

MINUTES OF MEETING HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, July 30, 2025 at 10:00 a.m. at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033.

Present were:

Marcos Gonzalez
Anthony Toro
Efrain (Frank) Ruiz
Cheryll Angell
Carlos Suarez

Chairman
Vice Chairman (by phone)
Assistant Secretary
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Ben Quesada
Mayra Padilla
Scott Cochran
Russell Brick

District Manager
Governmental Management Services
District Counsel
Resident

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the April 23, 2025 Meeting

Mr. Quesada: Jumping straight into the agenda, section 2 is the approval of the minutes for the April 23, 2025 meeting which starts on page 3 of the agenda. Are there any questions or comments from the Board or counsel?

Mr. Cochran: I just had one correction, it's on page 11 under my comments on the bottom portion of the page, it's six lines up from the bottom of my comments, it says classified permit, it should be Class V permit, it talks about the dewatering permit.

Mr. Quesada: Ok, so classified to Class V, ok I got it. Hearing no other comments, I would ask for a motion to accept the minutes of April 23, 2025 as amended.

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On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, the Minutes of April 23, 2025 Meeting with the indicated change as stated were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution
#2025-06 Amending Resolution
#2025-05 and Resetting the
Budget Hearing**

Mr. Quesada: If you guys just real quick, just go over to page 46 because they were some lengthy minutes there, and let get to page 46, and I kind of explained to each of you before the meeting, we had a little bit of a conflict with Miami-Dade County School Board with having their budget meeting today, so this resolution is basically to reschedule the public hearing revising the public hearing date, it has blanks in there now but, we do have an advertised meeting on August 27th and it sounds like we're not going to have any quorum issues that day, so staff's recommendation is, if there's no conflicts, is to adopt resolution #2025-06 and re-set the public hearing for 10:00 a.m. at the GMS office, 2804 NE 8th Street, Suite #202, Homestead, Florida at 10:00 a.m. on August 27, 2025. By saying so moved, you agree with the motion.

On MOTION by Mr. Ruiz seconded by Ms. Angell with all in favor, Resolution #2025-06 amending Resolution #2025-05 and resetting the budget hearing to August 27, 2025 at 10:00 a.m. at 2804 NE 8th Street, Suite #202, Homestead, Florida was approved.

FOURTH ORDER OF BUSINESS**Consideration of Engagement Letter
with Grau & Associates to perform
the Audit for Fiscal Year Ending in
September 30, 2025**

Mr. Quesada: On page 48 starts the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. For the most part, all of the Board members have already participated in this process but, just a refresher for Frank, I know he's kind of our latest addition to the Board. So, what happens is at any moment this Board could always motion if they wanted to open up the bidding process to speak to auditors. There are not a lot of auditing firms out there that do CDDs so usually the

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respondents are very low, we usually get one or two at the most typically, and this Board would need to appoint an audit selection committee which most of the time they appoint themselves to do that. There are four criteria that are normally required, the fifth that we always modify is the price to factor into the equation. So, what's good about this process is you're able to anticipate the cost for, and let's just say it's a 5-year term, you're able to anticipate what the cost of each audit is going to be for the next 5 years for the purposes of budgeting. It usually doesn't go up more than \$100 or \$200 a year so it's very reasonable and Grau & Associates is the company that the audit selection committee did choose, so this would just be the engagement letter to begin the process of the audit for the fiscal year ending September 30, 2025. If there are no questions, I would just ask for a motion from the Board approve that engagement letter.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

FIFTH ORDER OF BUSINESS**Staff Reports**

Mr. Quesada: Moving to staff reports, Scott.

A. Attorney – Memorandum – 2025 Legislative Update

Mr. Cochran: Yes, good morning everybody. In your books, it looks like starting on page 53 we have our annual legislative update, so throughout the year we kind of keep track of the legislation that happens at the state level that impacts Special Districts, and CDDs and we provide this to you guys just so you're aware of it. You can read it and we provide the actual laws themselves to the managers and we tell them not to include it in these packets because it's a lot of paper and not necessarily interesting but, if any of you have any interest in any of the specific items, you can always request those as well. So, I'll just run through them quickly, the first one creates a new public records exemption, for certain classes of public officers they're kind of high ranking state and local officials and if they so chose they can request for parts of their personal identifying information to be kept exempt from public records. CDD Supervisors like yourselves are not the people that are entitled to that exemption, however, GMS as the records custodian for the District, if someone in the community does hold one of those offices and requests the exemption and complies with the

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Statute then they would need to keep their information exempt. So, the memo goes through the classes of all those, so at the local level it's like state senators, or representatives, Property Appraisers, election supervisors, school superintendents, city or county commissioners, school board members or mayors, so if any of them live in the community and want their information exempt they can ask for it. The second one deals with bond rating requirements, and that's probably not going to apply to this District but, it just prevents CDDs from imposing stricter rating requirements if they're going to issue bonds than the state allows, so it's basically the state that sets those restrictions and we can't be more restrictive. The third one deals with rulemaking and that is like the District, like other government agencies when we adopt certain types of rules we have to go through this formal statutory process, these amendments just make that process even more red tape-ish than they were before, it requires some additional steps, it requires notices pertaining to the rulemaking or rule amendments be a little more specific format-wise, so if this District goes through that process we'll comply with it but it will just take a little bit longer to go through all that. The fourth one deals with ethics, they've amended the code of ethics to establish a new provision that prohibits "stolen valor" so if anybody is campaigning for a CDD seat or any other type of office they're not allowed to claim military services or honors that they haven't received. The other thing it does is it gives the Commission on Ethics an additional tool to enforce fees or fines or that can arise from ethics violations, probably the only one that could conceivably be applicably probably is if you don't turn in you Form 1s on time, and you start accruing fees for that, they can eventually say, if you continue to not pay whatever you're required to pay they can garnish wages, so that's just an extra little reminder to get all that stuff on time every year. The fifth one really only applies to developer controlled Boards, not resident controlled Boards, it deals with platting and replatting. Then the last one has some provisions related to construction contracting and also one that deals with installing like synthetic turf on residential properties, the State Department of Environmental Protection is establishing standards for that and it's prohibiting local governments from enforcing ordinances or policies that are inconsistent with those environmental protection standards. So, if anyone wants to do turf, you know about that and they make it harder on you or the county. The last one is, if the District is contracting with construction companies it kind of affects the way we do change orders, it requires us to be prompt in paying for price increases or in specifying why we think that it's not necessary, so it just tightens up that

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process a little bit. So, that's it for the legislative update, other than that, looks like the other items are administrative and they're covered under the manager, so that's all I have.

Mr. Quesada: Thank you Scott. Any questions from the Board?

Ms. Angell: No.

B. Engineer

1) Yearly District Engineer's Report for Fiscal Year 2025-2026

2) Deficiency Comprehensive Report with Alvarez Engineers

Mr. Quesada: Hearing none, we'll jump into the engineering section, we do have a couple of things to cover under that item today. One of them is the annual engineering report for fiscal year 2025-2026 and that starts on page 57 of your agenda, and you have a letter there basically per the bond indenture, and this is an annual obligation of the engineer to come out and inspect all the infrastructure that was used with the Series 2024 bonds, and as the letter states, everything checked out ok, we're in good shape as far as our District infrastructure is concerned, so I would just ask as a formality that we accept the engineer's report.

Mr. Gonzalez: So, the engineering report we're talking about the street signs and all of that?

Mr. Quesada: So, this is per the bond indenture, this is an annual obligation and then the next item is going to be that.

Mr. Gonzalez: Ok.

Mr. Quesada: So, for now we're just discussing what was built with the Series 2014 bond.

On MOTION by Mr. Ruiz seconded by Ms. Angell with all in favor, accepting the yearly District Engineer's Report for Fiscal Year 2025-2026 was approved.

Mr. Quesada: So, now we'll go to page 61 and you have a proposal before you from the engineering firm. If you guys recall back at our proposed budget meeting there were some concerns expressed about the county sidewalks throughout the District and some of the street signage which is al responsible for the public right-of-way, the part that the county is responsible for. So, I reached out to our engineering firm, it is quite a lot of

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linear feet of sidewalk that they would need to walk, and signage, they would need to do, and you see the scope of services there, they would do a detailed field inspection, take full inventory, photographic documentation, and communicate with the county, the people in the right-of-way department to do this. Keep in mind, there are other ways of reporting this information, 311 has a ticketing system, and an online system that can be used, it would just require a little bit of coordination with other entities, or homeowners in the community. The way the county interprets right-of-way maintenance when it comes to sidewalks is, if it's a pressure washing thing, wherever your cutout is, where your driveway starts and finishes, and you're abutting that county right-of-way, the homeowner is assumed to be responsible for that. We have seen in other Districts that are in unincorporated Dade County, and Scott has actually been a witness to some of this is, when it comes to tree roots lifting the sidewalks, there have been cases where reports have been issued to the county right-of-way department and they have accepted that responsibility to fix the trip hazards, and opened up tickets to do it. Now, it may not always be done right away, they do it at their pace and using their materials that they think is suitable but, it shouldn't cost this District a penny going that route. It's obviously getting this report, a very detailed report together, it's a lot of time and labor involved with it that would cost \$6,000 if the District was to incur that cost which they could do because it's a public benefit for the entire District but, it's for this Board to decide and so we brought to you this proposal to discuss today, so by all means, you can discuss it now.

Ms. Angell: Well, I'm not for us taking \$6,000 and doing sidewalks, I'm not trying to be mean about it but, that belongs to every homeowner and they can call the county and have them come and look at it. They can write their own letters and do it but, for us to start something like that we're always going to have to do it because people are going to think, you do it once, you have to do it again, and again, and it's going to cost us more and more money, so my vote is, I'm not for it.

Mr. Ruiz: I'm not for it either.

Mr. Suarez: I agree with Cheryll.

Mr. Gonzalez: I'm ok with that, I'm just throwing this out there but, I'm going to do my due diligence and I will report everything myself particularly as a homeowner, and the reason is because I want at the front entrance, like a fresh start, and the signs are beat up.

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So, if I report, it doesn't matter, as a homeowner because I don't have to be in front of the address to do that right?

Mr. Quesada: There's more than one way to do it, my experience was 311, they have an online App which I think is nowadays with everybody's cell phone technology, you're allowed to share your location, and pin exactly where you are, you can share your location.

Mr. Gonzalez: So, if you could help me, and it doesn't have to be today, it could be another time.

Ms. Padilla: Well, it's super easy Marcos, if you want to I could meet with you.

Mr. Gonzalez: And I agree, I don't want to spend \$6,000 and I don't think it's our responsibility to do that but, I would like to see, I look at like a place like Palmetto Bay and all their signs are nice and they're clean and our signs, like you drive in, and the divided highway thing it's like slanted this way.

Ms. Angell: And are you thinking of just the signs or are you talking about other things?

Mr. Gonzalez: I'm thinking about the signs, the sidewalks.

Mr. Ruiz: And people don't trim their trees, those trees in the front, those are the ones that lift the sidewalks, their roots lift the sidewalks, and then on top of that, when you're walking a lot of those trees aren't trimmed.

Mr. Gonzalez: Yes, and then obviously, because I've run into this situation with "X" amount of inches, so I just wanted a clean slate and then I could get with you and then basically just say, hey look this address and this address, and then we save \$6,000.

Ms. Padilla: And the city can try to get the word out too Marcos because one thing that I know about the county is, and we deal with it a lot here, and I'm going to give you an example, like if you were complaining about mosquitoes and we send a blast email because Waterstone is a little bit different, we partner with HOA, they send a mass email, and a lot of people contacted them, so you have to think about it like if more people contact them then they're going to put priority on it.

Mr. Quesada: Yes, correct, like for example, Mayra and I just two people, so we're used to opening up our own ticket and it shows up on their system as two tickets even though we're representing the CDD, whereas if a homeowner does it, now it gets more priority and more tickets.

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Mr. Gonzalez: Can it be something that you guys can put on our webpage, and say listen you need to report, these are things you can do.

Ms. Padilla: Yes, like do instructions.

Mr. Gonzalez: I can take pictures and I can send them to you guys and go look, if you want these things to get fixed please report it, and this is how.

Ms. Padilla: Ok, that's fair.

Mr. Quesada: And we can send an email to Vanessa and the only reason I tell you that is they have a mass emailing system that they can do and it would be more effective.

Ms. Angell: That's fair, ok.

Ms. Padilla: And I can help you with that and maybe we can do instructions, like with pictures, saying this is the way to do it.

Mr. Gonzalez: And regardless, I'm going to try to do it myself because I just want to see it get done.

Mr. Quesada: For any of your listening and I don't know how everyone's personal relationship is with the HOA president but, I know Cheryl is involved on some of the committees there, is please try to talk to the president because sometimes when we're trying to set something, we had some issues with the pool not that long ago with an iguana, which we'll cover in the field report but, communication from the HOA, just having maybe a Board member kind of nudge the office staff there on the HOA side to help us with some of those mass communications, I mean we're just doing this for everyone's benefit, so we're happy to help but, it takes two to tango sometimes.

Mr. Cochran: And a lot of times, and not everyone might know this but, one of the reasons why we tend to prefer using the HOA to do the mass communications is because if they're going out by email for example, if it comes from the CDD then all those email addresses are public record and so then anybody can ask for a public records, they can SPAM you and all that kind of stuff, so we try to use the HOA as a vehicle for mass communications, especially by email and stuff so that it's protecting those emails addresses from being accessible as public records.

Mr. Quesada: And I was going to ask, and this is just a long shot but, it's just trying to maybe build a long term relationship there, is there anybody on this Board that would maybe be interested in maybe get the county commissioner responsible for that District,

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like get them on the phone, or get them maybe to come out to visit the District, I think that helps a lot.

Mr. Gonzalez: I have no problem doing that.

Mr. Quesada: Ok, I would ask for those purposes that we maybe appoint somebody as a liaison to maybe communication and express specifically regarding the county right-of-way issues that we're discussing right now. So, have somebody from the Board designated to at least lobby on behalf of the District to try to get some movement on the county side.

Mr. Ruiz: And even a bonus would be too is where all the public parking is for them maybe to be able to kind of like do something with that, they're all stained and it's all beat up, a least repaint it and paint the lines, so whatever helps.

Ms. Angell: Well, I understand that you want to do it which is a very nice thing, but you don't need to say anything about CDD because then people are going to think that we're doing it, you'll have to do it as a homeowner.

Mr. Quesada: As a registered voters.

Ms. Angell: Right, as just a voter in the neighborhood because I don't want the CDD be responsible and all of a sudden people are saying, well the CDD took care of that, and have them do it again.

Mr. Gonzalez: And I agree because I have talked with the president of the HOA, so it's just been a back and forth and it's never been taken care of because I had the address and I said, hey this is a county issue, it would be appreciated if you guys would handle this, but it's not being handled. So, I'm the kind of person, if nobody is going to do it, I'll do it myself and I agree with you, I'm not going to obviously put it on to the Board but, it's just something I envision just a clean fresh start like when we first moved here, that's how I want our place to start looking, and then once people see that, at least it gives, like for example, in the perfect world it takes that parking area, and then I can put more pressure on the HOA and say, hey listen, I did it, not the CDD, I did this, I shouldn't have to do this but, I did this and you need to reinforce these trucks that are parking in front of the pool, these people that are destroying everything and get them out of there.

Mr. Quesada: Ok, and Scott, in this case we don't need to appoint anybody he's going to act as a registered voter.

Mr. Cochran: Right, no.

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Mr. Quesada: Ok.

Mr. Gonzalez: And if you could get that commissioner to meet up with me that would be good.

Mr. Quesada: I have a lead but I can't promise you anything, and I'm actually starting to do that District now, I just transitioned, and I'm helping out Corsica across the street from you, and that's another District, Silver Palms West, they share 119th Avenue with you guys.

Mr. Gonzalez: And I'll have pictures of everything so when I meet with him, I'll tell him it's just very clean and simple and these are the addresses, this is what we want, is this something you can help us out with.

Mr. Quesada: Ok, well let me see what I can do and I'm going to reach out to some other contacts that I have and see if I can get you in touch with county commissioner.

Mr. Ruiz: One of my biggest issues in our community is all the work trucks.

Mr. Quesada: Got it.

Mr. Gonzalez: Is there any way the CDD can reach out again to the property management and say listen, this is a chronic ongoing thing?

Mr. Quesada: It's tricky only because those parking spaces belong to Miami-Dade County.

Mr. Gonzalez: I understand.

Mr. Ruiz: And you're not supposed to have work vehicle in those spots.

Mr. Quesada: I understand that.

Mr. Ruiz: But these people own business and their work vehicles, and it's not just one, no, 2, 3 or 4 vehicles, so it looks bad.

Mr. Gonzalez: The issue is, you have Lou, and he is always out of town, and you have one person trying to handle things, there's just certain things if you're one person doing this whole thing, it's a lot but, the thing is there's not enough people that are caring.

Ms. Angell: Well, Diago is the vice president so you can start calling him.

Mr. Gonzalez: Yes.

Mr. Quesada: The only other thing I can think of and I think it would be more appropriate is just try to see if I can invite some leadership to one of our upcoming meetings, maybe the August meeting since we're going to have our budget meeting in August, see if I can get Lou or Vanessa or Diego.

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Ms. Padilla: Or all of them to come.

Mr. Quesada: Or all of them whatever to come to this meeting and you guys as a Board can just address your concerns and again, just see what they can do but we try everything, over the phone, emails, and you guys can see the efforts that we're making.

Mr. Gonzalez: And I don't think with him, honestly with Lou, I think it's just a broken line of communication, and what happens is that it's easier just to be like, ok whatever, I have get my stuff done than do something because on their end it's free.

Mr. Suarez: And my comment is we have a nonexistent HOA, I mean we pay, and we don't pay a lot compared to a lot of people but, our HOA does nothing, in reality, we have no HOA, and part of it is, I don't think people want to be part of the HOA and there's nothing we can do because we all know, you can drive around our neighborhood and see the value of our houses going down because of the way our neighborhood is starting to look. I mean I walk every night when I'm home, and it doesn't look good, but we don't have a HOA but, we all bought in that neighborhood to drive the things that have to get done but I mean in this meeting none of us can solve it. So, there's nothing we can do and we used to have a HOA representative every week and there was someone when we had the prior management company but no one comes anymore.

Mr. Gonzalez: Carlos, my thing is like for example, you know how I am, I'm very flexible person but, what happens is, initially when he put out with the whole vehicles and all that stuff, people are saying, hey this is my livelihood, I get it, park it on your driveway, and there's abandon cars too, and we need to get them to police at least like for me, I think if you part your vehicle on your property and it's not on the grass, I don't care. My issue comes where it's the public parking where they could easily go at least random, they don't have to do it all the time but, randomly go around like once every week or once every two weeks and say, you know what this car is parked at night put a sticker on it because they're the only ones that have legal right to tow the vehicles, they're the only ones that can call, unless they give us if it was possible to give the CDD the right or do we have no right?

Mr. Cochran: No, if it's not District right-of-way or District parking, we don't have the right.

Mr. Gonzalez: Ok, so at least have the District if they're parking on the grass, where is the District on that?

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Mr. Cochran: If they're parking on the grass where the District is at, that's a different issue but, what you'd have to do, or what some Districts do is they'll go through, and what I alluded to in the legislative update, you have to go through a rulemaking process, and adopt rules, then say what you're prohibiting or allowing, that kind of thing, and then providing that if they violate those then could be towed, then the CDD can arrange, and there's a couple different ways they could do it, it can either piggyback with the local government, their towing arrangements, or it can enter into an agreement with the HOA where the HOA would enforce it because we can make the rules, and we can authorize vehicles to be towed but, we can police it ourselves. So, we'd have to either have somebody that's HOA there or somebody else to enforce it.

Mr. Gonzalez: Right, but we need to get that addressed because now like I'm not against parties and all that stuff, but I'll give you an example, where I live, that whole area, honestly, it's not even on where the grass is, where it's coming from, it's on the other side, you have a bunch of cars start parking on there, it's in the south corner, like 10 or 15 cars that park there and it's just asking for people to say, it's ok to go and destroy CDD property, and I'm not against people having parties and everything like that, I always tell my neighbors, hey if you're throwing party, just tell me that you're parking there, but it gets to the point where there has to be more policing on that because of the fact that people are abusing it and they're just dumping their crappy cars there, or they're commercial vehicles and it's disrespectful, and like I said, even though the HOA basically told them, you could keep your vehicles which is fine, on your property but, what's going to be next.

Mr. Quesada: And there should be, and that's what I was going to say because I know we're kind of diving in and out of HOA stuff but, I think getting some kind of dialogue with the county as far as that goes is going to help out a little bit because we did have another District with similar issues and trying to reach out to local leadership tends to stir the right movement.

Ms. Padilla: Where it gets connected to the right people.

Mr. Quesada: And not just that, the people in charge of the police station in your area, whether it's the Culter Bay station or whatever the nearest station is, have them start looking more because there are rules about derelict vehicles expired registration tags, and I don't think semitrailers are allowed to park in traditional parking spaces, so those type of issues if we just get that dialogue going I think will be a good start and then I'm going to

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try, like I said, we're going to try to reach out again to HOA leadership to see if we can start having them come to these meetings because again, and look, what's happening in this District it's not as common as you think, usually the HOA and the CDD, they might have their disagreements but you get the sense that everyone knows that they're all in it together, we're all in it together for the community, so I really want to try and emphasize that but again, as much as we can, and I think we've made some progress there, but again, it would just be nice to have them be a little bit more involved where we can work together on tackling some of these issues because it for the same people, whether it's coming out of the left pocket or the right pocket, it's going to the CDD or HOA, it's all for the community.

Mr. Gonzalez: And Carlos is right our property values are dropping because if you look next door on the left side of us when you leave our community that's an old community and more or less the comps are the same, and I'm saying, how can that be our development is brand new, and nicer.

Mr. Ruiz: But you also have people that are desperate to get out and they undersell.

Mr. Gonzalez: Yes, that's true.

Ms. Angell: And also, our community, a lot of them do not understand what the CDD takes care and what the HOA is supposed to do because I go to the pool every Sunday for a couple of hours and visit with people, and I tell them what the CDD does because they think it's all HOA taking care of all the flowers in the front and the lawn around and they have no clue, so I'm trying to educate them and then I tell them honestly, where is your money going from the HOA, it's going nowhere. How much money does the HOA have, who knows, so you need to call and start finding out, so I do not mind telling people that because our HOA management is doing zilch for our community. I know Lou is the president and Diago is the vice president, but if you have the higher ups that are doing nothing, so that's what I tell the people, I educate them on what the CDD does and then like a lightbulb goes off in their head, oh my God, I didn't realize that you guys did all of this, and where is our HOA money going, so that's a question to ask the HOA, not me, so that's what I tell them.

Mr. Gonzalez: And that's the thing, I think we need to kind of get the bridge in and say we have to work together. One more thing I wanted to bring up and I'm done with that,

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like even with the signage with that commissioner, I would love to put in our community and I'm not a sign person, I know that's like sign pollution but, I know people don't want the speed bumps and I say ok, maybe an alternative would be like a sign that says, slow, children at play, some signs all around the community, so at least there's that mindset because people blow through all the stop signs, so just to prevent a tragedy it would be something nice to add.

Mr. Quesada: Or even enforcement, having some cop come every now and then and surprise people, and keep them on their toes.

Mr. Gonzalez: Yes.

Mr. Quesada: Ok, well thank you for that.

C. Field/Property Manager - Monthly Report

Mr. Quesada: Mayra's field report starts on page 65.

Ms. Padilla: Yes, so for the field report, we did do some enhancements in the front as we discussed the last time that we met, and Marcos met with us with the landscaping contractor and we did make some enhancements to the front. We also made some enhancements, there was a dead palm by the pool area, we did remove that dead palm. As you guys can see on page 67 those are the pictures of the enhancements that we did and we did add mulch to some areas in the back of the monument and then some by the pool and we did annuals there. Also, there was the little area behind the monument, we had some plant material there that needed to be replaced since it was in bad shape so Milton replaced that. Also, in the pool we had an issue where we had an iguana, and that is on page 68, so at first we weren't sure and then we had the contractor look into the cameras and we see the iguana there in the pool. We did have to close the pool because we did have to shock it, and we're still pending removal. Did you get an update today?

Mr. Quesada: Yes, I spoke to the trapper, he's been reluctant to be able to find him. He left 3 bate stations and you can see those in the photograph, and he's leaving bate there and as of this morning we actually had another consultant, Terry, and he's joined us in these meetings before, he was checking up on the landscaping and noticed that it's eating the green island ficus around the perimeter of the pool. So, they like all this natural Florida vegetation bougainvillea, green island ficus, and he's noticing that they're eating the leaves because there's signs of it and he saw 4 or 5 of them there this morning. Again,

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it's very hard because number one they're an invasive species but, it is their habitat and so we're doing the best we can to police this and try to keep the cost for the District down because we did have to close the pool twice in the middle of summer to shock the pool because unfortunately, when they eat all that vegetation they use our pool as a bathroom. So, we're doing the best we can, we have the footage of it, so it's a team effort all around with the security company but, as soon as we have some more updates we'll do that on a monthly basis, and he's going to be passing by, he said he was going to try, he even tried coming at night one time to see if he can catch any of them.

Mr. Gonzalez: I mean, what I see with the iguanas I notice, I see them periodically, as long as we can keep them in check, and keep them low, I think it's good because if you go up to Broward County and it's like ridiculous, it's like Jurassic Park but, I think our actual iguana issue is I would say at least 10% level.

Mr. Ruiz: I really haven't seen them, or at least by my house I haven't seen them.

Mr. Quesada: And we have a VIP guest joining us, and if you guys don't mind maybe we can jump into that because I know he's on his lunch break. So, Russ, thank you for joining us today in the meeting.

Mr. Brick: Hi.

Mr. Quesada: Cheryll, you want to do the honors? So for the record Russ Brick is joining us.

Ms. Angell: Yes, how are you Russ?

Mr. Brick: Good.

Mr. Gonzalez: So, Russ, if it weren't for your appreciation of everything that you've done, so thank you for putting me on the Board, I really appreciate it.

Mr. Brick: Well, thank you very much.

Mr. Quesada: Thank you Russ.

Ms. Angell: Let's take a picture.

Mr. Quesada: So, Russ did serve this Board honorably for 10 years, so we appreciate everything you did and all the contributions you gave, and all the headaches you had to put up with early on in the District's infancy.

Mr. Brick: It was fun though, we got a lot of things accomplished.

Ms. Angell: Yes, we did.

Mr. Brick: Thank you so much.

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Mr. Quesada: Mayra, do you have anything else you want to cover under field?

Ms. Padilla: No, that's it I mean unless you guys have something else for me. I don't know if you guys have any comments for me or any requests.

Ms. Angell: The only thing I have about the field is the garbage man still skips that garbage, and he skip it again this week and it's sitting out there. He has to take more notice when the garbage cans are out there to see that.

Ms. Padilla: Ok, but they're being put out.

Ms. Angell: They're being put out, it's the garbage man is not emptying the garbage cans.

Ms. Padilla: Got it.

Mr. Gonzalez: And the other thing too is, with the security just to keep mindful, like the back area where the gate is for the pool, again the kids, basically they put rocks and gets propped open, so we need to keep it locked.

Ms. Padilla: Got it, ok, I'll tell them to keep an eye on it.

Mr. Gonzalez: And just one last thing, towards the holidays, just to talk about the end caps on this side where the palm trees are at, and then the smaller palm trees, the one in the main entrance, we haven't trimmed those in years.

Ms. Padilla: Ok.

Mr. Gonzalez: Just to get them nice and trimmed up.

Ms. Padilla: Which one Marcos?

Mr. Gonzalez: I have it on my phone.

Ms. Padilla: In the middle?

Mr. Quesada: No, he's talking about the entrance, you talking about the seed pods, right?

Mr. Gonzalez: Yes, the smaller ones.

Ms. Padilla: Ok, the smaller ones.

Mr. Gonzalez: Right, so they just look clean.

Mr. Quesada: Ok, got it.

Ms. Padilla: Got it.

Mr. Quesada: So, we'll take a look at that, ok, thank you. By the way, that entrance does look great with the annuals and I think it's looking good. The wall painting, the lighting

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repairs, I think it's looking the best it's looked in a while so that's good, and Mayra update it if you look at her cover page on the report, it looks nice, so thank you.

D. CDD Manager

- 1) Number of Registered Voters in the District – 700**
- 2) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694**
- 3) Consideration of Proposed Fiscal Year 2026 Meeting Schedule**
- 4) Form 1 Financial Disclosure Due July 1, 2025**
- 5) Reminder to Complete Annual Ethics Training by December 31, 2025**

Mr. Quesada: So, really quick, the number of registered voters residing in the District on page 71 from the Supervisor of Elections is 700 voters, so congratulations that is quite a bit considering the fact that there's 300 plus units so that's great. Next is consideration of the 2025 performance measures and standards required by the State of Florida Statute 189.0694. This is something we tackled last year, it looked like for a second there that they were going not require this anymore so it's just one of those policies that the state revisits year to year but, they did decide to continue on with that. We kept the draft the same, it's just mainly to keep the District in compliance with what the state is requesting. It is broken down into three categories, community communication and engagement, which you can see we were talking about that earlier with the efforts with the community, infrastructure and facilities maintenance, we just covered that in the field report, and financial transparency and accountability which again, we'll jump into in the financial reports next but, I would just ask if there are no requests to modify it, to please accept and approve the performance measures and standards.

On MOTION by Ms. Angel seconded by Mr. Suarez with all in favor, accepting the 2025 Performance Measures and Standards as required by Florida Statue 189.0694 was approved.

Mr. Quesada: On page 77 is consideration of the proposed fiscal year 2026 meeting schedule, and I did circulate that to some of the Board members here before the meeting, it's to keep the same pattern for now for the fourth Wednesday of the month. There are two exceptions, November 19, 2025 and December 17, 2025 assuming we do need to meet on those dates, that would be the exceptions because of the Thanksgiving

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and Christmas holidays. So, if I don't hear any objections, I would just ask for a motion to approve the fiscal year meeting schedule, keep in mind, you can also ask for a request of a special meeting like we did for the budget or anything like that.

On MOTION by Mr. Ruiz seconded by Mr. Gonzalez with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule was approved.

Mr. Quesada: Just a quick reminder, go to page 78 there is an update at least per this agenda deadline a week ago, please do not forget, Marcos, if you haven't done your Form 1 or Carlos, you had until July 1st, and there is a grace period, if you have any questions let us know but, it's all done electronically online, it shouldn't take more than about 5 minutes to complete.

Mr. Suarez: Yes, I actually did it today, so we're good.

Mr. Quesada: Ok, and again, it's a personal obligation between you and the state, we're just here to remind everyone and if you have any questions let us know. They could fine you up to \$1,500 maximum for this but, again, I think we're still within the grace period so anybody that hasn't gotten the document done please do so. The same thing, reminder to do you ethics training, that you have some time to do, you have until December 31, 2025 and that question will not come up until your next Form 1, next year. So, it's kind of like you tax return, you would be checking that box next year for this year's ethics training that you have until December 31st to complete.

Mr. Ruiz: And you'll send us a link to that?

Mr. Quesada: Yes, we actually updated our website too, it should be on the website but, I'll be happy to send that to you.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Quesada: Lastly is the financial reports, your check run summary starts on page 79, and if I don't hear any questions, I would just ask for a motion to accept your financials.

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

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

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

Mr. Ruiz: Mayra, if you could just contact the HOA just have them change possibly that picture on the front just to put this picture.

Mr. Padilla: Got it, and I'll include you guys on the email, just don't reply all.

Mr. Quesada: Thank you, anybody else want to speak up before the end of the meeting, Russ, anybody else on the phone before we adjourn the meeting?

Ms. Angell: I just wanted to say quick, for the Christmas lights, remember I picked out the color for the trees on each side and I picked out green with the red on top, so it will be a little different at the front, so I just wanted to tell everybody.

Mr. Ruiz: That's perfect.

Ms. Padilla: I also wanted to give you guys an update on, I know that we had the contractor last year that kind of didn't put the ornament in front, I did write them an email, they never answered.

Mr. Quesada: Just for the record, we did reach out as far as revising that invoice and we have not heard anything back.

Ms. Padilla: But has he charged us, I don't think so.

Mr. Quesada: We have not even received an invoice for the remaining 50%.

Ms. Padilla: So, he didn't say yes, and he didn't say no, he didn't send us a bill.

Mr. Quesada: So, per the last meeting, Cheryl gave you the update, and you guys agreed to the amount it was just over \$5,000, so we're actually saving money, we're down \$2,500 from the last display and we're just going to light up the front and we're going to put a nice wreath at the front.

Mr. Gonzalez: Yes, we decided to do a big wreath and then just change up the colors and use a little bit more for the floral like down the main walkway, where the big royal palms are, and just there, so it just makes it look more festive.

Ms. Angell: Right.

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Mr. Gonzalez: And then we change it where there's the annuals and then the semi-annuals.

Mr. Quesada: And he's talking about the poinsettias.

Mr. Gonzalez: Yes.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Quesada: Alright, so by hearing nothing else, I would just ask for a motion to adjourn the meeting.

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

DocuSigned by:

Ben Quesada

07C0606FB7194F3
Secretary / Assistant Secretary

Signed by:

[Signature]

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Chairman / Vice Chairman