

**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, October 22, 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

District Manager
Governmental Management Services
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

Organizational Matters

A. Election of Officer(s)

Mr. Quesada: I think there's a typo on our cover page as far as an election of officers, there's was no election, and so there was no change.

Mr. Cochran: The only thing I was noticing on the top right hand corner for Frank, it doesn't have an officer designation, so I don't know if that was just housekeeping thing, I don't really know.

Mr. Quesada: And just to be safe, and that's me, I'm sorry, I was so focused on your backup documentation but, just to be safe, we can hold an election of officers at any time. If you guys want to keep the slate of officers the same, or if you want to make any

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changes, it's your decision. If not, just to make sure we're in compliance, it would be to make sure that you include Frank Ruiz as an assistant secretary to the existing slate of officers that you currently have. By saying, so moved, you agree with that motion.

On MOTION by Mr. Gonzalez seconded by Ms. Angel with all in favor, keeping the existing slate of officers the same and confirming that Frank Ruiz is listed as an assistant secretary was approved.

Mr. Quesada: And I'll double check on that with the office.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 27, 2025 Meeting

Mr. Quesada: The minutes for the August 27, 2025 meeting, are there any comments from counsel?

Mr. Cochran: No.

Mr. Quesada: Ok, any comments from the Board about the minutes, if not, I would ask for a motion to approve the minutes.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, the Minutes of the August 27, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

Mr. Quesada: Moving on to staff reports, Scott, do you have anything for us today?

A. Attorney

Mr. Cochran: Just a reminder to knock out your 4 hours of ethics training by December 31st if you haven't already done that, you still have a couple more months but the window is shrinking, so I just wanted to remind you have that. Other than that, that's all I had.

Mr. Quesada: Thank you Scott.

B. Engineer

Mr. Quesada: Nothing to cover under engineer.

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C. Field/Property Manager - Monthly Report

Mr. Quesada: Field manager, Mayra do you want to go ahead and address the Board, and page 12 starts the field report.

Ms. Padilla: Yes. So, for the field, I don't really have anything for you guys, and I don't know if you guys have anything for me. Just to let you guys know, that back door, I know it was cracked and we replaced it. We did have janitorial staff deep clean that whole area, I know that there was some maintenance items that you guys wanted to touch up the stucco, we did do that too. Frank told me that there was some lights out in the perimeter, so we'll take care of that, and I don't know if you guys have anything else for me.

Mr. Gonzalez: No, just the routine for the big palms, when is it due for them to start pruning them again?

Ms. Padilla: The ones in the median?

Mr. Gonzalez: Yes.

Mr. Quesada: Well, right now we only have it budgeted for once a year, they do it pre-hurricane season, so like in the spring.

Mr. Gonzalez: Ok in the spring.

Mr. Quesada: As far as the palms, we talked to Milton about that.

Mr. Gonzalez: So, if they were pruned up like that, it would clean up so much to make it look much better.

Ms. Padilla: Yes, ok.

Mr. Quesada: Ok, and we had a discussion with Milton about it, just removing the dead branches that are on the bottom, anything that was dead, so anything green would stay and anything that's brown would be removed.

Mr. Gonzalez: Alright.

Ms. Padilla: You're talking about the smaller palms?

Mr. Gonzalez: Yes.

Ms. Padilla: Ok, got it.

Mr. Gonzalez: What about that sidewalk, are they going to pressure wash that?

Mr. Ruiz: It's not budgeted.

Mr. Quesada: Well, it depends, if it's a CDD sidewalk, I mean we already started, anything adjacent to the pool area, that we own that parcel has been done.

Mr. Gonzalez: So, in the middle it's not ours?

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Mr. Quesada: It's touch and go because technically we have a maintenance contract and I think it was for landscaping but, I'll double check on that, and if we can do it, we'll do it.

Mr. Gonzalez: Ok.

Mr. Quesada: That's a county road and a county right-of-way, that's why.

Mr. Gonzalez: Ok, and the pressure cleaning is it like in November?

Mr. Quesada: Yes.

Mr. Gonzalez: And I'm just saying because of the holidays to make everything look clean and nice, instead of waiting for spring.

Mr. Quesada: Ok, we'll look into the center median pressure washing.

Ms. Padilla: I think we already got a price for that.

Mr. Quesada: Yes, we did.

Ms. Padilla: We'll bring it back to you guys, we did get a price.

Mr. Quesada: We have a Board approved line item for pressure washing so if you guys allow us, as long as we're well within budget, and if we're able to, I just want to confirm because that is a county right-of-way, the center median, so as long as it meets the criteria, it is public piece of property so I know there's abilities to do stuff like that but, let me just go through the checks and balances part, and if we're able to, I can have somebody address that area, and if you have any qualified licensed vendors.

Mr. Ruiz: I'll reach out to him but I think he has his license and everything.

Mr. Quesada: Ok.

Ms. Angell: And also, in front of the pool, that area, that is our sidewalks.

Mr. Quesada: That's being done as we speak as a matter of fact.

Ms. Angell: Ok.

Ms. Padilla: She actually started yesterday, and she's doing a good a job.

Ms. Angell: Ok.

Mr. Quesada: We always deep clean the District area especially towards the conclusion of rainy season before the holidays, that's the idea, so we found some mold stains but, usually Carmen, with your janitorial staff here, she does a great job of maintaining the mail kiosks and the pool area. So, like I said, we'll circle back to the center median and see what we can do there, and then we'll update you guys.

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Mr. Cochran: So, do you want to do like a motion to approve the pressure washing, or not to exceed whatever the line item in the budget is subject to verification.

Mr. Quesada: Correct, yes, and let me pull it up really quickly for you guys, if you guys don't mind the financials, and the last time I checked it was about \$7,000, but let me double check, and again we use that as needed.

Mr. Gonzalez: My biggest issue, believe it or not in our neighborhood, and it has nothing to do with us is people not maintaining their yards.

Ms. Padilla: Yes, in the front I see it.

Mr. Gonzalez: There's a house on one block, they have a broken car, the grass is about this high.

Mr. Quesada: So, anyway, if you guys want, like I said, I'm confident that we won't exceed \$4,000 which is half your budget line item, if you guys want to approve a not to exceed amount just to give us flexibility to work between meetings for the pressure washing.

Ms. Padilla: I have a question, I know that last year we cleaned the roof, is that something that you guys want to see?

Mr. Quesada: Is that necessary?

Ms. Padilla: I don't know.

Ms. Angell: I don't think so, I think we did that last year, so I don't think it needs it this year.

Ms. Padilla: Ok, alright.

Mr. Quesada: Ok.

Mr. Gonzalez: And remember, the more you pressure clean, the more damage, believe it or not, you do to the integrity of the concrete, it's kind of like a mix, so if you do too much then you could cause damage.

Ms. Padilla: Ok, so like every 3 years you guys kind of want to do it, ok.

Mr. Quesada: So, right now I'm asking for a motion from the Board of an amount not to exceed \$4,000 to get the center median sidewalks pressure cleaned assuming that it falls within the District's purview, and by saying, so moved, you agree to the motion.

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On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, authorizing staff to pressure clean center median sidewalk not to exceed \$4,000 was approved.

Mr. Quesada: The last thing I have is, there's a proposal in front of you guys, I'm sorry you guys can't see it over there but, basically we discussed at the last meeting where we left off was just having a meeting with Milton from Nicoya Landscaping and Marcos because he had made a request at the last meeting for us to have some holiday annuals installed at some of the medians along the end caps. So, we were able in between meetings to meet onsite with Milton, walk the areas with Marcos and we brought this proposal back to the Board for consideration today. So, it's to install 88, up to 10 inch poinsettias, also to install mulch throughout those areas and the labor and installation, it would come out to \$1,888. Just so you guys know, I checked your budget, last year we spent \$7,500. You have \$10,000 budgeted for holiday lighting, so the final year of the last term it was supposed to be \$7,500 we didn't even wind up spending that amount because there were some liquidated damages from the contractor that they didn't adhere to so, this year you're budgeted \$10,000, and you're currently going to spend \$5,000, so half of that, so you have plenty of savings, under that line item since this falls within holiday décor I would just use the savings that you have in that line item to pay for this so you have the money there to be able to do that.

Mr. Gonzalez: And it can roll over, right?

Mr. Quesada: Any time a line item has savings, it rolls over to the operating and maintenance in the next budget, so think about it, sometimes contracts do go up and we anticipate that and we try to project, and we'll have that discussion in the spring.

Mr. Ruiz: Are they putting lights down here in the middle?

Mr. Gonzalez: No, there's no electric.

Mr. Quesada: There's no electric there so they only do the main entrance.

Mr. Ruiz: They can't put mulch around those trees.

Mr. Quesada: That's another consideration, so look, it's your guys decision, I think overall, I understand some areas that we already lit the entrance, we hit the pool area, there's areas that are further away from storm drains that we try to do that but, the closer to a right-of-way, or to a road that you get with mulch in our experience, 90% of what storm

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drain contractors pull out of drain systems is mulch, so we're just trying to keep it where we don't cause any more drainage issues in your community but, also keep the main high traffic areas looking as nice as possible. I'm going to be honest with you, and Terry is not on the call today but, I had Terry come with us as a landscape consultant, and you guys are the gold standard, I kid you not, I have to give credit to Milton, because he's a small operations and the way he maintains your tree rings, is like pristine. The reason why your trees are so healthy, you don't have a lot of collateral outside of the occasional lightning strike or whatever is because the roots are able to breath because he's doing such a good job making sure he's not hitting the roots and keeping those tree rings intact.

Mr. Gonzalez: Another thing we could do because he mentioned the lights, we could, on the big wall palms, just put them evenly, you know how they have like on the roads, like particularly on the holidays they have like candy canes, like a little wrap, so maybe it could be something like that next year that we could add to it, I was just thinking it would dress it up more for the holidays and stuff like that, do you know what I'm talking about.

Mr. Ruiz: Yes.

Mr. Quesada: We could look into hat.

Mr. Gonzalez: It's expensive no, but if it's something that's cheap, whatever.

Mr. Quesada: I'll make sure when we're doing proposed budgets, I'll make a phone call and I'll have Joe from Holiday Outdoor Décor throw some numbers at you guys, and see, we could probably work it within the budget we have but, I'll need to have that conversation.

Mr. Gonzalez: We could start even with the end caps because even if we use the royal palm there on the end cap to do that, and we just add to it.

Mr. Quesada: Ok, and forget the royal palms, I'm just giving you an example, there's plenty of décor options out there that are reflective in the daytime that still shows nice but, at night when the headlights hit it, it will pop, so even without electrical there's plenty of other décor. I'm sure you have a catalog of options to look at.

Ms. Padilla: Yes.

Mr. Quesada: Going back to the conversation about the poinsettias I would ask if the Board is comfortable with the numbers in front of you is to move forward with the

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poinsettias installation so we can get it installed in time for the holidays. The not to exceed number would be \$1,888.

On MOTION by Mr. Ruiz seconded by Mr. Gonzalez with all in favor, authorizing a not to exceed amount of \$1,888 for Nicoya Landscaping to install poinsettias in time for the holidays was approved.

Mr. Quesada: Mayra, do you have anything else you want to address?

Ms. Padilla: No, unless you guys have anything for me.

Mr. Gonzalez: No.

Mr. Quesada: Thank you.

D. CDD Manager – Final Approval of the FY 2024 Report Performance Measures and Standards

Mr. Quesada: I'll jump into District manager really quick, on page 18, and I know it's kind of tedious but, at the last meeting we approved the performance measures and standards for the new fiscal year, and the previous fiscal year just ended, and so this just a report that I have in front of you guys, we've checked off some boxes and that starts on page 19. This is just basically to remind you guys, we have community communication and engagement, infrastructure and facility maintenance, and financial transparency and accountability. So, obviously, I can give you some examples but, we just talked about pressure washing and maintaining our infrastructure, landscaping is included in that conversation. Community communication and engagement, we do our best, we're always trying to communicate with the HOA and let them know what's going on. The pool is the best example because constantly when we're having a little bit of unexpected maintenance, the iguanas or whatever, a pool pump was sealed or whatever, we're communicating with them, and I hope they're communicating with you. Then financial transparency, again, our audits have all checked out, our engineer reports are all in good standing as far as the bond indenture, and you guys are constantly looking at your financial reports.

Mr. Gonzalez: Outside the property, talking about pressure cleaning, there's still marks of graffiti from the county when they were fixing the lights in there, the markings, so is there any way that we could do something about that?

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Mr. Quesada: Let me reach out to our engineer.

Mr. Gonzalez: Ok, because all the other communities, like the one across the street, they don't have that but, ours has marks all of the place.

Mr. Quesada: Ok.

Ms. Angell: And where are you talking about Marcos?

Ms. Padilla: In front of the community Cheryll.

Ms. Angell: Oh, right in front?

Mr. Gonzalez: Yes.

Ms. Angell: Ok.

Mr. Quesada: It's an eyesore.

Mr. Gonzalez: Yes.

Mr. Quesada: Understood. Just really quick so we can wrap this up, for the approval of the performance measures and standards report from fiscal year 2024 to 2025, can I have a motion from the Board to accept the report.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, accepting the final approval of the FY 2024 Report Performance Measure and Standards was approved.

Mr. Quesada: And I have a note here, we'll talk to the engineer and see if he has any contacts for the county about the traffic light.

Ms. Angell: I have one question, it goes back to when we had trouble with the pool and everything, did you talk to the HOA to send an email to everybody?

Mr. Quesada: Beyond like maybe a one day situation type of thing, where it's one day or the next day, it's not worth it, by the time they get the email, it's probably not going to even make it in time, but yes, anytime that we have a multiple day closure for whatever reason we do that.

Ms. Padilla: And we get a response usually like a week later.

Ms. Angell: Because I was going to say, they never sent it out because I look at my emails all the time, and I never got an email from them.

Mr. Quesada: The most recent example is where we had a pool leak, which was getting addressed, we closed it for like a Monday through Friday but, it was open by the

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weekend, and the iguana where we had to shock the pool a couple of times, emails were sent out.

Ms. Padilla: And then we also, I know you had a request Marcos for us to update the picture.

Mr. Gonzalez: Well no, Carlos brought it up.

Ms. Padilla: Ok, so somebody had a request here saying, hey can we update the picture, and I sent it to her and she wrote back to me like a week later and she said, basically I don't have access to this.

Ms. Angell: Well, we never got emails from them, I can tell you, I'm the one that put it on our Facebook page, and the WhatsApp that people knew, we never received an email, so next time if we have to close something, I'm going to ask you to just tell me for sure that you sent it out.

Ms. Padilla: Do you want us to CC you that?

Ms. Angell: Yes, and then I'll be calling them, and calling Lou and saying, why aren't they sending an email to everyone because it's not fair to our community that they're not sending it out. You're asking them to send an email and if they don't it's not fair to our community.

Ms. Padilla: Ok, I'll CC you on it.

Mr. Quesada: Understood. I sent another email this morning to the office, they had outdated information as far as the HOA goes, so at your guys request Vanessa Mendez is going to be included in the distribution and the quorum emails, so that way the HOA is always welcome to participate or listen in, and it's a publicly advertised meeting but, we'll extend the invitation to them at the very least.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Quesada: Moving into our financial reports, they start on page 22, any questions or comments from the Board I can take those. If not, I would just ask for a motion from the Board to accept your unaudited financials and check run summary.

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

SIXTH ORDER OF BUSINESS **Supervisors** **Requests** **and**
Audience Comments

Mr. Quesada: Any requests from the Board?

Ms. Angell: My thing is, we're probably not going to meet for November and December, if you can just make a notation for the security guard for the pool when it's the holidays, for Thanksgiving it's just a long weekend but, do we have money to have here there a little bit longer for Christmas, maybe not the whole week but maybe like a Friday and a Monday, or a Thursday, Friday, Saturday, Sunday, something like that.

Mr. Quesada: If the Board doesn't mind, just to make life easier, we do have the money, so the answer is yes, if you want I can get with you, if you guys are ok with that, just have Cheryl be the liaison and we'll work with her on the holiday schedule for the pool coverage as needed because there is money there to be able to handle that.

Mr. Gonzalez: With security there, I don't see any more issues on the paperwork about the pool.

Ms. Angell: It's been very good because Ms. Byrd is very good with everyone and they really like her and usually I go Sundays and sit with her for about an hour and ask her for any complaints or whatever but, she was worried this past week because some people had been, they finished their food, let's say you bring a melon and they throw it on the ground, and then she says, I went to some of the people and said to them, you threw this down on the ground, you need to pick it up and she said they don't look very happy at me, and I don't know if I'm going to start getting complaints because I'm making them pick up their garbage, and I said to her, continue to make them pick up their garbage because we have garbage cans right there, and if they complain, they're going to be told the same thing, you have to pick up your garbage.

Mr. Quesada: So, if the Board doesn't mind, can we appoint Cheryl as the liaison to work with us on the holiday hour schedule for pool coverage.

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On MOTION by Mr. Gonzalez seconded by Mr. Toro with all in favor, appointing Cheryl Angell as liaison to work with District staff on the holiday hour schedule for pool coverage was approved.

Mr. Quesada: Are there any other requests?

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Quesada: Hearing none, I would just ask for a motion to adjourn.

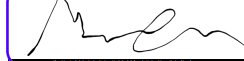
On MOTION by Ms. Angell seconded by Mr. Gonzalez with all in favor, the Meeting was adjourned.

DocuSigned by:



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Secretary / Assistant Secretary

Signed by:



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Chairman / Vice Chairman

Certificate Of Completion

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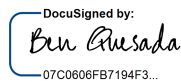
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Signer Events

Ben Quesada
 BQuesada@gmssf.com
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Signature

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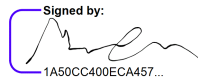
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Electronic Record and Signature Disclosure:
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Marcos Gonzalez
 marcosgonzalezphotography@gmail.com
 Chair
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Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
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Payment Events	Status	Timestamps
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