

**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, February 25, 2026 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
Assistant Secretary
Assistant Secretary (by phone)
Assistant Secretary

Also present were:

Ben Quesada
Mayra Padilla
Scott Cochran
Terry Glynn
phone)

District Manager
Governmental Management Services
District Counsel
Governmental Management Services (by

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.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
October 22, 2025 Meeting**

Mr. Quesada: Jumping right into the minutes from the meeting on October 22, 2025, District Counsel did submit one revision to page 6. Are there any comments from the Board regarding those minutes?

Mr. Gonzalez: No.

Mr. Quesada: Hearing none I would ask for a motion to approve the October 22, 2025 minutes as amended.

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On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, the Minutes of the October 22, 2025 Meeting with the submitted change were approved.

THIRD ORDER OF BUSINESS

Appointment of Audit Selection Committee

Mr. Quesada: The next portion of the agenda is the audit selection committee meeting, so it's like a meeting within a meeting, just for Frank and some of the other people that haven't done this much. We have a meeting within a meeting, so it's one of two meetings, and in this particular meeting the Board needs to appoint an audit selection committee, and staff's recommendation is that you appoint yourselves, you guys can appoint yourselves as the audit selection committee, and I'll be able to guide you through the agenda. So, essentially what you're going to be doing today is just ranking the criteria that you're going to be looking for in response to the proposal requests. Statutory requirements require 4 criteria, and I can read those to your really quickly, it is ability of personnel, that's 20 points, proposer's experience, understanding of scope of work, and ability to furnish the required services. Staff recommendation is that you modify the criteria to add a five one which is price. So, each of those would be assigned equal value but, before we jump into that I just want to ask the Board if they could make a motion to appoint the Board of Supervisors as the audit selection committee.

On MOTION by Mr. Gonzalez seconded by Mr. Suarez with all in favor, appointing the entire Board of Supervisors to serve as the Audit Selection Committee was approved.

Audit Selection Committee Meeting:

- A. Opening the Audit Selection Committee Meeting**
- B. Roll Call**
- C. Selection of Criteria for Evaluation**
- D. Authorizing of RFP**
- E. Adjournment**

Mr. Quesada: Now, we can call to order the audit selection committee meeting, the first order of business is to call the roll, which would be Marcos Gonzalez, Anthony

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Toro, Frank Ruiz, Cheryl Angel, and Carlos Suarez. Now that we've called roll we can jump into the next item of the audit selection committee meeting which would be the selection of criteria for evaluation. So, as I stated during the regular CDD meeting, you have 4 required criteria and GMS recommendation is that you add a fifth one as price, and I would need a motion from the Board to selection the criteria for evaluation as I had mentioned.

On MOTION by Mr. Suarez seconded by Mr. Toro with all in favor, selecting the criteria for evaluation was approved.

Mr. Quesada: The next order of business would be to authorize the RFP based on the modified criteria I would need a motion from the audit selection committee for that as well.

On MOTION by Mr. Ruiz seconded by Mr. Suarez with all in favor, authorizing the RFP was approved.

Mr. Quesada: And lastly it would just be to adjourn the audit selection committee meeting, I would need a motion please.

On MOTION by Mr. Ruiz seconded by Mr. Toro with all in favor, the Audit Selection Committee Meeting was adjourned.

FOURTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Quesada: Jumping into item No. 4 of today's agenda which starts on page 19 is the acceptance of the audit for fiscal year ending on September 30, 2025. There's a lot of good information in that, it's a long report but, I would ask you guys if you want to just focus on the summary on page 50 of the agenda, which is page 26 of the audit report for fiscal year ending September 30, 2025. So, on page 50 they're giving you a summary and basically I'm just going to read briefly on the record, in our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025, so no red flags, nothing was caught in the audit

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for me to have to brief you guys on. I will tell you, something did come up during this audit process that I did get some additional questions which I don't normally get, which was about the irrigation pump replacement that we had to do last year and the wall restoration which we did last year because of the traffic light. So, basically what they caught on their end was that we spent more money than we usually do, we exceeded a couple of line items which over the last few years we've been operating really efficiently, so I answered those questions and I only put that on your radar because obviously, keep in mind, we do have some unassigned cash in our budget for these types of unforeseen capital improvements, I call them, they're like one-offs, they're not recurring, and that's what I answered the auditor, so just keep that in the back of your minds that we did spend a little bit more on some line items than we typically do but, 10 year old irrigation pump, totally understandable, you guys had to replace it and the wall from the traffic light that was years of them poking and prodding around so now at least we have the perimeter looking a lot better. Anyway, back to the audit for September 30, 2025, if there are any questions I can take them, if not, I would ask just for the Board to accept the audit for fiscal year 2025.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

FIFTH ORDER OF BUSINESS**Authorization to Open an Account with State Board of Administration**

Mr. Quesada: Section 5 is the authorization to open an account with the State Board Administration. So, I kind of told some of the other Board members before you got here Carlos but, basically there's really not a lot of options for CDDs because we're a governmental entity and having public funds to accrue interest in any of the bank accounts it has where we have to be 100% liquid, but a State Board of Administration account is basically one of the only accounts that a CDD could have that would do that. So, essentially you would have money in your general fund in there and it would accrue at least some level of interest while we have it there available for any needs. So, we

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would need a motion from the to authorize opening a State Board account, which is staff's recommendation.

On MOTION by Mr. Ruiz seconded by Mr. Suarez with all in favor, authorizing to open an account with State Board of Administration was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Quesada: We'll jump into staff reports on page 53, and Scott wants to go over something with you all.

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Mr. Cochran: Yes, good morning everybody. In your agenda books, it looks like page 53 there's a letter from Mike Pawelczyk at our office regarding our fee structure. This is obviously never a fun conversation to have but, I will say, as the letter indicates the last time we adjusted the fees for this District was in 2012 so 14 years ago, and I believe of all our District clients that's probably the longest we've gone in any of them without a fee increase. So, as you guys are aware, other contractors and just kind of throughout since costs are increasing, ours are too, so to keep up with the cost of living and other expenses, we do need to adjust our rates. This would be effective beginning the next fiscal year, so it would take effect October 1, 2026, it wouldn't affect anything in the current fiscal year, or the current budget, and the current rates are \$275 for partners, for \$225 for associates, and so we're asking for an increase of \$25 for each category, so that would bring it up to \$300 for partners and \$250 for associates.

Mr. Quesada: And to answer any questions on that, we are properly assessing based on what we're projecting for fiscal year 2027 to be able to absorb that without any effect on the budget itself. So, are there any questions from the Board?

Mr. Gonzalez: No.

Mr. Quesada: I would just ask then for a motion to approve the adjustment.

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On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

Mr. Quesada: Anything else you want to touch on Scott?

Mr. Cochran: Nothing else really to report at this time, as we get further into the fiscal year there will be legal stuff that comes up but, nothing really specific to report right now.

Mr. Quesada: Ok.

B. Engineer – Engineer’s Personnel Billing Rates

Mr. Quesada: Under engineer on page 55, a similar situation, and let me pull this up, I know they have a comparison table there. So, they haven’t asked for a fee increase on the engineering side since 2018, so it’s been 8 years, same thing, very modest increase about \$30 and \$20 here and there. I typically don’t work with the principal engineer very much in your District, so we’d be working with one of the engineers, so not the principal partners, and he’s actually great, so he’s been helping us with some of these little due diligence things that we’ve been working on with some of the sidewalk stuff, etc. So, the same thing, this one would take effect in 2026 but, it’s going to have a very minimal impact on your actually approved budget. Are there any questions about the engineer’s increase, if not, I would ask for a motion to approve.

On MOTION by Mr. Ruiz seconded by Mr. Toro with all in favor, accepting the engineer’s personal billing rates was approved.

C. Field/Property Manager - Monthly Report

Mr. Quesada: Mayra do you want to jump into the field report on page 57?

Ms. Padilla: Yes.

Mr. Quesada: Can you come a little closer for the recorder?

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Ms. Padilla: Yes. So, for the field the only thing I wanted to bring to your attention is there was a request from one of the Supervisors for a bench, so I put it there.

Ms. Quesada: So, Marcos do you want to kind of go over it a little bit.

Mr. Gonzalez: Yes, so basically there's like, the special needs, or there's like two special need kids that go around and basically there's nowhere for them to sit, and I see them sometimes come around to the lake area and sit down but, she's bringing all these contraptions and stuff like that, so it would be nice to have something there for those people and other people in the community to actually sit down, and eventually start enjoying at least that few of that lake that we have there because there's other things eventually that I'll bring up to you guys that would be nice to kind of make it a little bit more presentable at that strip there but, that would be a good start just to have some positive things coming into the community other than plants and stuff like that.

Mr. Quesada: So, it's on page 62 of your agenda for those of you who haven't looked at it.

Ms. Padilla: Yes, we put a sample in there so you guys can see what it would look like.

Mr. Toro: How many benches?

Mr. Quesada: One to two, right now I think it was for one, it was \$1,200, and I got a verbal quote right now but, there's a contractor that helps us with repairs here, and he was able to mark a location so that's why we took a photo of it but, it would be facing that lake there on 253rd if I'm not mistaken, and it's beyond 6 feet from swale so I've already done my due diligence on that as far as keeping it at the proper distance from the road but, the \$1,200 doesn't include permits so I would ask if the Board is going to entertain this request to give me maybe a not to exceed of \$2,000 just to cover anything that might be extra with the permitting. I think it might behoove us to make sure that even though we own that area, and by the way, we did position it in an area where there's two trees along the swale there, so I don't see it as a high risk area but, you never know with today's drivers.

Mr. Toro: I think we should do at least two benches.

Mr. Quesada: Ok.

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Mr. Toro: I think maybe one here and one here.

Mr. Gonzalez: Yes.

Mr. Quesada: I would asked maybe from the Board then, a not to exceed, double the \$1,200 just to be safe, that's \$2,400 and not to exceed \$3,000 just to make sure we cover it with any permits that we may need.

Mr. Toro: For special needs, I'm ok with that.

On MOTION by Mr. Toro seconded by Mr. Gonzalez with all in favor, authorizing a not to exceed amount of \$3,000 to install two benches as stated on the record was approved.

Ms. Padilla: Another thing that I wanted to bring to your attention is the proposal from BrightView.

Mr. Quesada: On page 64.

Ms. Padilla: It's on page 64.

Mr. Quesada: Can you explain Cheryll, do you want to kind of explain what we've been discussing now that we're in a meeting about the coconuts?

Ms. Angel: Yes. They usually just cut the coconuts for us once a year and I had asked if they could do it a second time because this is why people are coming into our neighborhood, and they want these coconuts because they're ripe and the second time which I did not know, and I just thought it would be a good idea if we can, the first time they trimmed the trees and they clean everything up and everything for us which is expected but, the second time it would be coming through just to cut the coconuts so we don't have these people driving through and stopping and cutting our coconuts, it's a big safety issue in our neighborhood under contraction to climb up these trees. So, I just wanted to submit the proposal and ask if they could come a second time just to come and cut the coconuts for safety in our neighborhood.

Mr. Gonzalez: What's that cost going to be?

Mr. Quesada: It's \$3,000, and you guys are paying, you guys have budgeted \$7,500 a year to do tree trimming but, keep in mind we do everything at least once a year so, we tackle all those little tracts, those little area that are like commons areas where we have the doggie stations throughout the community and including the

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medians, the main entrance, around the pool, you guys get a great price, \$7,500 to get all those trees done, there's a lot, it's several hundred palms just speaking about the palms alone, plus the little poinciana trees that we do in those fields once a year. So, this right here just to do the coconuts, nothing else, one additional time. Just for informational purposes, anything that's considered a self-cleaning tree which palm trees in Florida are considered self-cleaning trees, like you don't have an obligation to even clean them or to even trim them. Obviously, you want to set the standard for your community, you want things to look a certain way, but, I want you guys to know what you're obligated to do versus what we're doing extra.

Mr. Suarez: So, what is this company doing with the coconut after because I personally, unless we have a liability, I don't see an issue with somebody coming in there and they're going up there and getting them for themselves because coconuts are cheap and we're paying \$3,000 for them to go chop them, and then they can go back and make \$1,000 on these coconuts, so what are they doing with them?

Mr. Quesada: So, here's the one issue that we're having and it's happened more recently, they are starting to do property damage now on District property, so they're driving on with these vans now onto the median there, and they're leaving deep ruts which I just talked to Mayra before the meeting, we were talking to Milton because we've been waiting for the damages, and it seems like it's about \$600 worth, a couple pallets of sod that we need to be able to restore all the sod along those medians. So, there is a negative effect to having an amateur come from off the street, keep in mind you guys have county roads so it's open to the public.

Ms. Padilla: Not only that with the coconuts, the coconut water, just so you guys know and I didn't know this, so we had an issue at one of our other properties, and we kind of asked that question, and they said you can't drink that water because they spray something on the palms.

Mr. Quesada: Right, and we've had the palms treated at least twice over the last year for whitefly and there's another thing now because it happened, you guys lost a couple of palms this year in the median, it's called lethal yellow.

Ms. Padilla: And Terry is on the phone, just so you know, hi Terry.

Mr. Quesada: Ok, so Terry, are there?

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Mr. Glynn: Yes, hi everyone.

Mr. Quesada: So, Terry works with GMS and he's a certified arborist so he helps us, he usually drives all our Districts with us at least once a month and he consults with us so, he has an arborist license and we've caught a couple of things on those palm trees where we've requested that they treat them because they're called tree hoppers, so literally there's this bug that will go and jump from crown to crown on these palm trees and start wiping out almost all your palm trees if we're not proactive about it. So, going back to what Mayra was saying about the coconuts, you don't necessarily want, I mean again, it's their own risk because the company that's doing the treatment leaves the flags when they do the treatment to protect themselves and follow the law but, technically you don't want people drinking coconut water from those coconuts when they're getting treated with that kind of insecticide. So, going back to all of this, the reason this is happening is Cheryl has been a good Samaritan type of thing when she sees somebody there, saying hey you're damaging our grass, and some of these people are very disrespectful and she's coming from, I think she has thick skin when it comes to that, and she shouldn't have to deal with that but, where she's coming from is that coconuts can fall and possibly fall, and we can never control as an act of God but, somebody could get injured.

Mr. Suarez: And we do have the police report?

Mr. Quesada: Yes, the police were notified, and we had two incidents over the last couple of months, I have pictures of both, they were different vehicles.

Ms. Padilla: Yes.

Mr. Quesada: So, they were two different people that were doing this, the latest one is the one that caused the rut, the second incident, I have the photos but I haven't received any damages yet. It's been about a month, I'm going to be honest so, I will do my best but, please know it's going to be harder to do it if we catch them in the act then we have some kind of warning or some kind of incident number which we're happy to share.

Mr. Toro: You can't put a sign up?

Mr. Quesada: We can put signs up, again, we don't technically own those medians, it's county but, we have a maintenance covenant to maintain those medians.

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Mr. Toro: You still can't drive up on it.

Ms. Angell: Well, the truck has driven up on it because I stopped because he's been up there a few times, and he's not a nice guy, I'll be honest, he just said to me I don't have to listen to you old lady, and you're going to die in two years anyway, so I can do what I want. So, my thing is, we don't need these people coming into our neighborhood from other areas, I mean I don't know how much money they make from these coconuts but, we're trying to protect our property, and we don't need coconuts just falling to the ground and hitting somebody on the head either because plenty of these people walk with their dogs on that path, so that's why I was asking can we just have a second cut of the coconuts so these people see we don't have a lot of coconuts there so they won't be coming and tress passing on our property.

Mr. Quesada: The one thing I can tell the Board now and Cheryll just for your own information is we're coming up into March in a week, so typically in the spring this is when we spend the \$7,500 and we do a pre-hurricane season pruning of the entire District so what I would tell you guys is consider what Cheryll is saying but, there's no immediate need now if you guys want to revisit this, we know what the price is now, it's \$3,000, it shouldn't have a major impact on our budget because I think we're spending about half of what we have budgeted now for holiday lighting. So, maybe if you guys want to do a second palm pruning like she's requesting, we can revisit this in like November, right before the holidays before we put up our holiday lights, we can ask them to do the front entrance on the palms and other little clean up items, so it's not going to cost most more to do that and the coconuts at the same time, and again, you have the savings there in your holiday decorations, if you guys don't change your holiday décor to be able to absorb that additional service.

Mr. Toro: I have a question, how long does it take from the first pruning for a coconut to grow again?

Mr. Quesada: Usually in Districts that do it more than once, it's like a 6 month window, so that's why I try to time it where it's spring and fall, you're kind of right, you get the 6 month window, and you're also peaking at the right time, right before hurricane season we don't want to have any projectiles, right before we put Christmas lights are palms are nice and neat, so it's a good timing thing.

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Mr. Toro: I want to go back to that park bench real quick.

Mr. Quesada: Sure.

Mr. Toro: So, they want to charge us \$1,200 for each beach.

Mr. Quesada: So, this is materials and labor to install the bench, yes.

Mr. Toro: Because the bench is anywhere from \$400 to \$600.

Mr. Quesada: Correct, so materials and labor.

Mr. Toro: Ok.

Mr. Gonzalez: Because they have to do a concrete pad too.

Mr. Quesada: Correct.

Mr. Gonzalez: So, that and engineering.

Mr. Quesada: And like I said, you guys give me a budget, and my intent is not to spend all \$3,000, just have something to work with inbetween meetings so I can get this done.

Mr. Toro: So, the bench is anywhere from, I just saw it at home depot, between \$450 and it depends on the bench, to \$650.

Mr. Quesada Got it, and I can assure you guys it's going to be because I've done this in one or two other Districts, it's going to be a commercial grade, powder coated or baked on, so that it can last 10 years at least with the elements and what not, I'm actually working on one right here in Homestead too but, again, as soon as I get more information I'll circulate it to you guys as far as that once I'm able to get a little bit further in to those discussions. Cheryll is that ok with you that now that we have a price on those palms, we already budgeted to take on the pre-hurricane, and then we'll revisit this as we get closer to the holidays.

Ms. Angell: Yes, that sounds like a great idea, thank you.

Mr. Quesada: Ok. Mayra, is there anything else you wanted to go over?

Ms. Padilla: No.

Mr. Quesada: I know there's some Supervisor questions, so let's Marcos I know he wants to mention some things when get into the request section.

Mr. Gonzalez: Yes.

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On MOTION by Mr. Toro seconded by Mr. Gonzalez with all in favor, accepting the proposal from BrightView to do the biannual coconut palm pruning in the amount of \$3,000 was approved.

D. CDD Manager

Mr. Quesada: Under CDD manager, and let me check the meeting date, I want to tell you it's your April meeting, yes April 22nd is when we're planning to have our proposed budget meeting, so I just wanted to check with everybody while I have you present. We have until June 15th to submit our cap, and just again for Frank, I know he's only done it once, we have two budget meetings, you have your proposed budget and you have your budget adoption. Your proposed budget, you're just setting your ceiling because we have to send out a first notice to let every body know whether or not we're increasing taxes so, you always want to be conservative around that time, if you're even considering an increase it's better to just approve something but, that doesn't necessarily mean you're married to that increase you can always go back and keep assessments the same as a budget adoption but, once you set the ceiling, you cannot surpass the ceiling. Right now, like I told you guys, we did spend a little bit last year, so depending on what other services, and we're going to have a good meeting today to talk about some other things that people may have in mind because based on the direction you guys give us as far as services goes, that could have an impact on your budget and then we can always propose or project something to you guys in April, but April 22nd, does that work for everybody at least 3 of you to be here physically present.

Mr. Toro: Yes.

Mr. Gonzalez: What date?

Mr. Quesada: April 22nd, it's a Wednesday.

Mr. Gonzalez: At 10:00 a.m.?

Mr. Quesada: Yes, and by the way, keep in mind it does come at a cost but, if you guys need a special meeting or we have other advertised meetings that's why I'm asking you now, the goal is not to wait too close to June 15th which is the deadline, so

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give ourselves a little buffer there in case we have an unexpected issue we can still meet in May.

Mr. Suarez: I can't promise I'll be here in person.

Mr. Gonzalez: I can't either because I'm on shift.

Mr. Quesada: Ok, Frank?

Mr. Ruiz: I'm on vacation that week too.

Mr. Quesada: Ok, so it doesn't sound like April 22nd isn't going to work.

Mr. Gonzalez: Is there another day within that week we can meet?

Mr. Quesada: You guys can advertise a special meeting if you want, or just keep in mind, you do have but, we have to be 100% I don't like to cut it that close, but May 27th you have an advertised meeting already.

Mr. Toro: That's Memorial weekend.

Mr. Quesada: That's the Wednesday after Memorial day, yes.

Mr. Gonzalez: So, maybe like the 15th, I don't know whatever works for you two.

Mr. Suarez: My schedule changes.

Mr. Quesada: I do have a conflict but, I can always find someone to cover me, at least in the morning.

Mr. Suarez: Whatever day works.

Mr. Quesada: It would be April 15th if you're talking about April.

Mr. Toro: I can do any other day too.

Mr. Suarez: Yes, we're flexible but, I'll tell you this, I can't do the 16th of that week, I can't do that, which would be Thursday.

Mr. Toro: Any you're saying May 20 something is too late, can you guys not do the May 27th?

Mr. Quesada: We could do the May 27th but, I just need assurances from you guys, and worse case scenario I only need 2 weeks to advertise a special meeting, so the 27th is still an option, you just keep in mind that is our last possible, we would need to advertise a special meeting within two weeks type of situation to get that done.

Mr. Gonzalez: Because that adds more cost when we have to do all that?

Mr. Quesada: When you do a special meeting you have to send out a separate advertisement so it's another \$500 give or take.

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Mr. Toro: I would rather just move it to May.

Mr. Suarez: Alright, so the 27th then.

Mr. Gonzalez: I'm good.

Mr. Quesada: Ok, Cheryll are you ok on May 27th?

Ms. Angell: You're saying May 27th, yes I'm good.

Mr. Quesada: Ok, so I will make a note to the office for May 27th to propose the budget.

Ms. Angell: Ok.

Mr. Gonzalez: Are we still have the April meeting right?

Mr. Quesada: If necessary, if I have anything to bring to you guys I will, and I know we're working on this audit stuff. That's all I have under manager.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Quesada: Moving on to financial reports, which starts on page 65, I would just need a motion from the Board to accept your financials.

On MOTION by Mr. Ruiz seconded by Mr. Gonzalez with all in favor, the Check Register and the Unaudited Financials were approved.
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EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Quesada: Supervisors requests, Cheryll do you have anything you want to run by the Board?

Ms. Angell: I don't think so, I'll listen to what they have to say, thank you.

Mr. Quesada: Alright. Marcos.

Mr. Gonzalez: Alright, so the first thing I just wanted to bring up it's cheap, to put a plant in the middle, it's like a bougainvillea, or something that has color.

Mr. Quesada: We're working on that already.

Mr. Gonzalez: Ok. Then the other thing, Milton needs to, and this is another cheap thing but on the curb side, if you notice it looks like crap, so if you could just resod it and put the darker color sod, or the mulch in there.

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Mr. Suarez: Ok, so stuff like that, the money that we're paying Milton, what's in that contract, for him to do what?

Mr. Quesada: So, he's providing you guys cuts, like mowing, weeding, detailing, anything he can get from the ground, and he doesn't ever charge us when he had to come and do like fertilization type stuff. If there's something extra, I know we had an issue once where we were getting a lot of bugs near the mail kiosk area, it's like a couple hundred dollars, nothing that you guys can't handle but, anything else is like kind of extra contract, because he's not like an in house irrigation guy, so every now and then that's why if you guys notice I kind of lean on BrightView, they have a strong presence in the area, their pricing is very reasonable so they help us with the arborist stuff that requires a bucket truck and anytime we need to do like repairs, like digging up irrigation type stuff. Milton is able to handle your timer and setting the schedule for your irrigation so, if it's not a repair, we're good, but those are things that are kind of extra to the contract.

Mr. Gonzalez: And then I think too, this palm here, I mean this is something that could be handled by us but, maybe it needs to get cut down that one palm.

Mr. Quesada: And we did a couple inspections recently so we have those items pending.

Mr. Gonzalez: Ok, the other thing too is the lights, you guys got that right, when you drive in at night, wall lights, one was out, one was white, one was yellow, different colors.

Mr. Quesada: Got it.

Mr. Gonzalez: Another thing too, just let Milton know like this overgrowth on the clusias like all over the whole property, just to rip those out because it gets to a point it just looks bad.

Ms. Padilla: So, that's on the perimeter Marcos?

Mr. Gonzalez: Yes, and then the last thing I have you guys is like we're out of the holiday season, it looks a little tacky but change these up to like the annuals, whatever colors you guys want to make them, and then just like we talked about with a little bit more of a bigger plant because what they put initially was like really small, and it was cheap looking so if they could do a little bit more of a hardier plant plus dirt, which is

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cheap and mound it up, and then put the sod, so it looks a little more presentable at least for spring, so it looks better for like the spring look, so we have to change that up, that has to be like, we have winter, spring, so it just keeps it looking fresh. That's all I got pretty much from that, and then what Cheryll brought up which got handled which is the ruts.

Mr. Suarez: I have a question, the camera that's at the playground, who had access to that?

Mr. Quesada: So, you have a monitoring company, and DML is the service provider, they have a virtual person only after hours, so like from 7:00 p.m. and onward, there's somebody monitoring that and they're supposed to either warn them or contract the police, and Mayra also has access to that.

Mr. Suarez: Because the other day, I was in my living room and that thing turned right at my house it was crazy.

Mr. Quesada: I can assure you but, I'll double check with the guys to make sure to get a report and an adjustment but, it supposed to be triggered by motion so I don't know what was going on that day but, if there was any motion in the area it was probably just following whatever that was but, I can assure you because this guy is a licensed vendor, you're not supposed to be invading anybody's privacy, so I'll make sure about that. So, I assure you we're very cautious with that stuff so, it's only Mayra that ever has access, she needs to pull it and the contractor who is actually maintaining the system for you, and they have a virtual guard at night who during those hours, I think it's from 7:00 p.m. to like 7:00 a.m. that's monitoring it, if there is motion it pops up on their screen and they're able to make a phone call if necessary for trespassing.

Mr. Suarez: Ok.

Mr. Quesada: Thank you those items are noted and we were working on some of those items.

Mr. Gonzalez: So, that's a good, so you're saying trespassing so this is a legal question with the coconuts, it's a county road, but is there a way that we could go around it where we could put a big sign that says, no trespassing in the front.

Mr. Cochran: I think that would be a county call of it's their road, it's up to them.

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Mr. Quesada: Well, we have and Cheryll is a witness, we're there, and since someone is representing the District, if we ask this person not to take coconuts because now it's theft, they go more that route, then they are able to issue a warning or pursue it further if necessary. So far, with the calls that have been made, only a warning was given to the first guy because he was at least respectful and didn't cause any property damage but, the second time around we couldn't catch the guy in time while he was still there, and like I said, I'm working on it with Mayra, now that we have some damages, we'll get that documentation and we'll make a phone call and see if we can at least get an incident number for this guys if he comes back.

Mr. Gonzalez: The last thing too is, I know I spoke to Cheryll about this, the HOA was supposed to handle the road study for like the speeding and stuff like that. I'm personally going to look into it because I wanted to put speed bumps in the community, and I already talked to Ben, where kind of like the county takes over those costs but, we have to do this, and there's more kids, and remember these trees are growing and the regular properties and you can't see, and they're taking turns, they're hauling down the street, there's just too many things happening and we're going to have an incident. So, I'm going to try to work with you and get this going because it needs to happen, because I've been in communities where kids have gotten killed and it's a horrific thing.

Mr. Quesada: Ok, a couple of things on the subject, first off, Cheryll is there anything you want to add to that because I know Scott has notes, and this not the first time a discussion like this has happened with this Board, obviously different people involved but, Scott has at least some knowledge of the history there as far as those discussions. So, do you want to speak first Cheryll or do you want to hear from Scott?

Ms. Angell: I'll speak if that's ok.

Mr. Quesada: Go ahead.

Ms. Angell: I'm really against the CDD Board getting involved with speed bumps because those are county roads, we don't want to get involved that they say, well you have to pay this, you have to pay that, you have to take care of this. Now, if you don't believe the HOA is working on it, contact the HOA and get them to work with whoever wants to help with speed bumps but, my feeling is, we do what we're supposed to do above and beyond for our neighborhood as a CDD to add something else to it for me, is

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not right. We're not into county roads, and I realize that people go fast, I'm not saying they don't, I see it myself, I hear them and whatever, if people in the neighborhood want speed bumps, you have them come and survey and everything else, and doing tests and whatever for it but, I don't think the CDD Board should get involved in it, I'm really against it because that's not part of our ownership for the CDD Board to add something else on, that's my feeling. I think if you want to get involved with the HOA and talk to them and have them work along side of you, whoever wants to do that, or by yourself with the county, that's good but, for the CDD Board to do it, I'm against it, that's my feeling.

Mr. Quesada: Thank you Cheryll. I do have some creative ideas to kind of address it with you guys, at least to share my input but, before that Scott, do you want to just kind of comment. I know this is not the first time this has been discussed.

Mr. Cochran: Right, and I searched back through some of the old meeting minutes and stuff and it's come up probably 3 or 4 times over the last 6 or 7 years, something like that. I mean really from a legal perspective it's not terribly difficult, I mean it's county road, so anything that happens there it's up to the county, like we don't have a say in that. Now, since it is a public road, we could ask if the Board desires, we could ask the county, hey will you let us install them, I think they'll still make you probably do a traffic study and probably who knows what else, and they might say no, or they might say yes, but then if you do it you're maintaining it, so who knows what they'll say. So, legally, can you do it, you could do it, but it's all ultimately going to be what does the county tell you to do but, I think in the past partly because of that and partly because it may be concern that they would cause expenditure of CDD funds, the Board impasse hasn't chose to proceed forward with it but, like I said, legally speaking, can you do it, since it's a public road you ask the county if you can do it but, obviously you don't have to do it and in terms of pressure on the county to do something, the answer that we always give residents is, the CDD as a CDD has no leverage or sway with the county, the CDD doesn't vote, however, the residents do have that political power, if you will, you guys know your constituency applies so if you get a ground swell of residents that ask the county to do it.

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Mr. Gonzalez: But for me, I look at it like this, the HOA has no, it's not a private road, so technically they could say, hey we're not doing anything so, to me, to be honest with you it's a moral stance, it's like we have kids, we have trees growing we don't have any rights on those roads, it is a danger. I get the cost, I think that we should be intelligent about it and see how far we can take it where it comes out where the county is providing the majority of it. I think maintaining it is long term, it's a concrete slab, like it's not really something, now when they do the study, I believe it's not like oh well you need this much it's also like the position of where you put them, so strategically you could have them in certain areas, like where you have straight aways and stuff like that, but concrete slab to maintain it, long term, that has to last say 10 years or whatever, but that's not going to get damaged but, you know what, if one kid gets killed it's like, with the HOA, all the signs that you saw that got fixed, I made that phone call, and I don't know if Ben made a phone call but, I made the phone call for several of these and they all got fixed, so if you notice all the street signs are done. So, to me it's like, there's a lot of kids and again, if we could do it where the county is fronting the money and it's like, why not, and you have to really maintain it, I mean we could do a financial study too, I guess, or something that they could come up with other developments and say, hey this is how much it costs every 10 years, every 5 years, like these are the things we're running into but, at least doing the research we should look into it because it's either our responsibility or the HOA's. The HOA is not doing it and it's not a private road, and yes, it's the county but the county is never going to do a study there because it costs them money, so that's just my two sense.

Mr. Quesada: And worked in some of the creative things that I have so, and the reason I need direction from the Board on this is, we're about to propose your budget, we did dip into it, that's why I kind of mentioned it during the audit portion, we did dip into money that we didn't have assigned towards any line items last year because we had to make some capital improvements. So, I just want to be prepare, we can do the due diligence and find out but, this isn't something that we can do overnight because if it's going to be something where the county might say, well you guys are responsible for the maintenance now of other right-of-ways, we're not budgeted to be able to handle that. So, keep in mind, I think a starting point in all of this, if the Board is ok with it, it

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would be, yes, I think it's a collective effort, I don't think we can, like you're saying, I don't want to put anything on the HOA since they have their own operation but, what I would ask is that do a community outreach that constituents that do live there, that do vote in that District have the emails and the contact information.

Ms. Padilla: And what I've seen too, and I don't know the community Marcos, but somebody started a petition, and what they did is they got people to sign it, and then they sent it to the county commissioner, so I've seen that too, so maybe it's a good idea to kind of start there and see if you can get a response.

Mr. Gonzalez: Yes.

Mr. Quesada: And also enforcement, reaching out to our local police station, I had a District where public parking was a major issue, and I'm talking about it was in Kendall and we were able to work with the local police department during their off duty and whatnot and have them come out and just focus on a traffic detail for enforcement, sometimes that's all it takes to curb some behavior is a random traffic detail, so there's some creative solutions there but, I do think it has to be a collective effort, I think we can help out as far as outreach and reaching out but, we're just one entity. If we can get the residents there, and I'll be happy to reach out to Vanessa, that's your property manager, giving her those emails, it's a 311 email, your county commissioner, and you also have the right-of-way department which is the public works department for the county, so I will share those emails with her and ask that the more people that actually email, it's kind of like the mosquito control calls, if it's one person, they're just going to send a guy with a truck to your house to inspect your house, but if 10 or 20 people do it, they'll send the truck spray overnight, they'll send a plane overnight, so you get more priority based on the amount of volume that they're receiving. So, these are all things that we can do, it's not going to cost us anything, and we also talked to, or I'll talk to the engineer if you guys want and find out what a traffic study would cost you guys as a preliminary step, prior to any further actions being taken and you guys can chew on that information if that's something you want.

Mr. Gonzalez: Just getting the data and the information that's free, that's all I want just to see where we stand because like you said, it's not coming from the other side, they're not doing anything and by the way, we're supposed to have a special

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election, and we haven't, so they're operating illegally, they don't care, so somebody has to take a stand.

Mr. Quesada: Got it, so we will send the HOA those contacts, please helps us as far as you guys with your connections, I know some of you do have friends in the HOA, if they can at least help us as far as spreading the word about the shared concerned of the driving there, so I think that's a good starting point and I'll reach out to our engineer to see what a traffic study would look like for you guys.

Mr. Gonzalez: Yes, that's fine.

Mr. Quesada: Any other Supervisors requests?

NINTH ORDER OF BUSINESS

Adjournment

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

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

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Ben Quesada
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Secretary / Assistant Secretary

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[Signature]
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Chairman / Vice Chairman

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Marcos Gonzalez

marcosgonzalezphotography@gmail.com

Chair

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Intermediary Delivery Events

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Certified Delivery Events

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Carbon Copy Events

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Security Checked

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Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps
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