it gets so hot and we get so much rain.

Mr. Gonzalez: But that's why I said we start when it's the winter season, and then always the spring, and then the summer honestly it's going to be a do over until the season but then the next thing is people are going to say, oh wow, that's nice, that's an add on. They're so used to seeing what we do in the front and when we do this it's going to look even better, and nobody is really complaining about the pool, and everybody's been happy.

Ms. Angell: They have been.

Mr. Gonzalez: And I know you do a great job.

Ms. Angell: Thank you, and they all seem very happy with everything and they like the furniture.

Mr. Ruiz: I haven't seen any complaints on Facebook about the pool.

Ms. Angell: No, they're all very happy.

Mr. Quesada: Well, you'll get some over the summer but again, keep in mind some of the challenges we face.

Ms. Angell: Yes, but they all seem very happy with everything and I have to say this for our security person because I'm sitting there at the table with her, and if people come to the gate, I'll be honest and they don't have their FOBs, she tells them that they can't come

in and she tells them who to call, so if somebody has trouble and I'm there and I see that they maybe can't open the gate but they do have it, then I'll say to them, I'm going to let you in this time but, you have to get it fixed because you're not coming in again, and they say ok, thank you ma'am, so they're all very nice, they all seem happy in there especially with the ones that have children.

Mr. Ruiz: I have noticed lately that there is a lot of police presence in our neighborhood.

Ms. Angell: Yes.

Mr. Quesada: You actually have a lot that live in the neighborhood too.

Mr. Ruiz: Yes, but I saw them stop a car, I was walking the other day and they stopped a car right by the entrance, the undercover, but I guess maybe somebody called.

Mr. Quesada: Great, ok, so I did get a motion, and as I said, as far as the annuals are concerned we will set up a meeting with Milton and with Marcos, and identify those areas and come back to you guys with some information on that. Again, I'm not pressuring you all, I just wanted to throw an option at you, it's within your budget, with Holiday Outdoor Décor, they're already servicing, like you said Marcos other communities in the area and you guys want us to come back with more options. Keep in mind the timeline of any custom décor shrinks when we come back to another meeting, so I just wanted to have something for you guys to look at, give us direction, and if you guys feel comfortable with something along those lines, it is a 3-year term if I'm not mistaken, it's 2025 to 2027, so it will be those three seasons but again, if you guys were to make a decision today, Scott would put the provisions for liquidated damages in there and any type of cancellation clause on a year to year basis.

Mr. Gonzalez: When it comes to the lighting at least he could contact us somehow just for the color.

Mr. Quesada: We can revisit that, color-wise as long as you're not doing something really customized.

Mr. Gonzalez: No, because I see here that it's the same.

Ms. Angell: It's all white.

Mr. Gonzalez: But it's the yellow/white.

Mr. Quesada: They just did a rendering, and it depends on the bulb, the type of bulb.

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Mr. Gonzalez: Well, that's the thing, it's not a LED, it's like a warm white, so it's yellow.

Ms. Padilla: Yes, that's an easy fix.

Mr. Quesada: So, would you want like a cool white, is that what you want?

Mr. Gonzalez: Well, I thought maybe a cool white, maybe add a little color, just change it up because it's always the same thing.

Ms. Angell: Right, and I agree with you.

Mr. Gonzalez: So, people are kind of like, I'm bored with it.

Ms. Angell: Yes.

Mr. Quesada: Does the Board want to appoint somebody as far as whatever options are available based on bulb size to discuss that with the contractor.

Mr. Gonzalez: Cheryll.

Mr. Quesada: Cheryll do you want to do that, as long as you guys approve an amount and you give direction if you guys are ready to make a decision today, we'll work on the paperwork finalizing it and prior to any final submission or any signatures, having Cheryll maybe discuss other color options with the contractor.

Ms. Angell: Sure, I talk with him.

Mr. Quesada: There's other options, he can show you a catalogue or whatever.

Ms. Angell: Yes, that would be good that way we can pick out maybe some other colors.

Mr. Quesada: Ok, so are we ready, are you guys comfortable with Holiday Outdoor Décor that's my first question?

Mr. Gonzalez: Yes.

Ms. Angell: Yes.

Mr. Quesada: Ok, so we could make this in one motion, I would ask for a motion for management to have District counsel to prepare an agreement with Holiday Outdoor Décor for area 1, and designate Cheryll Angell as the liaison to discuss color options before finalizing and executing the paperwork.

On MOTION by Mr. Ruiz seconded by Mr. Gonzalez with all in favor, authorizing staff to prepare an agreement with Holiday Outdoor Décor for Area 1 not to exceed \$5,080, and appointing Cheryll Angell as liaison to discuss color options with the contractor before finalizing any related paperwork was approved.

D. CDD Manager

Mr. Quesada: I have nothing else to add under CDD manager.

TENTH ORDER OF BUSINESS

Financial Reports

- A. Approval of Check Run Summary
- **B.** Acceptance of Unaudited Financials

Mr. Quesada: Next is financial reports which start on page 103 for the check register. Are there any questions or comments, if not, I would just ask for a motion to accept the financials.

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

ELEVENTH ORDER OF BUSINESS Supervisors

Supervisors Requests and Audience Comments (Cont.)

Mr. Quesada: Any other Supervisor's requests, and I think we already kind of dived into that portion of the agenda.

TWELFTH ORDER OF BUSINESS Adjournment

Mr. Quesada: Hearing none, is there a motion to adjourn?

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

Secretary /Assistant Secretary	Chairman / Vice Chairman

RESOLUTION 2025-06

A RESOLUTION OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-05; RESETTING THE DATE AND TIME FOR THE PUBLIC HEARING ON THE FISCAL YEAR 2026 BUDGET; AND AUTHORIZING THE DISTRICT MANAGER AND DISTRICT OFFICIALS TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION.

WHEREAS, at its meeting of April 23, 2025, the Board of Supervisors of the Hemingway Point Community Development District (the "Board") adopted Resolution 2025-05 approving a proposed budget for Fiscal Year 2026 and setting a public hearing on said proposed budget for July 30, 2025; and

WHEREAS, after the adoption of Resolution 2025-05, Hemingway Point Community Development District ("District") staff discovered a conflict between the scheduled public hearing date and the budget public hearing for the Miami-Dade County School Board, such that the District public hearing has to be rescheduled and renoticed;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT:

<u>SECTION 1</u>. The foregoing recitals clauses are true and correct and are hereby ratified and confirmed by the Board of the District.

<u>SECTION 2</u>. Resolution 2025-05 is hereby amended to change the public hearing on the District's Fiscal Year 2026 budget to the following date, hour and place:

Date:	, 2025
Hour:	

Place: GMS South Florida Homestead Office

2804 NE 8th Street Homestead, Florida <u>SECTION 3</u>. The District Manager is directed to publish notice of the reset public hearing in accordance with Florida Law.

SECTION 4. The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

<u>SECTION 5</u>. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

<u>SECTION 6</u>. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

<u>SECTION 7</u>. This Resolution shall take effect immediately upon adoption.

	Passed and	Adopted	this 30	th day	of July,	, 2025.
 Chair	/Vice Chair					
Chan	/ vice Chair					

Secretary/Assistant Secretary



1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

June 20, 2025

Board of Supervisors Hemingway Point Community Development District 5385 N. Nob Hill Road Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Hemingway Point Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Hemingway Point Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

Very truly yours,

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

Our fee for these services will not exceed \$5,200 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Hemingway Point Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Grau & Associates
Jos In
Antonio J. Grau
RESPONSE:
This letter correctly sets forth the understanding of Hemingway Point Community Development District.
By:
Title:
Date:





Peer Review Program

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

MEMORANDUM

TO: District Manager

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

District Counsel

DATE: June 30, 2025

RE: 2025 Legislative Update

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. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2025 – 195, Laws of Florida (SB 268). The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

2. Chapter 2025 – 174, Laws of Florida (HB 669). The legislation prohibits a local government's investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

3. Chapter 2025 – 189, Laws of Florida (SB 108). The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

New Timelines and Notice Requirements:

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

4. Chapter 2025 – 85, Laws of Florida (SB 348). The legislation amends the Code of Ethics to establish a new "stolen valor" provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

¹ A "unit of local government" is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new "stolen valor" provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

5. Chapter 2025 – 164, Laws of Florida (SB 784). The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

6. Chapter 2025 – 140, Laws of Florida (HB 683). The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this 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. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.



FL Certificate of Authorization No. 7538 8935 NW 35 Lane, Suite 101 Doral, Florida 33172 Tel. (305) 640-1345 E-Mail: Alvarez@AlvarezEng.com

June 27, 2025

Mr. Ben Quesada District Manager Hemingway Point Community Development District Governmental Management Services, Inc. 5385 N. Nob Hill Road Sunrise, FL 33351

Re: Hemingway Point Community Development District Yearly District Engineer's Report for Fiscal Year 2025-2026 Pursuant to Section 9.21 of the Trust Indenture as it relates to The Special Assessment Bonds Series 2014.

Dear Mr. Quesada,

This statement is being made pursuant to Section 9.21 of the Master Trust Indenture between Hemingway Point Community Development District (the "District" or "CDD") and Wells Fargo Bank, National Association as Trustee dated March 1, 2013, as it relates to the Special Assessment Bonds, Series 2014. With this statement we are setting forth (i) our findings as to whether such portions of the 2014 Project owned by the District have been maintained in good repair, working order and condition, (ii) our recommendations as to the proper maintenance, repair, and operation of such portions of the 2014 Project during the ensuing Fiscal Year 2026, and an estimate of the amount of money necessary for such purpose, and (iii) to review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

(i) As of the date of this statement, the land tracts shown in Exhibit 2 attached to this statement, have been conveyed to the CDD, together with the completed fixtures within the tracts, i.e., the clubhouse and ancillary facilities, the tracts' drainage systems, landscaping, and irrigation. Other improvements financed by the District within the public road right of ways, e.g., the roads, sidewalks, storm drainage, water, and sewer systems, have been conveyed to the County. Operations and maintenance responsibilities for the road medians landscaping, irrigation, entry feature and street lighting electricity remain with the CDD.

Based on review of District documents and periodic visits and inspections, the infrastructure for which the CDD is responsible, has been maintained in good repair, working order and condition.

- (ii) We find that for Fiscal Year 2026, the District's proposed amounts for field operations, as described in Resolution 2025-05 accepted by the CDD Board, are sufficient to properly maintain, repair and operate the public infrastructure for which the District is currently responsible.
- (iii) The District carries general liability, property, hired non-owned auto, employment practices liability, and public officials liability and deadly weapon protection insurance under Agreement No. 100124159 with Florida Insurance Alliance, and has budgeted sufficient funds for policy renewal.

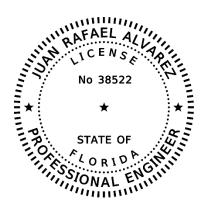


If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at Juan. Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

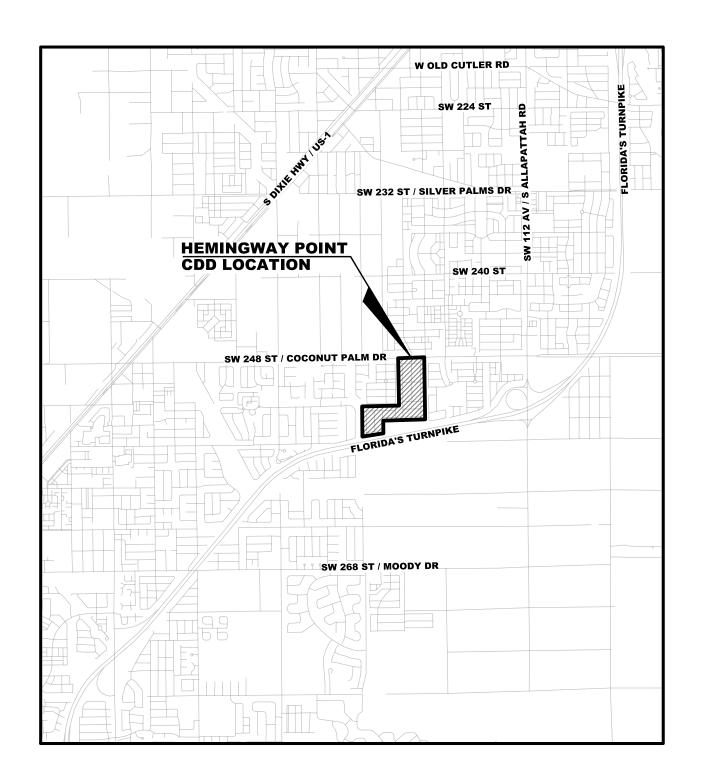
Juan R. Alvarez, PE District Engineer Date: June 27, 2025

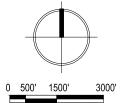


This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 27, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Cc Michael Pawelczyk, District Counsel <u>mjp@bclmr.com</u> Austin Hackney, <u>Ahackney@gmstnn.com</u>





ALVAREZ ENGINEERS, INC.

HEMINGWAY POINT CDD LOCATION MAP

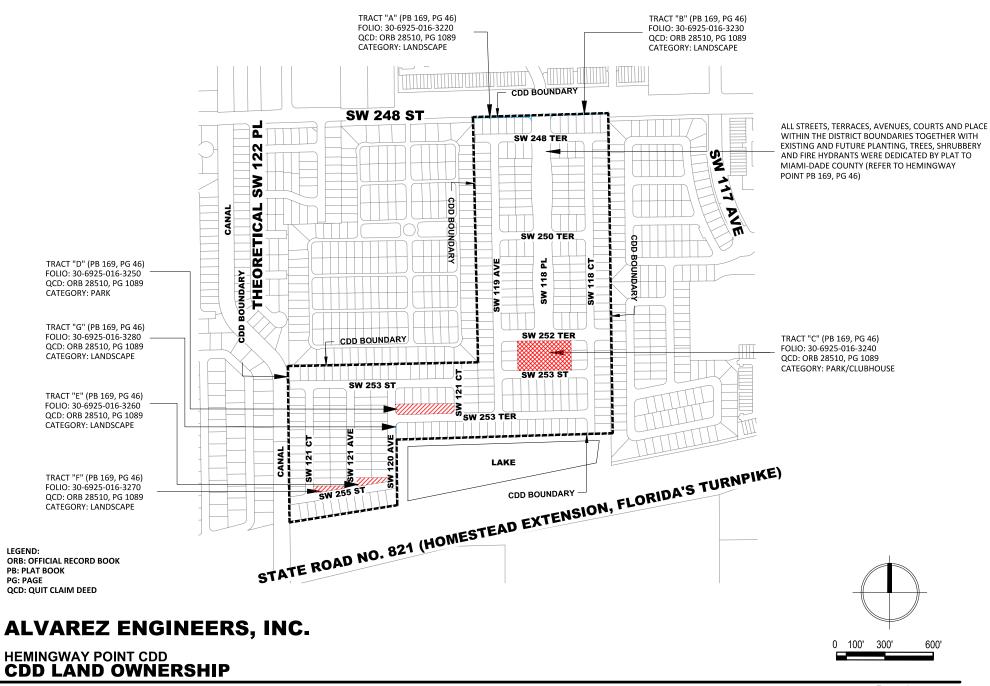


EXHIBIT 2

Page 4



8935 NW 35 Lane, Suite 101 Doral, FL 33172 Tel (305) 640-1345 Email <u>Alvarez@AlvarezEng.com</u> Website <u>www.alvarezeng.com</u>

July 9, 2025

Hemingway Point CDD
Attn: District Manager
Governmental Management Services, Inc.
5385 North Nob Hill Road
Sunrise, FL 33351

Via: Email Only: <u>BQuesada@gmssf.com</u>

Reference: Deficiency Comprehensive Report for Hemingway Point CDD

Dear Ben and CDD Board of Supervisors,

It is our pleasure to submit this proposal to provide engineering services to Hemingway Point CDD ("District"). With this letter of engagement, we are offering the following:

1. Scope of Services

- a. Conduct a detailed field inspection to identify and document all existing signage and sidewalk deficiencies throughout the district. The inspection shall include visual assessment, condition ratings, and geographic location referencing.
- b. Produce a comprehensive report that:
 - 1) Provides a complete inventory and description of all identified sidewalk and signage deficiencies.
 - 2) Includes photographic documentation and maps or location references for each issue
 - 3) Prioritizes deficiencies based on severity and safety risk
 - 4) Recommends corrective actions and procedures for each deficiency to guide remediation efforts

2. Compensation

The total compensation for the scope of services listed above will be a lump sum amount of \$6,000.00. Other services not included in the scope will be billed according to the Hourly Personnel Billing Rates in Schedule "A" below.

Invoices will be prepared by Alvarez Engineers at the completion of the scope of services. Any subsequent invoices for other services will be prepared monthly. It is our understanding that invoices are due and payable by the District thirty (30) days after the invoice is submitted.



8935 NW 35 Lane, Suite 101 Doral, FL 33172 Tel (305) 640-1345 Email <u>Alvarez@AlvarezEng.com</u> Website <u>www.alvarezeng.com</u>

Please acknowledge acceptance of this agreement by signing below. We look forward to working with the District on this project.

For the District
Date:

Docusigned by:

STEZYTRBOCEDO4E0...

Juan R. Alvarez, PE

President, Alvarez Engineers, Inc.



8935 NW 35 Lane, Suite 101 Doral, FL 33172 Tel (305) 640-1345 Email <u>Alvarez@AlvarezEng.com</u> Website <u>www.alvarezeng.com</u>

Schedule A

Schedule "A"

Alvarez Engineers, Inc.

Hourly Personnel Billing Rates

For Year 2018

Principal	\$ 210.00 / Hour
Chief Engineer a. Professional Engineer with 20+ years of experience	\$ 210.00 / Hour
Senior Engineer b. Professional Engineer with 10+ years of experience	\$ 180.00 / Hour
Senior Project Engineer	\$ 155.00 / Hour
Project Manager	\$ 155.00 / Hour
Project Engineer e. Professional Engineer with 2+ years of experience	\$ 135.00 / Hour
Engineer	\$ 130.00 / Hour
Computer Aided Designer and Drafter (CADD)	\$ 98.00 / Hour
Engineering Technician	\$ 88.00 / Hour
Senior Administrative	\$ 83.00 / Hour
Administrative	\$ 52.00 / Hour



Hemingway Point CDD

FIELD REPORT



July 30, 2025

LANDSCAPING







- Dead palm behind the pool will be removed by Nicoya Landscaping.
- All tracts in satisfactory condition.

LANDSCAPING ENHANCEMENTS









• Nicoya Landscaping made landscaping enhancements to the entrance and filled in some beds. Mulch was added.

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

FIELD DIVISION REPORT Mayra Padilla mpadilla@gmssf.com Phone 954-721-8681 EXT 221

POOL









- Pool was maintained by Florida's Bright and Blue Pools.
- Filter cartridges were replaced.
- Traps were baited and set after an iguana soiled the pool requiring two chlorine shocks the week of July 7-11, 2025. Removal still pending.

FIELD DIVISION REPORT Mayra Padilla mpadilla@gmssf.com Phone 954-721-8681 EXT 221





- Janitorial staff continues to clean and maintain the pool area and mailbox areas
- Locks were replaced for paper towel dispensers in the restrooms.

FIELD DIVISION REPORT Mayra Padilla mpadilla@gmssf.com Phone 954-721-8681 EXT 221

FIELD MAINTENANCE



• Playground was inspected and is in satisfactory Condition.

Alina Garcia Supervisor of Elections

2700 NW 87th Ave Miami, FL 33172



T 305-499-VOTE(8683) F 305-499-8501 TTY 305-499-8480

> votemiamidade.gov @votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Hemingway Point Community Development District, as described in the attached MAP, has 700 voters.

Alina Garcia Supervisor of Elections WITNESS MY HAND AND OFFICIAL SEAL, AT MIAMI, MIAMI-DADE COUNTY, FLORIDA, ON THIS 29th DAY OF APRIL, 2025



Memorandum

To: Board of Supervisors

From: District Management

Date: July 30, 2025

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 2025 legislative session. Starting on October 1, 2025, 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, 2026), 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 2026 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, 2025 - September 30, 2026

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)

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		

NOTICE OF MEETING DATES HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Hemingway Point Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2025 at 10:00 a.m. at the GMS Homestead office, located at 2804 NE 8 ST Suite #202, Homestead, FL 33033, on the fourth Wednesday of each month as follows:

October 22, 2025

November 19, 2025, Exception

December 17, 2025, Exception

January 28, 2026

February 25, 2026

March 25, 2026

April 22, 2026

May 27, 2026

June 24, 2026

July 22, 2026

August 26, 2026

September 23, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

These meetings are open to the public and may be continued to a time, date and place certain. Supervisors may attend the meeting by telephone as long as there is a quorum present at the meeting place. Any person wishing to receive a copy of the minutes of the meeting may contact Ben Quesada at (954) 721-8681.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

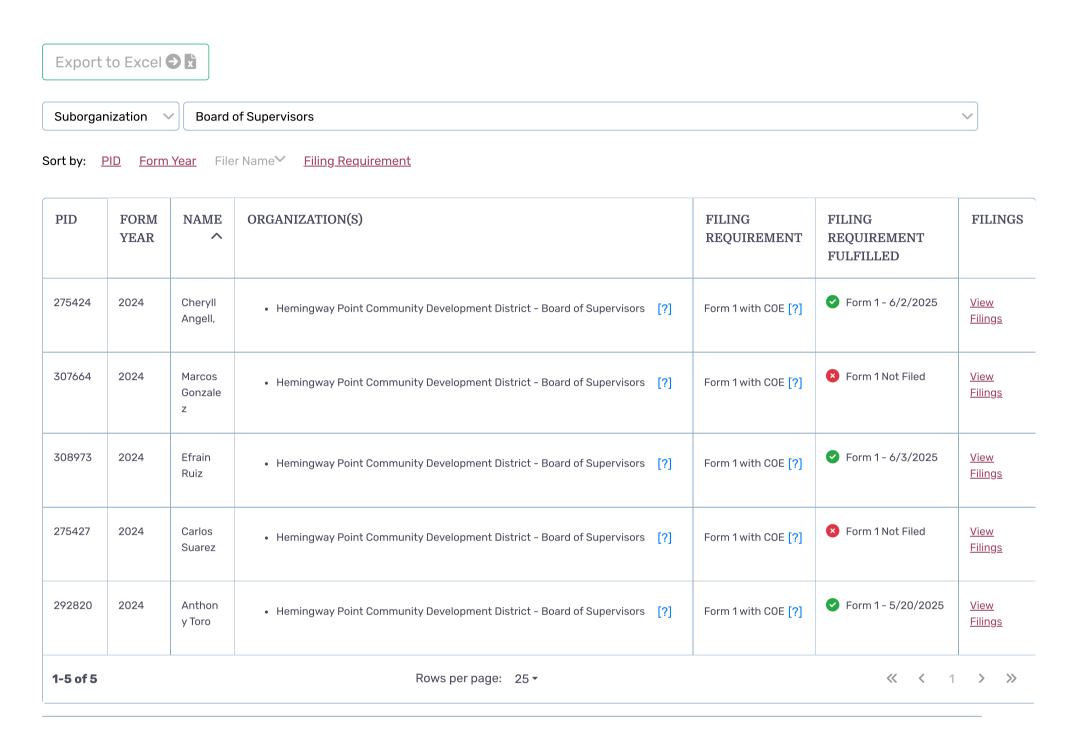
Ben Quesada Manager

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.



Back

Hemingway Point COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025

Check Register

4/1/25 - 6/30/25

Date	check #'s	Amount
4/1 - 4/30	1548 - 1556	\$16,287.38
5/1 - 5/31	1557 - 1571	25,159.40
6/1 - 6/30	1572 - 1585	14,633.29
	TOTAL	\$56,080.07

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/18/25 PAGE 1
*** CHECK DATES 04/01/2025 - 06/30/2025 *** HEMINGWAY PT - GENERAL FUND

*** CHECK DATES	04/01/2025 - 06/30/2025 *** E	HEMINGWAY PT - GENERAL FUND BANK A HEMINGWAY POINT CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	SUB SUBCLASS VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
4/02/25 00028	2/27/25 0220710 202502 320-53800-	46500	*	179.85	
	POOL NET LEAK RAKE 3/01/25 0220653 202503 320-53800-	46500	*	520.00	
	MAR 25 - POOL SERVICE 4/01/25 0220779 202504 320-53800-	46500	*	520.00	
	APR 25 - POOL SERVICE	FLORIDA'S BRIGHT & BLUE POOLS			1,219.85 001548
4/02/25 00073	3/24/25 03242025 202503 320-53800- RESTRM/POOL/DOGGY STN		 *		
		CARMEN HERNANDEZ 			450.00 001549
4/02/25 00040	4/01/25 2369 202504 320-53800- STUMP & PLANT RMVL/MULCH	46200	*	1,445.00	
	4/01/25 2370 202504 320-53800- APR 25 - LANDSCAPE MAINT	46200	*	1,600.00	
	APR 25 - LANDSCAPE MAINI	NICOYA LAWNSCAPING, INC.			3,045.00 001550
4/09/25 00001	4/01/25 215 202504 310-51300-	-34000	*	3,537.42	
	APR 25 - MGMT FEES 4/01/25 215 202504 310-51300-	35100	*	45.00	
	APR 25 - COMPUTER TIME 4/01/25 215 202504 310-51300- APR 25 - DISSEMINATION	31300	*	225.00	
	4/01/25 215 202504 310-51300-		*	95.42	
	4/01/25 215 202504 310-51300-	42000	*	4.83	
	APR 25 - POSTAGE 4/01/25 215 202504 310-51300-	42500	*	.30	
	APR 25 - COPIES 4/01/25 216 202504 320-53800- APR 25 - FIELD SERVICES	34000	*	1,144.83	
	APR 25 - FIELD SERVICES	GMS-SF, LLC			5,052.80 001551
4/09/25 00053		´	*	1,695.00	- -
1/05/25 00055	REPLC BULBS POOL/MAILBOX 3/03/25 29714 202503 320-53800-		*	1,215.00	
	PRES CLN POOL/RPLC LAMP			,	
	3/17/25 29724 202503 320-53800- CLN POOL DECK/INS SPRK LK	-		550.00	
		ORTIZ CONSTRUCTION SERVICES			3,460.00 001552
4/09/25 00065	4/09/25 25-003 202504 320-53800- APR 25- SECURITY	34500	*	1,760.00	
	III 23 DECKIII	1ST CHOICE SECURITY LLC			1,760.00 001553

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/18/25 PAGE 2
*** CHECK DATES 04/01/2025 - 06/30/2025 *** HEMINGWAY PT - GENERAL FUND

^^^ CHECK DATES	04/01/2025 - 06/30/2025 ^^^	BANK A HEMINGWAY POINT CDD			
	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	TRUOMA	CHECK AMOUNT #
4/17/25 00006	3/31/25 192677 202503 310-51300 MAR 25 - GENERAL COUNSEI	-31500	*	500.00	
		BILLING COCHRAN LYLES MAURO &			500.00 001554
4/17/25 00010	4/10/25 04890-39 202503 320-53800 11850 SW 252ND TER#CLBHS	-43000	*	452.85	
	4/10/25 16670-96 202503 320-53800 11880 SW 248TH ST#GRDHSE	-43000	*	56.88	
		FPL 			509.73 001555
4/23/25 00053	4/16/25 29749 202504 320-53800 RPLC BLUBS ENT/CANDELABR	-46000 A	*	290.00	
		ORTIZ CONSTRUCTION SERVICES			290.00 001556
5/05/25 00058	4/17/25 19095 202504 320-53800 DOGGIE POOPY BAGS/GLOVES	1-46400	*	220.68	
	DOGGIE FOOFI BAGS/ GBOVEL	DISCOUNT LIGHTING & SUPPLIES, INC	C.		220.68 001557
5/05/25 00028	5/01/25 0220878 202505 320-53800	-46500	*	520.00	
	MAI 25 - POOL SERVICE	FLORIDA'S BRIGHT & BLUE POOLS			520.00 001558
6/27/25 00028	5/01/25 0220878 202505 320-53800 MAY 25 - POOL SERVICE	1-46500	V	520.00-	
	MAI 25 - POOL SERVICE	FLORIDA'S BRIGHT & BLUE POOLS			520.00-001558
5/05/25 00001	5/01/25 217 202505 310-51300 MAY 25 - MGMT FEES	1-34000	*	3,537.42	
	5/01/25 217 202505 310-51300		*	45.00	
	MAY 25 - COMPUTER TIME 5/01/25 217 202505 310-51300	-31300	*	225.00	
	MAY 25 - DISSEMINATION 5/01/25 217 202505 310-51300	-49500	*	95.42	
	MAY 25 - WEBSITE ADMIN 5/01/25 217 202505 310-51300	-42000	*	7.59	
	MAY 25 - POSTAGE 5/01/25 217 202505 310-51300	-42500	*	20.25	
	MAY 25 - COPIES 5/01/25 218 202505 320-53800	-34000	*	1,144.83	
	MAY 25 - FIELD SERVICES	GMS-SF, LLC			5,075.51 001559
5/05/25 00016	5/01/25 05012025 202505 300-20700	-10100	*	1,035.24	
	TRANS TAX RECEIPTS SER13	HEMINGWAY POINT CDD C/O WELLS FAR	RGO		1,035.24 001560

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/18/25 PAGE 3 *** CHECK DATES 04/01/2025 - 06/30/2025 *** HEMINGWAY PT - GENERAL FUND BANK A HEMINGWAY POINT CDD

	BA	ANK A HEMINGWAY POINT CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	TRUOMA	CHECK AMOUNT #
5/05/25 00025	5/01/25 05012025 202505 300-20700-1	10100	*	2,608.46	
	TRANS TAX RECEIPTS SER14	HEMINGWAY POINT CDD C/O WELLS FARGO			2,608.46 001561
5/05/25 00073	5/05/25 05052025 202504 320-53800-4 RESTRM/POOL/DOGGY STN	46300	*	450.00	
		CARMEN HERNANDEZ			450.00 001562
5/05/25 00040	5/01/25 2388 202505 320-53800-4 MAY 25 - LANDSCAPE MAINT			1,600.00	1,600.00 001563
5/05/25 00065	MAY 25- SECURITY	1ST CHOICE SECURITY LLC		1,200.00	
5/13/25 00006	4/30/25 193161 202504 310-51300-3			2,353.50	
	APR 25 - GENERAL COUNSEL	BILLING COCHRAN LYLES MAURO &			2,353.50 001565
5/13/25 00057	5/05/25 5875 202505 320-53800-3 2ND OTR - SRVC AGREEMENT		*	2,550.00	
		DML SECURITY SYSTEMS			2,550.00 001566
5/16/25 00064	5/06/25 8415 202504 310-51300-3	31100	*	101.25	
	SVCS THRU 4/1-4/30/25	ALVAREZ ENGINEERS, INC.			101.25 001567
5/16/25 00010	5/12/25 04890-39 202504 320-53800-4		*	512.45	
	11850 SW 252ND TER#CLBHSE 5/12/25 16670-96 202504 320-53800-4	43000	*	62.32	
	11880 SW 248TH ST#GRDHSE	FPL			574.77 001568
5/16/25 00013	4/29/25 REG VOTE 202504 310-51300-4	49000	*	60.00	
	# OF REGISTERED VOTERS	MIAMI DADE COUNTY ELECTIONS DEPT			60.00 001569
5/21/25 00071	5/19/25 13-BID-7 202505 330-57200-5		*	250.00	
	POOL RNWL 13-60-1637327	FLORIDA DEPARTMENT OF HEALTH			250.00 001570
5/28/25 00054	4/30/25 9350405 202504 320-53800-4		*	6,999.99	
	TRIM PALM TREES	BRIGHTVIEW LANDSCAPE SERVICES, INC.			6,999.99 001571

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/18/25 PAGE 4

*** CHECK DATES 04/01/2025 - 06/30/2025 *** HEMINGWAY PT - GENERAL FUND BANK A HEMINGWAY POINT CDD

	Е	BANK A HEMINGWAY POINT CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/05/25 00001	6/01/25 219 202506 310-51300-	-34000	*	3,537.42	
	JUN 25 - MGMT FEES 6/01/25 219 202506 310-51300-	-35100	*	45.00	
	JUN 25 - COMPUTER TIME 6/01/25 219 202506 310-51300-	-31300	*	225.00	
	JUN 25 - DISSEMINATION 6/01/25 219 202506 310-51300-	-49500	*	95.42	
	JUN 25 - WEBSITE ADMIN 6/01/25 219 202506 310-51300-	-42000	*	12.42	
	JUN 25 - POSTAGE 6/01/25 220 202506 320-53800-	-34000	*	1,144.83	
	JUN 25 - FIELD SERVICES	GMS-SF, LLC			5,060.09 001572
6/05/25 00016	6/03/25 06032025 202506 300-20700- TRANS TAX RECEIPTS SER13	-10100	*	197.52	
	IRANS IAX RECEIPIS SERIS	HEMINGWAY POINT CDD C/O WELLS	S FARGO		197.52 001573
6/05/25 00025	6/03/25 06032025 202506 300-20700- TRANS TAX RECEIPTS SER14	-10100		1,188.23	
	IRANS TAX RECEIPTS SERI4	HEMINGWAY POINT CDD C/O WELLS	S FARGO		1,188.23 001574
6/05/25 00024	5/28/25 21322812 202505 320-53800- 11850 SW 252ND TER	-43100	*	1,666.87	
	11030 SW 232ND 1ER	MIAMI-DADE WATER & SEWER DEPA	ARTMENT		1,666.87 001575
6/05/25 00040	6/01/25 2413 202506 320-53800-	-46200	*	1,600.00	
	JUN 25 - LANDSCAPE MAINT	NICOYA LAWNSCAPING, INC.			1,600.00 001576
6/05/25 00053	TMOT DOC CTATION / DD I AMD	10000	*	650.00	
	INSI DOG STATION/RP LAMP				650.00 001577
6/05/25 00073	6/05/25 06052025 202505 320-53800- RESTRM/POOL/DOGGY STN	-46300	*	425.00	
	RESTRM/POOL/DOGGI SIN	CARMEN HERNANDEZ			425.00 001578
6/17/25 00064	6/01/25 8478 202505 310-51300-	-31100	*	67.50	
	SVCS 1110 3/1-3/31/23	ALVAREZ ENGINEERS, INC.			67.50 001579
6/17/25 00006	5/31/25 193585 202505 310-51300- MAY 25 - GENERAL COUNSEL		*	500.00	
	MAI 25 - GENERAL COUNSEL				500.00 001580

*** CHECK DATES 04/01/2025 - 06/30/2025 *** HI	ACCOUNTS PAYABLE PREPAID/COMPUTER (EMINGWAY PT - GENERAL FUND ANK A HEMINGWAY POINT CDD	CHECK REGISTER	RUN 7/18/25	PAGE 5
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# :		STATUS	AMOUNT	CHECK AMOUNT #
6/17/25 00010 6/11/25 04890-39 202505 320-53800- 11850 SW 252ND TER#CLBHSE	43000	*	461.32	
6/11/25 16670-96 202505 320-53800-	43000	*	62.07	
11880 SW 248TH ST#GRDHSE	FPL			523.39 001581
6/17/25 00065 6/06/25 25-005 202506 320-53800-	34500	*	1,120.00	
JUN 25- SECURITY	1ST CHOICE SECURITY LLC			1,120.00 001582
6/23/25 00005 6/17/25 8-896-02 202506 310-51300-		*	48.39	
DELIVERIES THRU 6/09/25	FEDEX			48.39 001583
6/23/25 00016 6/20/25 06202025 202506 300-20700-	10100	*	1,066.30	
TRANS TAX RECEIPTS SER13	HEMINGWAY POINT CDD C/O WELLS FAF	RGO		1,066.30 001584
6/27/25 00028 5/01/25 0220878 202505 320-53800-	46500	*	520.00	
MAY 25 - POOL SERVICE	FLORIDA'S BRIGHT & BLUE POOLS			520.00 001585
			56 000 05	
	TOTAL FOR BANK	K A	56,080.07	
	TOTAL FOR REGI	ISTER	56,080.07	

Community Development District

Unaudited Financial Reporting June 30, 2025



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Hemingway Point Community Development District **Combined Balance Sheet**

June 30, 2025

		General	De	ebt Service	Capito	al Project	Totals			
		Fund	20	Fund		Fund	Governmental Funds			
Acceptan										
Assets:										
<u>Cash:</u> Operating Account	\$	192,600	\$		\$	_	\$	192,600		
Assessments Receivable	Ф	192,600	Ф	- 0	Ф	-	Ф			
		-		0		-		0		
Due From General Fund		-		2,855		-		2,855		
<u>Investments:</u>										
<u>Series 2013</u>										
Reserve		-		83,836		-		83,836		
Interest		-		7		-		7		
Revenue		-		206,282		-		206,282		
Sinking		-		28		-		28		
Construction		-		-		408		408		
<u>Series 2014</u>										
Reserve		-		85,921		-		85,921		
Interest		-		7		-		7		
Revenue		-		181,030		-		181,030		
Sinking		-		7		-		7		
Construction		-		-		14		14		
Total Assets	\$	192,600	\$	559,972	\$	422	\$	752,993		
Liabilities:										
Accounts Payable	\$	4,189	\$	-	\$	-	\$	4,189		
Due To Developer		-		-		-		-		
Due To Debt Service		2,855		-		-		2,855		
Total Liabilites	\$	7,044	\$	-	\$	-	\$	7,044		
Fund Balance:										
Restricted for:										
Debt Service	\$	-	\$	559,972	\$	-	\$	559,972		
Capital Project		-		-		422		422		
Unassigned		185,556		-		-		185,556		
Total Fund Balances	\$	185,556	\$	559,972	\$	422	\$	745,949		
Total Liabilities & Fund Balance	\$	192,600	\$	550.072	\$	422	\$	752.002		
Total Liabilities & Fund Balance	- 5	192,600	-	559,972	- 5		— ф	752,993		

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	u 06/30/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 253,746	\$	253,746	\$	255,380	\$	1,634
Interest Income	-		-		-		-
Total Revenues	\$ 253,746	\$	253,746	\$	255,380	\$	1,634
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 8,000	\$	6,000	\$	1,400	\$	4,600
PR-FICA	612		459		107		352
Engineering	2,500		1,875		1,044		831
Attorney	11,000		8,250		6,544		1,707
Annual Audit	5,000		5,000		5,000		-
Assessment Administration	1,080		1,080		1,080		-
Dissemination Agent	2,700		2,025		2,025		-
Trustee Fees	8,000		8,000		8,000		-
Management Fees	42,449		31,837		31,837		-
Information Technology	540		405		405		-
Website Maintenance	1,145		859		859		-
Telephone	50		38		-		38
Postage & Delivery	1,250		938		285		653
Insurance General Liability	7,839		7,839		7,626		213
Printing & Binding	500		375		27		348
Legal Advertising	1,500		1,125		-		1,125
Other Current Charges	500		375		60		315
Office Supplies	150		113		-		113
Dues, Licenses & Subscriptions	175		175		175		-
Property Taxes	-		-		-		-
Total General & Administrative	\$ 94,990	\$	76,766	\$	66,473	\$	10,293

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget			Actual		
		Budget	Thr	u 06/30/25	Thr	Γhru 06/30/25		ariance
			_					
Operations & Maintenance								
Maintenance Expenditures								
Field Management	\$	13,738	\$	10,304	\$	10,303	\$	0
Security Patrol/Monitoring		26,000		19,500		22,865		(3,365)
Security System Hardware		2,500		1,875		-		1,875
Phone/Internet		2,500		1,875		323		1,552
Electric		7,500		5,625		5,174		451
Water		6,500		4,875		3,341		1,534
Property Insurance		7,406		7,406		6,750		656
Repairs & Maintenance		20,000		15,000		12,902		2,098
Landscape Maintenance		25,000		18,750		15,828		2,922
Tree Triming		7,500		5,625		7,000		2,180
Janitorial Service & Supplies		6,500		4,875		4,417		458
Pool Maintenance & Repairs		30,000		22,500		7,711		14,789
Operating Supplies		4,500		3,375		-		3,375
Pressure Washing/Painting		8,000		6,000		-		6,000
Landscape Lighting & Replacement		5,000		3,750		-		3,750
Pest Control		660		495		200		295
Dues, Licenses		250		187		250		(63)
Contingencies/Reserve		27,709		20,781		10,098		10,683
Subtotal Field Expenditures	\$	201,262	\$	152,798	\$	107,163	\$	49,190
F	·	. , .	•	- ,	•	. ,	•	,
Total Operations & Maintenance	\$	201,262	\$	152,798	\$	107,163	\$	49,190
Total Expenditures	\$	296,252	\$	229,564	\$	173,636	\$	59,483
Total Experiences	Ψ	270,202	Ψ_	227,501	Ψ	170,000	Ψ	07,100
Excess (Deficiency) of Revenues over Expenditures	\$	(42,506)	\$	24,182	\$	81,744	\$	61,117
Net Change in Fund Balance	\$	(42,506)	\$	24,182	\$	81,744	\$	61,117
Fund Balance - Beginning	\$	26,098			\$	103,812		
Fund Balance - Ending	\$	(16,408)			\$	185,556		

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budge		Actual			
		Budget		Thru 06/30/25		Thru 06/30/25		ariance
Revenues:								
Special Assessments - Tax Roll	\$	165,900	\$	165,900	\$	166,206	\$	306
Interest Income		-		-		9,032		9,032
Total Revenues	\$	165,900	\$	165,900	\$	175,238	\$	9,338
Expenditures:								
Interest 11/1	\$	57,131	\$	57,131	\$	57,131	\$	-
Principal 11/1		50,000		50,000		50,000		-
Interest 5/1		55,569		55,569		55,569		-
Total Expenditures	\$	162,700	\$	162,700	\$	162,700	\$	-
Excess (Deficiency) of Revenues over Expenditu	\$	3,200	\$	3,200	\$	12,538	\$	9,338
Net Change in Fund Balance	\$	3,200	\$	3,200	\$	12,538	\$	9,338
Fund Balance - Beginning	\$	167,761			\$	278,697		
Fund Balance - Ending	\$	170,961			\$	291,235		

Community Development District

Debt Service Fund Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budge		Actual		
	Budget	Thr	u 06/30/25	Thr	u 06/30/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 170,480	\$	170,480	\$	171,446	\$	965
Interest Income	-		-		8,149		8,149
Total Revenues	\$ 170,480	\$	170,480	\$	179,595	\$	9,114
Expenditures:							
Interest 11/1	\$ 55,197	\$	55,197	\$	55,197	\$	0
Principal 11/1	55,000		55,000		55,000		-
Interest 5/1	53,925		53,925		53,925		-
Total Expenditures	\$ 164,122	\$	164,122	\$	164,122	\$	0
Excess (Deficiency) of Revenues over Expenditu	\$ 6,358	\$	6,358	\$	15,473	\$	9,114
Net Change in Fund Balance	\$ 6,358	\$	6,358	\$	15,473	\$	9,114
Fund Balance - Beginning	\$ 138,695			\$	253,265		
Fund Balance - Ending	\$ 145,053			\$	268,737		

Community Development District

Capital Projects Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ado	opted	Prorate	ed Budget	A	ctual		
	Bu	dget	Thru 0	6/30/25	Thru (06/30/25	Vai	riance
Revenues								
Interest Income	\$	-	\$	-	\$	13	\$	13
Total Revenues	\$	-	\$	-	\$	13	\$	13
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$		\$		\$	13	\$	13
Net Change in Fund Balance	\$	-			\$	13		
Fund Balance - Beginning	\$	-			\$	395		
Fund Balance - Ending	\$	-			\$	408		

Community Development District

Capital Projects Fund Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ado	pted	Prorate	d Budget	Ac	ctual		
	Bu	dget	Thru 0	Thru 06/30/25		6/30/25	Vari	iance
Revenues								
Interest Income	\$	-	\$	-	\$	0	\$	0
Total Revenues	\$	=	\$	-	\$	0	\$	0
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$		\$	0	\$	0
Net Change in Fund Balance	\$	-			\$	0		
Fund Balance - Beginning	\$	-			\$	13		
Fund Balance - Ending	\$	-			\$	14		

Hemingway Point Community Development District

Month to Month

	Oct	Nov	Dec	Jai	ı	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$ -	\$ 7,117	\$ 237,627 \$	2,459	\$	1,053 \$	430	\$ 2,686 \$	1,031 \$	2,976 \$	- \$	- \$	- \$	255,380
Total Revenues	\$ -	\$ 7,117	\$ 237,627	2,459	\$	1,053 \$	430	\$ 2,686 \$	1,031 \$	2,976 \$	- \$	- \$	- \$	255,380
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 400	\$ - :	\$ - \$		\$	- \$	-	\$ 1,000 \$	- \$	- \$	- \$	- \$	- \$	1,400
PR-FICA	31	-	-	-		-	-	77	-	-	-	-	-	107
Engineering	-	-	-	-		-	-	101	68	875	-	-	-	1,044
Attorney	500	500	500	500		660	500	2,354	500	530	-	-	-	6,544
Annual Audit	-	-	1,500	-		3,500	-	-	-	-	-	-	-	5,000
Assessment Administration	1,080	-	-	-		-	-	-	-	-	-	-	-	1,080
Dissemination Agent	225	225	225	225		225	225	225	225	225	-	-	-	2,025
Trustee Fees	4,500	-	-	-		-	3,500	-	-	-	-	-	-	8,000
Management Fees	3,537	3,537	3,537	3,537		3,537	3,537	3,537	3,537	3,537	-	-	-	31,837
Information Technology	45	45	45	45		45	45	45	45	45	-	-	-	405
Website Maintenance	95	95	95	95		95	95	95	95	95	-	-	-	859
Telephone	-	-	-	-		-	-	-	-	-	-	-	-	-
Postage & Delivery	10	12	10	58		6	67	5	8	110	-	-	-	285
Insurance General Liability	7,626	-	-	-		-	-	-	-	-	-	-	-	7,626
Printing & Binding	6	-	1	-		0	-	0	20	-	-	-	-	27
Legal Advertising	-	-	-	-		-	-	-	-	-	-	-	-	-
Other Current Charges	-	-	-	-		-	-	60	_	-	-	-	-	60
Office Supplies	-	-	-	-		-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-		-	-	-	-	-	-	-	-	175
Property Taxes	-	-	-	-		-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 18,230	\$ 4,415	\$ 5,913 \$	4,460	\$	8,069 \$	7,970	\$ 7,499 \$	4,498 \$	5,418 \$	- \$	- \$	- \$	66,473

Hemingway Point Community Development District

Month to Month

		Oct		Nov		Dec	Jan	Feb	March		April		May		June	July	7	Αι	ıg	Sept	'	Total
Operations & Maintenance																						
Maintenance Expenditures																						
Field Management	\$	1,145	\$	1,145	\$	1,145	\$ 1,145	\$ 1,145	\$ 1,145	\$	1,145	\$	1,145 \$	1,	145	\$ -	\$	-	\$	-	\$	10,303
Security Patrol/Monitoring		3,732		2,143		2,450	3,990	1,280	1,280		1,760		3,830	2,	400	-			-	-		22,865
Security System Hardware		-		-		-	-	-	-		-		-		-	-			-	-		-
Phone/Internet		208		208		-	(93)	-	-		-		-		-	-			-	-		323
Electric		604		565		652	664	571	510		575		523		511	-			-	-		5,174
Water		-		-		655	-	1,019	-		-		1,667		-	-			-	-		3,341
Property Insurance		6,750		-		-	-	-	-		-		-		-	-			-	-		6,750
Repairs & Maintenance		-		1,382		7,640	775	200	1,965		290		650		-	-			-	-		12,902
Landscape Maintenance		1,600		1,600		1,600	1,600	1,433	1,750		3,045		1,600	1,	600	-			-	-		15,828
Tree Triming		-		-		-	-	-	-		7,000		-		-	-			-	-		7,000
Janitorial Service & Supplies		450		-		666	600	681	500		671		425		424	-			-	-		4,417
Pool Maintenance & Repairs		1,747		520		679	1,986	700	520		520		520		520	-			-	-		7,711
Operating Supplies		-		-		-	-	-	-		-		-		-	-			-	-		-
Pressure Washing/Painting		-		-		-	-	-	-		-		-		-	-			-	-		-
Landscape Lighting & Replacement		-		-		-	-	-	-		-		-		-	-			-	-		-
Pest Control		-		-		-	200	-	-		-		-		-	-			-	-		200
Dues/Licenses		-		-		-	-	-	-		-		250		-	-			-	-		250
Contingencies/Reserve		200		-		1,524	8,375	-	-		-		-		-	-			-	-		10,098
Subtotal Field Expenditures	\$	16,436	\$	7,563	\$	17,010	\$ 19,241	\$ 7,029	\$ 7,670	\$	15,005	\$	10,610 \$	6,	599	\$ -	\$		- \$	-	\$:	107,163
Total Operations & Maintenance	\$	16,436	\$	7,563	\$	17,010	\$ 19,241	\$ 7,029	\$ 7,670	\$	15,005	\$	10,610	6,	599	\$ -	\$		- \$	-	\$:	107,163
Total Expenditures	\$	34,666	\$	11,977	\$	22,924	\$ 23,702	\$ 15,098	\$ 15,640	\$	22,504	\$	15,108 \$	5 12,	017	\$ -	\$		- \$	-	\$:	173,636
Excess (Deficiency) of Revenues over Expendi	. \$_	(34,666)	\$_	(4,860)	\$	214,703	\$ (21,243)	\$ (14,045)	\$ (15,209)	\$_	(19,818)	\$_	(14,077) \$	(9.	042)	\$ _	\$		- \$	_	\$	81,744
ances (Beneficial) of the childs over Expenses	. •	(81)000)		(1,000)		211,703	(21)213)	(11)013)	 (10,207)		(15,010)		(11)077) 	(7,	 	 	*		Ψ			01,711
Net Change in Fund Balance	\$	(34,666)	\$	(4,860)	\$ 2	214,703	\$ (21,243)	\$ (14,045)	\$ (15,209)	\$	(19,818)	\$	(14,077) \$	(9,	042)	\$ -	\$		- \$	-	\$	81,744

Community Development District

Long Term Debt Report

Series 2013, Special Ass	sessment Bonds (Phase One Project)							
Original Issue Amount:	unt: 9/30/2013							
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 I	Debt Service						
Reserve Fund Requirement	\$82,950							
Reserve Fund Balance	83,836							
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)						
Less: Principal Payment - 11/1/24		(\$50,000)						
Current Bonds Outstanding		\$1,685,000						

Series 2014, Special Ass	essment 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 I	Debt Service
Reserve Fund Requirement	\$85,241	
Reserve Fund Balance	85,921	
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)
Less: Principal Payment - 11/1/24		(\$55,000)
Current Bonds Outstanding		\$2,030,000

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami-Dade County

Fiscal Year 2025

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

						al	location in %		43.00%		28.11%		28.89%	100.00%
			Discount/								2013		2014	
Date	Gr	oss Amount	(Penalty)	Commission	Interest	nterest Net Receipts			0&M Portion	Debt Service			Debt Service	Total
							•							
11/25/24	\$	1,877.79	\$ 74.36	\$ 18.78	\$ -	\$	1,784.65	\$	790.82	\$	993.83	\$	-	\$ 1,784.65
11/26/24		15,620.22	618.55	156.21	-		14,845.46		6,326.55		2,981.50		5,537.41	14,845.46
12/04/24		954.38	50.10	9.04	-		895.24		372.95		-		522.29	895.24
12/09/24		572,447.46	22,897.46	5,495.49	-		544,054.51		234,082.42		156,031.97		153,940.12	544,054.51
12/19/24		7,750.32	291.23	74.60	-		7,384.49		3,171.51		1,998.02		2,214.96	7,384.49
01/10/25		6,046.18	177.92	58.68	-		5,809.58		2,459.30		820.09		2,530.20	5,809.58
02/07/25		-	-	-	245.98		245.98		245.98		-		-	245.98
02/12/25		1,997.37	39.95	19.57	-		1,937.85		807.29		-		1,130.56	1,937.85
03/21/25		-	-	-	430.27		430.27		430.27		-		-	430.27
04/07/25		6,394.03	-	63.94	-		6,330.09		2,686.39		1,035.24		2,608.46	6,330.09
05/13/25		2,345.21	(70.36)	24.16	-		2,391.41		1,005.65		197.52		1,188.23	2,391.41
05/21/25		-	-	-	25.29		25.29		25.29		-		-	25.29
06/11/25		1,877.79	(56.34)	19.34	-		1,914.79		848.49		1,066.30		-	1,914.79
06/25/25		4,380.61	(652.03)	50.33	-		4,982.31		2,127.13		1,081.82		1,773.35	4,982.31
		-	-	=	-		-		-		-		-	
TOTAL	\$	621,691.36	\$ 23,370.84	\$ 5,990.14	\$ 701.54	\$	593,031.92	\$	255,380.04	\$	166,206.30	\$	171,445.58	\$ 593,031.92

100.08%	Percent Collected
\$ (505.45)	Balance Remaining to Collect