

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, August 27, 2025 at 10:00 a.m. at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033.

Present were:

Marcos Gonzalez
Anthony Toro
Cheryll Angell
Carlos Suarez

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Ben Quesada
Mayra Padilla
Scott Cochran
Gabriella Fernandez

District Manager
Governmental Management Services
District Counsel
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

FIRST ORDER OF BUSINESS

Roll Call/Pledge of Allegiance

Mr. Quesada called the meeting to order, called the 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 30, 2025 Meeting

Mr. Quesada: With that, District counsel did send me some minor corrections, just a couple of typos on page 4, page 8, and page 12. Are there any comments from the Board about the minutes from July 30th?

Mr. Gonzalez: No.

Mr. Quesada: Alright, hearing none, I would just ask for a motion from the Board to approve the minutes as amended by District counsel's recommendations from July 30, 2025.

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On MOTION by Mr. Gonzalez seconded by Mr. Toro with all in favor, the Minutes of the July 30, 2025 Meeting with the submitted changes were approved.

THIRD ORDER OF BUSINESS**Public Hearing to Adopt the Fiscal Year 2026 Budget****A. Motion to Open the Public Hearing**

Mr. Quesada: Jumping in to the public hearing to adopt the fiscal year 2026 budget, and apologies for us having to reschedule at the last minute because of the conflict with Miami-Dade. We added those dates to our calendar so it shouldn't happen again. As you guys know, before we open the hearing, we had previously proposed this budget with no increase so you guys are actually doing really well financially and we're able to work within all the line items and actually we've been able to keep our reserve account in a healthy position for anything unexpected. So, I'm happy to report that, and with that, I'll ask for a motion to open the public hearing.

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

B. Public Comment and Discussion**C. Consideration of Resolution #2025-07 Annual Appropriation Resolution**

Mr. Quesada: So, we're jumping into the public comment and discussion, and there is no physical audience present for the record, and I'm looking right now at the virtual chat and we just have Carlos calling in. So, with that I will request to close the public comment portion and jump into resolution #2025-07 which is the annual appropriation resolution on page 35 of your agendas. So, basically this is the resolution that would formally adopt your budget as I stated prior to commencing the public hearing there is no increase proposed, you guys are operating very efficiently budget-wise and we're not expecting any type of increase anytime soon as long as we continue to operate that way. So, I would ask for a motion to adopt resolution #2025-07.

On MOTION by Mr. Toro seconded by Mr. Gonzalez with all in favor, Resolution #2025-07 the Annual Appropriation Resolution was approved.

August 27, 2025**Hemingway Point CDD****D. Consideration of Resolution #2025-08 Levy of Non Ad Valorem Assessments**

Mr. Quesada: Jumping into resolution #2025-08 which is the levy of the Non Ad Valorem Assessments which is on page 38 of your agendas. This is just basically a resolution that grants the power, and just for anybody reading our minutes, you have two portions of your budget. You have the debt obligation from the construction bonds, and you have the operations and maintenance, obviously what we talk about year to year because the debt is a fixed 30-year debt, is the operations and maintenance which is subject to revisit each and every year. So, this resolution would give the District the authority and the power to collect through the Non Ad Valorem Assessments that portion of the budget which is the operations and maintenance. So, if there are no questions, I would ask for a motion to adopt resolution #2025-08.

On MOTION by Mr. Gonzalez seconded by Mr. Suarez with all in favor, Resolution #2025-08 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Quesada: And again for the record, we have no physical audience present and no audience on the virtual, with that I would just ask for a motion to close the public hearing.

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

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

Mr. Quesada: Item No. 4 on your agenda which is on page 45 is consideration of the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. Previously this Board appointed itself to be the audit selection committee which selected Grau & Associates, and that's subject to revisitation at any time. Usually we enter into multi-year agreements with Grau & Associates so that way we can

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anticipate the cost for the upcoming budgets, and this has already been projected and budgeted. So, unless you have any questions, and there's only about two firms that typically respond to these RFPs so if you guys ever feel uncomfortable with that arrangement just let us know, if not, we would just ask that per the agreement that we have with them to authorize the engagement letter with Grau & Associates to commence the audit for fiscal year ending September 30, 2025.

On MOTION by Ms. Angell seconded by Mr. Toro 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: Jumping into staff reports, Scott, do you have anything for us?

A. Attorney

Mr. Cochran: Nothing today.

Mr. Quesada: Ok, thank you.

B. Engineer

Mr. Quesada: I don't have anything to cover under the engineer, and I know Marcos has volunteered to help out and we're happy to meet with him and assist with any communication with the county.

Mr. Gonzalez: I just have to make the appointment.

Mr. Quesada: Ok, we'll do that, that's fine, so we have that pending.

C. Field/Property Manager - Monthly Report

Mr. Quesada: Jumping into the field manager's report briefly on page 50, Mayra, anything you want to point out?

Ms. Padilla: Yes, so for the field report, I know last time there was a request for me to send the updated picture to the HOA, and I did get an email back basically saying that she would forward it to the Board members. Marcos and I spoke, it still hasn't been updated but, on my end it was sent. Also, the iguana was finally caught.

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Ms. Angell: I have to tell you that the trapper was very excited, he finally sat at the pool, and he wouldn't have caught it otherwise but, he finally did what I asked him to just sit there because that iguana was very smart and would not go into the cage but, he would always walk around the cage, walking the pool area but he would not go in. So, he finally decided on a Sunday to just sit there and the iguana came out a couple of times, and there was a family of 4 that just showed up, I should say 4 kids and the Mom, the 5 of them, and just to see the iguana peeking out at the 5 foot end of the pool, where I told them to look, and the iguana was peeking out but the kids were in the pool, so he asked the kids to get out of the pool and then the iguana finally came all the way out looked around and jumped into the pool, and when he jumped in the pool, Quinton, ran around the pool, and when he told me the iguana was coming out of the water they can't see for a minute or two, so as the iguana comes out, he grabbed the iguana with his hands and the put him in the cage. Then he calls me and tells me come right to the pool but, if you can imagine 4 little kids seeing this, and when I got there they were so excited, all 4 of them were talking into my face and how everything happened, it will be with them forever. I mean they were so excited, and we were happy that he caught it but, the kids were the funniest.

Mr. Quesada: It took almost a month basically to catch this iguana and there's more than one because we saw some smaller ones but this was the main culprit, you could just tell by the size of him, and we haven't seen anything, we've been monitoring it, so nothing that would jeopardize us having to close the pool, which it sounds like we caught the right iguana, so that's good.

Ms. Angell: Right.

Ms. Padilla: And we did find something that we could put around the pool.

Mr. Quesada: Like a repellent.

Ms. Padilla: Yes, actually Anthony was telling me that he put it around his pool too.

Mr. Quesada: And Milton can help us out with that, he did offer that if we found anything like that, that he would apply the treatment to assist. So, thank you for that.

Ms. Padilla: Other than that, I don't have anything else.

Mr. Quesada: So, the idea is, and just bear with us because I just want to time it right, we're getting a lot of inclement weather but, the idea is to give everything a little bit of a touchup before we do the holiday lighting and everything like that.

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Mr. Gonzalez: I did want to remember if everybody is on board, if the flowers, I guess at the end caps to do it at the entrance.

Mr. Quesada: Ok.

Mr. Gonzalez: Just to make it look nice, so it's the separation between the road, it's the sidewalk and the other sidewalk, and it's just two spots where the royal palms are, like that. So, if this was the street, a royal palm, then another royal palm, all the way to where we get to the base of where the pool is, so like before you get to the pool you do that, and I think it will give it a nice touch to the holiday.

Mr. Quesada: Ok, so when we get the price from Milton, if it's anything that requires the Board's consideration we'll bring it you, and if it's something that's within our discretion we'll just get it done.

Mr. Gonzalez: Ok.

Ms. Padilla: Other than that, I don't have anything else.

Mr. Quesada: Ok, thank you Mayra. Oh, by the way, I did see because I know this is a little bit behind but, he sent a full crew out, it's actually in the report, we added that picture, Nicoya took care of the entire perimeter hedges, and the clusia is looking good.

Ms. Padilla: Yes.

Mr. Gonzalez: And just one last thing, if there's a way that we could just do one meeting and one of the Board members from the HOA to come for the next meeting or whatever it is, we just need one person so we can iron out all the stuff we want to on their end, and say can we have an open line of communication because it seems like it's broken. So, if they could communicate with us that way that would be good.

Mr. Suarez: Marcos, they're not going to show up, I called that about 4 times about a banking issue with them, left them 3 emails, and I've gotten nothing back, they're the most unresponsive HOA that I have ever seen, literally I've left them 3 or 4 voicemails and 3 emails.

Mr. Gonzalez: Yes, but at the same time, and I agree at least let's just try one time because there's not even a, and this is off topic but, there's not even notices of elections, or anything.

Mr. Suarez: Right, there's nothing.

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Mr. Gonzalez: So, it's like illegally being run, like straight up, so I'm a little bit concerned about that because there's nothing getting done of what we'd like to see get done, there's a lot things, and you know that.

Mr. Suarez: Yes.

Mr. Gonzalez: So, there's a lot of things they need to have.

Mr. Suarez: You're correct.

Ms. Angell: Carlos, just a question, did you call Lou Mendez on your problem?

Mr. Suarez: I don't even know, Lou can't fix it, it's the HOA, they're charging me for things.

Ms. Angell: I understand that but, you really need to talk to Lou so he can help you straighten it out, meaning with the HOA, getting a hold of you properly, he's the only one. Everyone that has a problem, I give them his phone number, and then he gets things done.

Mr. Suarez: Cheryl will you send me his phone number so I can have it?

Ms. Angell: Yes, I will, and then they straighten it out because you're bothering him, and he's our president of the HOA. So, that's what I do for every resident, I give them his phone number because our HOA is not doing a good job.

Mr. Quesada: So, he's managing the property.

Mr. Angell: Well, because people are calling me, so I give them his phone number.

Mr. Quesada: Got it, I don't blame you, whatever gets the point across.

Ms. Angell: Right, so I'll send it to you Carlos.

Mr. Quesada: Alright, thank you for that.

D. CDD Manager

1) Form 1 Financial Disclosure Due July 1, 2025 – everyone has filed

2) Reminder to Complete Annual Ethics Training by December 31, 2025

Mr. Quesada: Jumping into the manager's report, I'm happy to report on page 58 we have a print out there of the financial disclosure and everybody has filed, so thank you for that. Just a reminder you guys have until December 31st to complete your ethics training and we did provide everyone with all the links but, if you need it again, just reach out to us, it won't come up on this Form 1 because this Form 1 is asking about last year but, on the next Form 1 you will need to check that box so please make sure you get it done before the 31st.

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SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Quesada: Jumping quickly into the financial reports, you have the check run summary which is on page 59, and the unaudited financials, are there any questions? Not hearing any, I would just ask for a motion to approve your financial reports and your check run summary.

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Quesada: Last but not least, any other Supervisor's requests? I know Marcos made his about the flowers. We'll also look into the HOA Board representative at the next meeting.

Ms. Padilla: I have a question, so Labor Day is coming and I just wanted to see what you guys thoughts were on the pool?

Ms. Angell: Yes, I was going to bring that up, I would like somebody here for the guard.

Ms. Padilla: Ok, great.

Mr. Gonzalez: Cheryll, just a reminder if you talk to the security, if you see them, the lady, keep in mind that if she sees like rocks on the other side of the pool where the other gate is, what's happening is the kids, they use the pool and they're leaving it open.

Ms. Angell: She does look for that, she does.

Mr. Gonzalez: Ok.

Ms. Angell: And if she sees people that are families that are at the pool already, and they're going to let their people in that gate, she tells them no, she goes right over to them and tells them to walk around to the front of the gate, she tells them they can leave through that door but, they can't come in that door.

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Mr. Gonzalez: Ok, and we haven't had any complaints which is great but, I notice that day, because I don't go on Saturday or Sunday, and if I do use it I go Tuesday or Wednesday or whatever but, I have noticed that.

Ms. Angell: Well, sometimes they even leave the bathroom doors open with a rock because I go in there during the week every once in a while.

Mr. Quesada: Just so you guys know and Mayra and I have been discussing this, the person you're talking about, the security person, she's been with us at least 2 years, so we've had some initial discussions, something just reasonable, we want to give her, but by law the government can't do any type of bonuses and stuff like that to contract so, the company themselves want to give her some kind of recognition and we told them that if they're going to do anything bill-wise to let us send it our way and we'll bring it to your attention.

Mr. Gonzalez: Yes, 100%.

Ms. Padilla: And one thing I will tell you is on my end for the registration, I think people finally got it, I think they finally got that they're not going to, I send screen shots, they try to start new threads, and I will tell you that even the rebels, they finally got it, and now they know that I'm checking and they don't try to do that anymore.

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

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Quesada: Not hearing any, I would just ask for 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

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Secretary / Assistant Secretary

Signed by:

[Signature]

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Chairman / Vice Chairman

Certificate Of Completion

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Signatures: 4

Envelope Originator:

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Ellen Acosta

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1001 Bradford Way

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eacosta@gmssf.com

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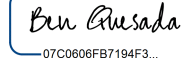
Ben Quesada

BQuesada@gmssf.com

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Signature

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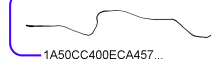
Marcos Gonzalez

marcosgonzalezphotography@gmail.com

Chair

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In Person Signer Events

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Agent Delivery Events

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Intermediary Delivery Events

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Carbon Copy Events

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Hashed/Encrypted

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