

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, September 25, 2024 at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present were:

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

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

Also present were:

Ben Quesada
Mayra Padilla
Scott Cochran

District Manager
Governmental Management Services
District Counsel

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order, called roll, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the July 24, 2024 Meeting

Mr. Quesada: Moving to section No. 2 of the agenda which is the approval of the minutes of the July 24, 2024 meeting and that starts on page 3. Are there any comments or corrections from counsel?

Mr. Cochran: None.

September 25, 2024

Hemingway Point CDD

Mr. Quesada: Hearing none, are there any comments or corrections from the Board? Hearing none, is there a motion to approve the minutes of July 24th?

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, the Minutes of July 24, 2024 Meeting were approved.

THIRD ORDER OF BUSINESS

Staff Reports

Mr. Quesada: Moving to staff reports, your attorney has a couple of things for you today, Scott.

A. Attorney Memorandum

1) 2024 Legislative Update – Supplemental Information

2) Affidavit Compliance with Anti-Human Trafficking Laws

Mr. Cochran: Yes, so I think at the last meeting I heard that Gregory George from our office was here and presented the annual legislative update. There was one straggler item and that's included here as a supplement, and this wasn't immediately apparent that could be applicable to CDDs because it deals with the general subject of anti-human trafficking laws, so there is a provision in there that deals with local government contracts. It requires local government units like CDDs, whenever we're entering into a contract with a non-governmental entity, or bidding it, or renewing it or whatever, we have to get an affidavit from the principal of that non-governmental entity that they attest that they are not using what's called coercion in the Statute, it's kind of a defined term, in their labor and employment practices. So, we provided in the memo that kind of summarizes that law, and we prepared a simple one-page affidavit that's basically fill in the blanks. So, whenever we're doing contracts, we'll just have the manager provide that affidavit, get it signed and get it back from them to comply with that law. So, that's it there, and that's all I have specifically, the other thing is, I'm just going to remind you, if you haven't already done so, you have the 4 hours of annual ethics training to do by the end of the calendar year, so by December 31st if you haven't done that yet go ahead and knock that out. That's all I have, unless anyone has any questions.

Mr. Gonzalez: No, and is everybody pretty much up to date with that?

Mr. Quesada: Yes, and I'm going to get to that in my report, but I can let you know now, you guys have all filled out your Form 1s, so you guys are in compliance as far as your financial disclosure forms as of last calendar year. So, as far as the ethics training, you

September 25, 2024

Hemingway Point CDD

have until the end of this calendar year to do your 4 hours of ethics training, and again our recommendation is just to keep track of the date you did it. We don't know what the requirement is going to look like next year but, in that Form 1 they're going to be asking you if you did complete your ethics training and just to be safe, I would keep that information handy.

Mr. Cochran: And for this year, it's just a simple check the box but, we don't know if they're going to change that but, hopefully it will stay the same.

Mr. Gonzalez: Is there a place we can verify we did it or not?

Ms. Angell: Well, there wasn't any place, I just wrote the date down that I did it.

Mr. Quesada: (inaudible comment)

Mr. Gonzalez: Ok.

Mr. Quesada: Any questions for counsel? Not hearing any, thank you Scott.

B. Engineer

Mr. Quesada: Moving on to engineering, we don't have anything under that portion.

C. Field/Property Manager - Monthly Report

Mr. Quesada: So, Mayra, you can go ahead and give your field report.

Ms. Padilla: So, for the field report, the landscaping is being maintained by Florida Landscaping, and we did do a field inspection, we did notice some of the tree canopy was covering some of our lights, we did contact Milton and we actually got a response yesterday that they were trimmed but, we weren't able to include it in this field report because we got it yesterday. The pool area is maintained by Florida's Bright and Blue Pools, and Ortiz Construction did a new pool sign, as you guys can see there. Also, management did order two waste containers from the county, we are having some trouble with them picking up the trash but we are getting that sorted out.

Mr. Suarez: Where are we storing those because I noticed that they were just sitting out there in the street, I mean we tell our residents that we want them to keep those not on the street, and I noticed that they were out there for at least a week.

Ms. Angell: Well, Carlos, they're sitting out there because the driver was told a few times to pick up the garbage and he didn't, so they're full of garbage because I went there the other day, and they're inside the pool area where the shed was.

September 25, 2024

Hemingway Point CDD

Mr. Suarez: Ok, I just saw them out on the street because I saw some lady trying to park in the handicap spot and she had to get out of her car and move them, and then she was able to park. (inaudible comment)

Ms. Angell: Well, that car has been there for a couple of days, and she parks there right up to that handicap sign, and the garbage cans were already there, so she had plenty of room to park, that's how I look at it.

Mr. Suarez: Ok.

Mr. Quesada: Ok, well we'll do our best to strategically place them out there. So, we made another follow up call yesterday and the next pick up is tomorrow.

Mr. Suarez: Ok, good.

Mr. Quesada: (inaudible comment)

Ms. Padilla: So, we're still getting that sorted all out but, I don't have anything for you guys right now, but we'll get it sorted out. The field maintenance, we did inspect the playground, I know that we had some concerns about the swings, they were replaced finally. The shed, we sent a certified letter, we followed up, finally we just took it out like you guys can see we took it out. I did send the HOA the bill for reimbursement but I haven't received anything back from it, and that's all I have.

Mr. Quesada: And just a couple of things that happened since the report was done. The camera installation has been completed, they're in the process of programming. They did ask me, what you want and not that you have to be involved but, they asked for at least three contacts that we can have notification, so obviously the security company, even though they're only working on weekends, I think at least one of them for point of contact, and somebody from management on our end can have access to that, we'll receive notification, and I just wanted to see how you guys thought about that, so we can have three contacts. Our idea was to have somebody from security that is here on the weekends, one of us, and if you think there's anyone else that needs to be involved with that, we just wanted to pick your brains and see what you all thought.

Ms. Angell: What do you mean, they want someone in case they have to call, that they saw somebody or people at the pool?

Mr. Quesada: Yes, so there's two questions, one is what time to what time we want to have the cameras because once the motion gets triggered, and we already have no trespassing signs, so it's like a virtual guard service.

September 25, 2024

Hemingway Point CDD

Ms. Padilla: Right, and when you have the camera system out here, it gives you an alert when it sees something, so it sends an email or whatever. So, I guess they're trying to see how we want to go about it, like here we have a system where anytime it picks up anything it sends me an email.

Mr. Quesada: And it's adding a virtual guard component to it, so they have you on center post orders, so that part of this is determining the length of time and the hours that you guys want this to take effect because let's say it's 9:00 o'clock, and right now the sun is setting at 7:00, or 7:15, so let's say for now and at 8:00 o'clock you want it so they're strict about who is in there, until what time in the morning, say 5:00 a.m. or 6:00 a.m. that's the question they're asking me. During those hours, if somebody triggers the motion sensor, someone is going to call in there, and it's going to pop up on the screen, and they're going to see something, they're going to try to reach this person and there's an emergency contact information on our end that maybe they need to reach out to. (inaudible comment)

Mr. Gonzalez: Now, let me ask you this question with that being said, they send out the police, like an alarm company, let's say the cops come and everything is fine, I know as a resident you get like, or your own alarm company will give you a warning, the second time there would be a fine. Does the CDD get a fine if they get called out there multiple times with Miami-Dade PD?

Mr. Quesada: We have several scenarios, so I mean if there's evidence that somebody was trespassing, and they just happen to leave before that.

Mr. Gonzalez: Yes.

Mr. Quesada: Scott, do you have any things like that at any other Districts?

Mr. Cochran: I haven't heard anything like that because it's not, I don't think it would be a false alarm as such, like it wouldn't have been trespassing, it just might be the time they arrived. (inaudible comment) It's an actual monitored remote kind of thing, virtual security platform.

Mr. Toro: Are we getting charged for that, like a private alarm in the house?

Mr. Quesada: You guys agreed to an agreement.

Mr. Toro: Right, so to your point, I think what you're trying to say is that when you don't get any calls, your amount gets lower for your annual renewal.

September 25, 2024

Hemingway Point CDD

Mr. Gonzalez: No, I wasn't referring to that but, that's a different question, my thing was more, like I was explaining here, I was concerned about that, like a cat or something triggers it. (inaudible comment)

Mr. Cochran: Well, my understanding is it's not like automated, like there's a motion sensor that goes off and the police are called, it's like a motion sensor goes off, and then it comes on a screen and a live person is there watching it.

Mr. Gonzalez: Ok.

Mr. Quesada: (inaudible comment)

Mr. Gonzalez: Ok.

Ms. Angell: But I'm going to say that the guard has to know now that 8:00 o'clock people have to be out of there because I know they let them stay until 8:30 or so, they have been. So, now it will be something new with it getting dark out, in the summertime we can think about changing the time to 9:00 o'clock so people can stay because the guards stay until 9:00 at night.

Mr. Gonzalez: Right.

Ms. Padilla: Is there any proper signs that we have to put so that the residents know that? Scott, do you know of any legal requirements because we're going to have a virtual guard, I mean I don't know if we have to post it.

Mr. Cochran: I don't think there's a requirement to post it because it's a public area.

Ms. Padilla: Ok.

Mr. Cochran: So, it would really just be more of a question if you wanted to put something there like an additional deterrent.

Mr. Quesada: You have a lot of signs there; no trespassing and we have the we care signs there.

Mr. Gonzalez: Right.

Ms. Angell: Weren't we told that the person that is watching the screen, and say it's 8:15, and they see a person in the pool, I was under the impression that they were going to be able to turn on the voice and say it's time for you to leave before they call the police or whatever.

Mr. Quesada: That's my understanding, yes, there should be a two-way speaker that they're able to say something.

Ms. Angell: Ok.

September 25, 2024

Hemingway Point CDD

Mr. Quesada: (inaudible comment)

Ms. Angell: Ok, so that is there, and we don't always have to worry about the police being called, unless the people do not leave.

Mr. Quesada: Correct, so yes, there's a set protocol I think, with a verbal warning, that kind of thing and if they don't leave within "X" amount of time, then the police will come, and usually that service will provide that information to law enforcement so that they can do their thing. (inaudible comment)

Ms. Angell: Ok.

Mr. Quesada: Keep in mind we only contracted them for weekends. (inaudible comment)

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

Ms. Angell: I have to say this summer we have been pretty good really.

Mr. Quesada: Ok, so thank you for that. The other thing that came up was a pool owner just recently had some issues but, it was within our discretion, the amount was \$1,000 give or take, so we had them go out and swap it out. I think that's all for the field, like I said we're just working on some other minor cleaning items there. (inaudible comment)

Ms. Angell: Can I ask you another question about the cameras?

Mr. Quesada: Sure.

Mr. Angell: Did he put it at the playground also?

Mr. Quesada: No, they didn't put it at the playground. (inaudible comment)

Ms. Angell: Ok.

Mr. Quesada: (inaudible comment)

D. CDD Manager

- 1) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form – everyone has filed**
- 2) Consideration of Performance Measures and Standards as Required by Florida Statute 189.0694**

Mr. Quesada: Moving on to the manager's report, everyone filed their Form 1s, and if you go to page 36 of your agenda, you have the performance measures and standards

September 25, 2024

Hemingway Point CDD

and the annual reporting form. So, this is another legislative update that came up at the last legislative session in August.

Mr. Cochran: Yes, and just looking at it, I know that Gregory went over it in July.

Mr. Quesada: Ok, so they passed legislature requiring Special Districts, and Community Development Districts to come up with a performance measures and standards for reporting, so compliance is technically October 1st so our meeting today is good timing on that. We went ahead and put together a draft based on most objectives that we feel comfortable with from the management company. You can see that it's broken down into three sections, which is community communication and engagement, the second one is infrastructure and facilities maintenance, and the third is the annual financial audits. So, again, this is for the purposes of transparency that we're doing all this, and we do have to be compliant by October 1st, so we wanted to share this with you all, and ask for your blessing to be able to post this on the website so we can be in compliance. Should you ever find the need to revise these goals and standards, we're happy to do so but, just for now I ask for a motion so we can be in compliance.

On MOTION by Mr. Gonzalez seconded by Mr. Toro with all in favor, accepting the Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

FOURTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Quesada: Jumping down to financial reports, you have the approval of the check run summary, and acceptance of the unaudited financials. If there are any questions I can take those, if not, I would 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.

FIFTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Quesada: Now we can move on to Supervisor's requests and audience comments, and just for the record we don't have any audience here or on the phone today,

September 25, 2024

Hemingway Point CDD

the only people we have on the phone are Carlos and Frank, no one else has joined us. So, if anybody has any requests, we can take those.

Mr. Gonzalez: So, every year we don't do pressure cleaning, because I'm going to recommend pressure cleaning of the sidewalks and the swales for the CDD property.

Mr. Quesada: Ok. (inaudible comment) And it's always inspected every year, and we did our pool deck a year and a half ago, we repainted the pool deck, and we pressure washed all that area. (inaudible comment)

Mr. Gonzalez: But what I'm talking about is the sidewalk like at the main entrance.

Mr. Quesada: Right, and the sidewalks.

Mr. Gonzalez: So, everything that's on our property, if legally we could do it, I think that would be a good thing to do. So, let the rainy season finish, so for the holidays at least it makes our property look good and it sets a good example for the rest residents.

Mr. Quesada: Ok. (inaudible comment)

Ms. Padilla: So, I did inspect that area, Ben did mention that to me, and I went out there with the contractor, and what is on CDD area, he told me, I'm going to be honest with you Mayra, he said this place looks good but, because there's so much sun, I'm not going to tell you that we should do it right now but, the middle area, he said that looks great. He said, I can come and do it, that's not a problem but, he said the areas that do need to be touched up in my opinion because I walked that area with the contractor, they're not ours. So, we can do it, and I just spoke to him, so he came and he quoted us for it, so to do the other two areas, so I just want to bring to your attention that those areas are not ours.

Mr. Gonzalez: So, the ones where the natural drainage areas, that's not ours.

Mr. Quesada: Well, a portion of it is, so to the sidewalk, up to where the first houses are on the corner is CDD and also on the backside, between those two corner units, where those corner units end, and the retention pond area begins, that portion abuts District property. So, I just want to make clear for the record, all of the sidewalks in the District, all the concrete sidewalks, are county sidewalks but, the way the county interprets maintenance of those is, if you want them cleaned because they do not have it in their budget to pressure wash their sidewalks, then whoever the abutting property owner is would be responsible for that, so if it's in front of a home, it would be whoever's driveway is would pressure wash the stretch of sidewalk between the boundaries of their property. The same applies to the CDD, and when it comes to repairs of the sidewalk, the county

September 25, 2024

Hemingway Point CDD

does have that in their budget if there's ever damage to the sidewalk or whatever natural occurrences, they do have it, and you can report it to 311 where regardless of who's abutting that sidewalk, it would be the county that's responsible for repairing the sidewalks.

Mr. Gonzalez: So, I mean I'm not 100% for it, I wanted you guys to look at yourselves, if it's something you feel good, and if not, I'm ok with not doing it because it is a significant amount, you said \$7,000. So, it's a significant amount so if there's something else you guys want to figure out to do then I'm good with that.'

Ms. Angell: Well, I walked the sidewalks on my walks, so I'll have to say that I don't feel that they need cleaning.

Mr. Gonzalez: Ok.

Ms. Angell: And I also feel if we start doing something like that, we're never going to end, it's going to be ours to be continuously doing, and I've lived here 7 years now, and they look great where the CDD owns that area, so at this point I don't feel that we should.

Mr. Gonzalez: Ok, that's fine.

Mr. Quesada: Other than that report, if we don't use it, just keep in mind it goes into your carry forward, and reserves, and trust me there's always a need for your reserves. (inaudible comment) So, if it's just something that you guys want to just table for now we can do that.

Ms. Angell: Right, and if we notice it in the spring, or something we can do it.

Ms. Padilla: And we do have a contract with him, and he's really good. (inaudible comment)

Mr. Quesada: One area that we are, I think again we've been really good with our janitorial staff as far as the vicinity of the pool with the hose and all that, like I said, once a year we touch that up, so we actually bought a small electric pressure washer that's perfect for those types of jobs. (inaudible comment)

Mr. Gonzalez: The other thing I wanted to bring up to the Board was, you know when you come in on both sides, those plants, to me, and this is me personally, I think it looks like crap because they're just thinning out, and I would like to see in the future, like the same clusia that's in front of the walls, just replace those with the clusia on both sides here so that they basically have the uniform look, and it's going to make the property look a lot better but, these here, they're not thriving for the most part, and it's just looking really

September 25, 2024

Hemingway Point CDD

weak on that end. So, I would think just to put the clusia there, to kill two birds with one stone.

Mr. Quesada: (inaudible comment)

Mr. Suarez: That was going to be one of my comments because I have a lot of people tell me that if you go in the front entrance where they put the stop lights and all that stuff in, and even the wall, if you walk down that road where they had the drop cords or whatever they did, but all those walls are beat up, it looks crappy, and that's what a lot of people say, shouldn't the CDD fix that, and I said, well we didn't do that but, that's something I assume the city or whoever should have to pay for it but, it looks really bad, even on the right side of the entrance where the stand for the poles and stuff are, that all looks like crap, I mean it looks pretty bad, and it seems like nothing was really fixed after they did all that damage.

Mr. Quesada: So, Carlos, at our last meeting we approved a not to exceed number, and I don't have it at the top of my head but, we already approved for a contractor to come right before the holidays and whatever, as the weather starts to dry up to touch up the walls and do some stucco repairs on the columns that are related to the traffic light project where they went and they tore up everything. So, we have that already approved, we're just timing it with the end of the rainy season so that the painting contractor is not having to go back and forth, stopping and repainting and all of that.

Mr. Suarez: Are we going to go back and try to get those funds back?

Mr. Quesada: We tried, but I'll be happy to continue but, honestly we've gotten nowhere, but we were able to, and I'll just tell you because we've been able to save some money from the pressure washing line item that is not going to result in any type of additional expenses that the District doesn't have in the operating and maintenance, so we found the money to be able to do it. Again, we've tried for over a year, we've even had our engineer type up a 14-page report and at that time it was MasTec who was doing the trenching, they're the ones that technically caused the damage when they were doing that, and we've gotten nowhere on it. We'll be happy to try but, it's something where it was taking a lot of man hours and you guys as a Board took it upon yourselves to approve a budget for that which we were very happy that we had the savings to be able to do it.

Mr. Suarez: Ok, I just wanted to make sure, because I know a lot of residents, if we get some type of bump, we know that happened and it's not right to for our residents to

September 25, 2024

Hemingway Point CDD

have to pay for that but, I'm glad we do have the reserves in there so we didn't have to do any type of increase.

Mr. Quesada: Yes, like I said, since we've been saving money under the pressure washing, and like I said we have it in our operating maintenance, so we didn't have to touch our reserves which is a good thing, and it was \$4,800 so we were under budget on that line item, so I do want to say that for the record. The other part is, I agree with you guys as far as the hedges looking there at the corner, I like to time it with the same thing, with the painting project and leave it kind of bare bones for now so they can paint easier, and when they're finished painting we'll talk to Milton and it shouldn't be anything crazy because he's just talking about the corners on each side of the entrance and the exit where the crotons are.

Mr. Gonzalez: Yes, right here, on this side or on that side?

Mr. Quesada: The corners basically where you come in, the corner of the wall.

Mr. Suarez: No, both sides.

Mr. Quesada: He's talking about both sides, the exit side and the entrance side, so it's related to the traffic light project, they put a post right there, and they had to rip out a portion of the croton hedge so what he's asking for is if we can go with the clusias and we'll get you guys a price there, but if it's something we can approve within our discretion I think it would look nice around the holidays if we can time it with the painting work, have them finish painting and let it dry.

Mr. Suarez: I'd add to it in the center but, it's up to you guys what you want to do but, I'm kind of like, I'm not a fan of that regular brown mulch, I think it looks more elegant with either a brown or a black mulch, some that gives it a little bit more elegance. If you notice here like that regular brown mulch fades quick, so if we could just maybe do like a darker mulch that gives more pop to at least the front of the entrance. It's cheap but, it's just a color change because it seems like that traditional regular brown mulch it's not lasting long enough and to me it just gives it a more elegant look with the darker mulch.

Mr. Quesada: You're talking about like a black color because there's so many colors out there.

Mr. Suarez: Like a dark brown is ok, the darker the brown the better just to make the trees pop out because what happens is over time that cheaper mulch biodegrades and

September 25, 2024

Hemingway Point CDD

then it just makes it look bad, like it looks in this picture right now, it just doesn't look elegant at all.

Mr. Quesada: Ok. Again, we'll get back to you guys as far as the hedge goes, and if it's within our discretion we'll go ahead and if not we'll bring it back to the Board on the clusia, and for the mulch, we'll time it so that the next time will be closer to the holiday. If necessary, I'll bring a couple of samples and I'll talk to you guys about it.

Mr. Suarez: Ok.

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

Ms. Angell: I have to bring up around the pool, the mice.

Mr. Quesada: Yes.

Ms. Angell: I was there Sunday about 6:00 o'clock and now that the shed is gone, I think they lived in the shed because there was a lot of droppings in the shed. So, now they're trying to get from that area, and now that they've cleaned it up, and now that the shed is down I think the mice have all gone, if you notice at the pool we have some trees inside the pool area.

Mr. Gonzalez: In the front or the back, or inside the pool area?

Ms. Angell: Inside the pool area there's some trees and there's some bushes around each tree, and when I was there Sunday at 6:00 o'clock at night, they came out, and they were running from tree to tree from the bushes, and there was quite a few of them. So, it's probably their new home because then I asked the guard, I said do you see this, and she said yes, when it gets to be that time that's when they come out, and they're running from bush to bush now, so they're kind of like living in the bushes right there because the shed is gone. I don't know what we can do, I don't know if there's a spray that we can spray so it kills them.

Mr. Gonzalez: We can put traps.

Ms. Angell: Right, traps I thought too but people in the pool area, the children.

Mr. Gonzalez: No, you put them on the opposite side of the fence and then they'll just go on the other side, I mean you could try to poison but, the problem with the poison is if someone is walking their dog and for some reason they go around, like I don't know.

Ms. Angell: No, but I was talking about you put that poison, if you spray it or something, I'm talking about putting it in the pool area, in the bushes and stuff. I don't know what the people do to get rid of them.

September 25, 2024

Hemingway Point CDD

Mr. Gonzalez: Right.

Ms. Angell: But there's quite a few of them running around and at this point I don't think it's appropriate, we have to think of something to try to get rid of some of those because like I said, 6:00 o'clock is early and people are still at the pool area and those mice are having a great time.

Mr. Quesada: So, we did receive a report about that, and I spoke to somebody yesterday, actually like an animal removal guy and trapper, I talk to him and he's down south and he told us it wouldn't exceed \$200, so I think we should try it out.

Mr. Gonzalez: Is it trapping or is it a poison?

Mr. Quesada: So, what he told me was he uses those little housings, and they're designed so that the mice can go inside and remove it, it's not that a child can get into the design of it, so a child can't reach in there but the mouse is small enough to fit in there and they have to like pull it from the trap, and it's like a time release poison so they take it back to wherever their home is and the idea is that's how you get rid of the population. I asked him, how often do you come and check it and he said basically I would ask for a not to exceed amount of \$200, and then over a span of 2 months, I'll go back once a week and I'll check in on the trap like that. So, I think it's within our discretion I don't think we need a motion, Board direction is fine with this scenario, and if you guys are ok with that we'll bring it back and see if we can make an improvement just off of that.

Mr. Gonzalez: Ok.

Ms. Angell: That sounds good, thank you.

Mr. Gonzalez: The other thing is, and it's not CDD property but like the fence that runs where the lake is, and I don't know if maybe we could make a recommendation to the HOA, somebody has to call the county at least "X" amount of like a month, or every other month to cut the grass. There was one resident that was out there complaining that the grass got super high, and they've been slacking on that.

Mr. Quesada: Is it South Florida Water Management though?

Mr. Gonzalez: Well, if it is them, like either us or somebody else has to take the reins of communicating just to have them cut it because I'm not saying that those rodents are coming from there to the pool but, it could be like a giant breeding ground making it worse because when I tell you, you could go on the Hemmingway webpage, and it's actually my backdoor neighbor who filmed the whole thing but, the grass was like this high,

September 25, 2024

Hemingway Point CDD

and that's completely unacceptable and that's like a huge breeding ground for field mice and all that stuff. So, at least, and I know it's not our responsibility but we have to kind of take the reins, either us or the HOA to call like every other month or every 3 months or whatever is legal that they should be cutting that grass in the back because it becomes a hazard, it's also a health hazard too.

Ms. Padilla: Well, maybe what we can do is, or maybe what I can do is I can find a contact person and send them an email, and if it impacts them then we can say, here's the contact information and maybe the HOA can set a mouse trap, and saying hey, I can make contact if you want and then if it affects them.

Mr. Gonzalez: Yes, if you could do that and just send it to the management company and say, hey look, I'm getting resident complaints.

Mr. Quesada: (inaudible comment) Actually, the more volume you get with people complaining, the quicker they are to act.

Mr. Gonzalez: Right.

Ms. Padilla: So, to me find out, we can try online and see if I can get an email address.

Mr. Gonzalez: Ok.

Mr. Quesada: I do know speaking from other Districts in Homestead that I'm more familiar with and South Florida Water Management is involved. (inaudible comment)

Mr. Gonzalez: I think just having them at least the minimal come out but, if you live back there you know.

Ms. Angell: Well, I live back there, and I'll be honest with you, I saw that post and I disagreed with it because I think they do a good job. Now, they come one day and they kind of do a fast cutting and he had put it on that day when they did a fast cutting and it wasn't done, but the next day they come out and they cut it again to get it all down.

Mr. Gonzalez: The only thing I don't like is they shouldn't wait until it gets 2' high.

Ms. Angell: I don't think they wait until it gets too bad really, and that's my feeling, and I live right back there, and I see the guys, and I go outside when they're cutting, and I'll tell them they're doing a good job.

Mr. Gonzalez: Well, I'm not saying they're not doing a good job but, my thing is I'm just the kind of person that, and I'll give you an example, like my house, I want to have it like pristine all the time, and so I'm not complaining about the water management system,

September 25, 2024

Hemingway Point CDD

I'm not doing that, I'm just saying that maybe they're cycles, like he was saying, are not being quick enough. Like I said, if you don't find a problem with it, it's fine.

Ms. Angell: I grew up in the country where that was normal so I don't feel that it's high, so everybody feels just different about it, everybody has different things that they want manicured and it's not going to be that unfortunately because it's a canal area, and it's not at somebody's house really. I mean yes, it's in my backyard, but I have to maintain my own backyard because then there's the fence, so after that fence it's really a canal area, so I don't know, everybody feels differently.

Mr. Gonzalez: Yes, that's what I'm saying.

Mr. Angell: Personally, I feel that it's done enough and like I said they kind of do a fast cut, the guy comes, and then the second crew comes the next day and really cuts it close to the ground then, so he kind of cuts off all the high stuff, then the second crew comes in and they do a nice job and they come in with all their trimmers but, that's only my personal thing, everybody likes it different but, I grew up in the country with the hayfields.

Mr. Gonzalez: It's just like those people, they were sold when they bought the house, and even he explains it, and that's sold with a nice lake view, but also we understand that's managed by the property owner, and so like for me if I lived back there, it would drive me crazy to see that especially if I was sold on, this is a lake view and what you're getting is not.

Ms. Angell: It's not really a lake, it's just a canal, and I mean try it and see how often they can come, it doesn't hurt at all.

Mr. Gonzalez: I think it's just a win for us in the sense like, we're getting a little bit more established, and we can say, this is what we can help you guys out with.

Mr. Quesada: So, again, and your District is unique, there are some Districts where we share a permit for those types of things, it's not our property like Marcos said for the record, and I think at least as a professional courtesy to the community we'll just try to find the contact information to share with everyone so that if any concerns like that do come up people can express those concerns to the correct entity.

Ms. Angell: Yes, and that person who had put it on our Facebook page, and if everybody calls, then they'll come and cut it.

Ms. Padilla: Right, and that's the way it works, the more people that call, like I'll give you an example here, there was a time when we were having a really big problem with

September 25, 2024

Hemingway Point CDD

mosquitoes, so we sent a mass email, well we didn't, the HOA did, and said hey guys, please send your concerns to this email and give them instructions and they were here the next day. So, the more people that call, I know that if we get better reporting, if you report it, you'll get a better response time.

Mr. Quesada: Right, that was when the mosquitoes were happening.

Ms. Padilla: Yes.

Mr. Quesada: So, instead of sending a guy with a truck, they'll have that guy come in the morning and then they'll have a plane come the next day and it is something that you guys pay for in your taxes.

Ms. Angell: I was going to ask one other thing about the pool area, that pool area has termite sand in it, and termite stations on the ground, I don't know if you ever noticed the dust.

Mr. Gonzalez: Oh yes, the ground.

Ms. Angell: So, I've seen them in the ground around the pool area, they're probably old stations, and I don't know if we ever had a termite man come.

Mr. Quesada: Not in my time with this District.

Ms. Angell: Ok, so I've noticed that and I'm just saying that because I know, every year I have a termite man come out to my house, so I know what the things look like in the ground, and they have them on the outside of the pool area. Is that needed or we don't need anything like that?

Mr. Quesada: Again, during my time with the District, I never recall a termite issue here. (inaudible comment)

Ms. Angell: Well, it's just around the pool area, they're in the ground, so I didn't know if we need to have a termite person come and inspect or if we don't.

Mr. Quesada: Ok, I'll ask the guys who is coming to do the rodent removal and see if he can explore that.

Mr. Gonzalez: Yes, because I remember years ago when I purchased my home I think, or when you guys purchased your homes, I think that we had those too, they were in the ground, so I don't know if that was like a community thing.

Mr. Quesada: I'll find out.

Ms. Angell: I have mine done every year.

Mr. Quesada: Ok. (inaudible comment)

September 25, 2024

Hemingway Point CDD

Mr. Gonzalez: One last thing, you have the lake and then you have the CDD property where the fence is at, the chain link fence, in the future, not now, the poincianas are overgrowing oak trees, so the oak trees are trying to find like sun. So, long term, I'm a little bit concerned because if a hurricane happens or something, and it just starts to look a little bad, so maybe down the road if we could change that up a little bit so you still have the shade but the poincianas area basically the main problem, so they just need to be redirected on the branches so that those oak trees can continue to grow.

Mr. Quesada: Are you talking about those mahogany trees?

Mr. Gonzalez: Yes.

Mr. Quesada: (inaudible comment) Are there any other requests?

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Quesada: If there's no other comments or requests, a motion to adjourn the meeting.

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

DocuSigned by:

Ben Quesada

07C0606FB7194F3...

Secretary / Assistant Secretary x

Signed by:

[Signature]

1A50CC400ECA457

x Chairman / Vice Chairman