

**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, May 27, 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
Assistant Secretary

Also present were:

Ben Quesada
Mayra Padilla
Gabriella Fernandez
Residents

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

**Approval of the Minutes of the
February 25, 2026 Meeting**

Mr. Quesada: The first item we have on the agenda is item No. 2, on page 3 which is the approval of the minutes from the February 25, 2026 meeting. Are there any comments or corrections from counsel or from the Board?

Ms. Fernandez: No.

Mr. Gonzalez: No.

Mr. Quesada: Hearing none, I would ask for a motion to approve the minutes.

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On MOTION by Mr. Suarez seconded by Mr. Toro with all in favor, the Minutes of the February 25, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution
#2026-01 Approving the
Proposed Fiscal Year 2027
Budget and Setting the Public
Hearing**

Mr. Quesada: One of the main reasons we're here today is consideration of resolution #2026-01 which is approving the proposed fiscal year 2027 budget and setting the public hearing. So, for anyone listening in the audience and for those of you who are in attendance there's two portions of your budget, you have a fixed debt in your budget which you have the original construction bonds that were used to build the community, all the public infrastructure and then you have the operations and maintenance, so you have a Series 2013 and Series 2014. That is not what we're here to discuss today, that's a fixed amount, that is a 30 year bond, and it has it's own separate life cycle and payments are being assessed every year to collect the debt. Today we're talking about your operations and maintenance portion of your budget and obviously the community now has aged significantly since 2013, we've been undergoing several capital improvements along the perimeter wall from all the damages caused from the traffic light, we've had our irrigation pump that's been replaced over the last year. We've had a major pool leak that was just resolved, your access control system that needed a brand new overhaul, we've updated some security system components to the pool with the virtual guard services overnight, and so again, we have a community that's aging that requires more attention, and more capital expenses that are not included in approved line items in your current budget. So, what we've been doing is historically any carry forward surplus that you guys have been carrying over from budget to budget because you've been operating very efficiently has been utilized to offset these expenses but, when you don't assess those amounts and don't have a proper reserve line item or adjusting these line items as your expenses continue, you start to go into the opposite direction. So, we're trying to find the right sweet spot and we talked to the accountant and there's been some direction from the Board as far as

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just some of the landscaping enhancements we have made like adding annuals. So, that's just the history of what we've been discussing at several meetings, and again, we have an audience today and they don't regularly join our meetings, and I just wanted to kind of explain where we've been at over the last 2 years on the operations and maintenance side and some of the things that we've been trying to do to upkeep all the infrastructure. What makes your community unique is, even though there's an existence of a HOA, they don't own any common areas, zero, so what makes this District unique for at least GMS is that we're responsible for basically all the common areas, and so I just wanted to make that clear for those visiting, while you do pay a HOA and they have their own scope of services and management responsibilities, the CDD is responsible for all the physical common areas, including the entrances, there's a maintenance covenant with Miami-Dade County for the center medians that run throughout the community, and so it's our job to upkeep and maintain all the infrastructure when it's owned by and accepted by the District. With that, is there any discussion from the Board as far as today's proposed budget? I basically went over all the different line items but, as you can see on page 28 of your agenda, there's a breakdown of the general fund, and the proposed budget and the line items and then if there are no questions or comments there, I would direct you to the assessment table which kind of give you a big picture breakdown of the different portions of your budget that I already eluded to which is, you have the operation and maintenance, your debt assessments and obviously there's a proposed increase of annually of \$290.90. The second part of today's budget meeting is to discuss the public hearing date, it needs to be a minimum of 60 days from today, and let me just double check my calendar, so 60 days from today would be July 26th, and I believe we have an advertised meeting on the 22nd so it would probably be, if everyone is comfortable with August 26th, that's when you have an advertised meeting. It is cutting it a little bit close to the deadline with the county because the second TRIM notice needs to go out when you do your budget adoption is on September 15th, so keep that in mind, we just have to make sure we have quorum, if we need to advertise a special meeting we can, any date after July 26th.

Mr. Gozalez: What date again?

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Mr. Quesada: So, it needs to be a minimum of 60 days from today, which 60 days from today is July 26th, and you can advertise a special meeting or you already have an advertised meeting for August 26th.

Mr. Suarez: Just a couple of questions on the budget, why are we increasing 8 times on the plant replacement? Do we really think we're going to spend \$8,000?

Mr. Quesada: So, going back to the discussion, and it's been discussed at a couple of meetings, the Board recently gave management direction to start having annuals changed out regularly. What we used to do is we used to have perennial plants, like crotons and stuff like that at the entrance and the decided to upgrade that, and so annually I think per change out it's \$2,789 which I think is a good price considering you get the front entrance and all the center medians included with that change out so price-wise it's good but if you multiply that by at least 3 change outs a year, again, we can make \$8,000 work, and it would be a little bit more than that but, we can make that work.

Mr. Suarez: Ok, and then on the pool budget, we had more stuff done on the pool and we only spent \$11,500, do we really need \$30,000 in there?

Mr. Gonzalez: Also, if you look at the agreement, it says we don't maintain the fountains anymore, because what it says here for the maintenance of the pool and fountain, and it's two, so I don't know which two they're talking about because we don't have any more, oh they're talking about the pumps.

Mr. Quesada: Yes, so a couple of things, let me see what you're currently paying on your maintenance because there's different components that we combined in there. So, just to give you guys an update, with the pool leak that we had, again, what's happening when you have an autofill valve and nobody can see the fluctuation in the water because of the autofill but, basically you guys had a very expensive water bill, that's what caught our attention, and immediately we had a leak test performed, they found multiple leaks in your pool and we were able to get that addressed, so keep in mind that also happened and when you're only budgeting "X" amount of money for water tied into your pool, any repairs that you guys do also ties into your pool but, right now what you're currently paying is \$546 times 12 which would be \$6,552 is what you're

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paying the maintenance company for that and they're only charging for the pool, they're not charging for the fountain.

Mr. Gonzalez: Ok.

Mr. Quesada: So, we can easily rename or recategorize that line item.

Mr. Suarez: Yes, that would be better to clean up the language because people will look at that.

Mr. Quesada: That's fine.

Ms. Angell: What did you want to change it to?

Mr. Quesada: Just to pool maintenance and we can have it as pool maintenance/repairs.

Ms. Angell: Ok.

Mr. Gonzalez: Yes, because originally it says fountain 2, fountain services, and we don't have that.

Mr. Suarez: But my question is still do we think we need to do all of the \$30,000?

Mr. Quesada: Again, I'm just letting you know, the things that we used pool maintenance for this year, we overhauled, and to be fair it's not going to be an annual cost, we overhaul I think since 2017, you guys have had the same access system but, there's multiple things tied to that pool maintenance line item so, you access control system is part of that line item, you recurring maintenance, nothing extra in the contract, just your recurring maintenance which is in excess of \$6,000 is included in that, any repairs, your standard feeder pumps because it's an older pool setup equipment-wise, those are part of your maintenance, you filters need to be changed every 90 days, so there's other parts and all of that. I would rather you guys be conservative on that line item because your biggest expense, operating and maintenance-wise is your pool.

Mr. Toro: Is that a chlorine system in that pool or salt water?

Mr. Quesada: It's a liquid chlorine system, and it has two standard pumps that feed the pool, and you have a maintenance contract right now where they're coming at least 3 times a week.

Mr. Suarez: And the same thing with the reserve, we're going 5 times, and if I'm reading this right, the \$5,104, that's what we spent, right?

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Mr. Quesada: And Carlos by the way, what we're doing today, and I forget to explain that in my introduction is, you guys are approving a ceiling today, so whatever number you guys approve today, you have 60 days from now or whatever date that we set the public hearing, you can lower from that amount from that ceiling that you're setting today, but you cannot go beyond that ceiling that you're setting today. So, these types of meetings, I think it's always best to be conservative, as the year goes on we'll have better actuals and we just continue to project and make sure that your financials are updated and you can see what the projection would look like but, again, this is for you guys to discuss and by no means are we telling you guys, you have to do this amount of money, it's just when we do look at an increase, we're trying to set assessments for years to come so that we're not having this discussion again next year, we're thinking 3, 4 years down the line. Your insurance costs continue to go up, like I said, the amount of capital improvements that we had to make that were not anticipated in the budget have compounded over the last 2 years that you guys were able to get by for 2 years without an assessment increase absorbed irrigation pumps, pool pumps, leak repairs, access control system replacement at no additional charge or assessment collected but, what happens when you deplete your surplus, you don't have enough money in reserves, we're heading in the opposite direction now. So, this is why we're having this discussion but, all means direct us how you want to direct us, just keep in mind if you guys were to keep assessments the same, you're probably going to have to look at one or two of the little valves, these valves I call them faucets that you have in your system, things that are optional like annuals, or things like holiday lighting, where again, we're talking maybe \$5,000 and \$8,000 but, those are type of things that you can really dial down in your budget that would incur some kind of hit.

Mr. Suarez: Ok.

Ms. Angell: I personally like the pool budget the way it is because, and you say things are getting old, and we have repairs, and the cost is not going down, the cost is going up, not just for the repairs but then also for their own service that they're giving us, we have to pay them too, so it is going up, it's not going down.

Mr. Ruiz: So you have to resurface that pool.

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Mr. Gonzalez: Yes, and the thing is at least you know, because you have a pool, but at least the maintenance keeps up with it getting worse.

Mr. Ruiz: Right, you have to maintain the pool.

Mr. Gonzalez: Right, if you don't maintain it, it's more money.

Mr. Suarez: I'm good with that, but where's the budget for like when somebody comes in for the pool security?

Mr. Quesada: I'm pretty sure it's \$27,000 but let me double check that annually, you guys are paying for security patrol and monitoring, \$27,000 a year, annually.

Mr. Suarez: And that's the camera system and somebody onsite?

Mr. Quesada: Correct, I think it's two things, you have the weekend or holiday security person that's there while monitoring the pool, and you also have the virtual security service happening after hours, all overnight to monitor trespassing.

Mr. Suarez: And they did it from the last budget, there was nothing drastic?

Mr. Quesada: No, and again, those are things that I'm talking about last year, contractors were proposing an increase.

Mr. Suarez: No, I'm happy how the things are with everything that's there it's just sometimes, I'm just saying that sometimes some of these services they jump and you asking why did they jump so much?

Mr. Quesada: And that's why I'm drawing your attention to, if you look at your water line item, you have already spent \$12,000 which is almost double already but, you guys are going to go well beyond double your budget on water because we had a leak, a very bad series of leaks.

Mr. Suarez: And that's another thing because in the back, I don't know if you notice there are pipes broken, so I don't know, that's something later, we'll talk, but there are lines that feed to where my property is at, where I live, and then by the lake, so I'm saying do we have any other additional leaks that we're going to know about, that's why things are getting expensive, like this is just by the, so you can see it here, this is the lake area, but there's these connections that are just empty, so I don't know if anything ever got like severed and they just didn't say anything about it and then the meter runs.

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Mr. Quesada: And you're looking at an irrigation pipe, what you're showing me and that's running through a well system, but obviously we don't want to just be wasting water, so if we have little leak you let us know and we'll take care of it.

Ms. Suarez: No, but that's what I'm saying, I don't know that's something maybe in the future we could look at.

Mr. Quesada: Ok, just let us know, please for anything maintenance related, don't wait for a meeting, reach out to us immediately.

Mr. Suarez: No, but you don't see any physical leak but it could be underground that you have that break.

Mr. Quesada: Correct, ok, and we did just have a wet check I think after, so unfortunately you guys, and thank you to everyone in the community I guess reached out to Lou, who then reached out to you, who then reached out to me, which Lou has my contact information, so please if you're listening reach directly out to me, and there was a leak with a broken valve and I guess the pump was running without water running through it so thankfully, a lot of it was covered under the warranty because we had just replaced that irrigation pump recently but, we do request wet checks that done frequently. That is something again with this budget, you guys don't have the built into your contract, we've been doing it quarterly, you guys can always increase that and do it monthly but, these are types of things that everything comes with a cost and without direction from the Board we're trying to at least be as efficient as possible by doing it quarterly, before every annual change out lets us check it and make sure everything is operating properly and you get longevity out of your annual changes but, again, any type of repair situation or emergency, things do happen, things do break, immediately is the best thing so that we can hopefully prevent something more drastic from happening to our pump system.

Mr. Ruiz: Ok, I'm good with the budget where we put it at.

Mr. Quesada: And again, we're setting a ceiling today, and by no means are you guys held to having to stick to that number if you guys decide 60 days from now that \$290 is too high annually as an increase you can go down from that number, as much as keeping assessments the same if you guys chose.

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Mr. Suarez: Did you guys break down more or less what it would come out to per home, like the increase?

Mr. Quesada: I can do it real fast, so if you look at assessment table, it would be \$290.90 annually.

Mr. Suarez: Ok, but people forget the HOA doubled in price too but, we don't have anything that shows there.

Mr. Quesada: And give me one second, so what were you asking, you were asking how much is it per month, it's \$24.24 per month.

Mr. Suarez: Ok, I got it, and the last time we actually had an increase it was 7 years ago, correct?

Mr. Quesada: Yes.

Mr. Suarez: So, it's been 7 years, so basically now divided that by 7.

Mr. Quesada: Hold on let me see, and I think Carlos is right, I think it was less than 7 years ago and I think that's when we did a \$100 increase.

Mr. Ruiz: It was like \$110.

Mr. Quesada: Yes.

Mr. Suarez: So, it's not much, I think the budget looks pretty good for what we're getting.

Mr. Quesada: The only other thing I would say is I think the Board also discussed, I think before you guys take any action is just for the record, I see we have several people online in the virtual audience, and thank you for being patient, is there anybody that wishes to comment before the Board takes any actions regarding the proposed budget? I hear no comments just for the record, and there is no physical audience here today, there are several people in the virtual audience, thank you for listening patiently. Going back to the second part of this motion, the public hearing date, can the Board discuss as far as availability, is August 26th a conflict for anybody?

Mr. Suarez: Yes, it might be for me, I'm going to be on shift on that day, so if we can move or whatever.

Mr. Quesada: Ok, so we can set a special meeting, so any day between July 26th and mid-August I would say is play if you guys want to discuss that and let me

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know, and do you have the budget hearing for Miami-Dade County in your calendar, or no?

Ms. Fernandez: No.

Mr. Quesada: Ok, let me double check that, the Miami-Dade School Board, because that's happened in the past actually, Miami-Dade School Board budget, we cannot do it on the same day, that's the only exception, so that's July 29th. So, the only day that is not in play is July 29th as far as you guys discussing the special meeting.

Mr. Suarez: So, I'm ok with the 22nd.

Mr. Ruiz: I'm on vacation August 22nd that whole week I think, let me double check.

Mr. Suarez: Ok, and it doesn't have to be on a Tuesday, right, we could do it on a Wednesday.

Mr. Quesada: Correct.

Mr. Suarez: So, you're going to be gone from the 22nd to when, Frank?

Mr. Ruiz: Let me check, let me look at my calendar.

Mr. Quesada: Mayra, do you think we should do at South Dade if we can use their clubhouse for the public hearing for the budget because I have a feeling that we're doing an increase just to allow more capacity.

Ms. Padilla: Yes, we can do that.

Mr. Quesada: Just to have a bigger meeting room for that date if it's available.

Ms. Padilla: Yes.

Mr. Suarez: Are you guys good with August 4th?

Mr. Quesada: Can you pull up the calendar so when we discuss it we can make sure that it's available and we can check it?

Mr. Padilla: Yes.

Mr. Suarez: Alright, for me, like I said, the August 3rd I'm available.

Mr. Ruiz: So, I'm on vacation from the 24th through the 30th.

Mr. Quesada: So, the last week of August basically he's not available.

Mr. Suarez: So do you want to do the 22nd then?

Mr. Ruiz: The 22nd is a Saturday, right?

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Mr. Quesada: I will tell you, it cannot be anything before the 26th of July, but what I am telling you guys is there's a fifth week in July which is very rare, that you have a fifth week of the month. Typically, on our end, meeting conflicts, Gabriella's availability, that kind of stuff we don't advertise for the fifth week because they only have two months a year like that.

Mr. Toro: Mid July I'm always gone.

Mr. Quesada: Ok, so end of July, no.

Mr. Suarez: Alright, so what days are you guys available?

Ms. Angell: I know we were talking about August, how about since we can't do the 26th because Frank's on vacation, can we do the week before, the 19th, we have the 12th or the 19th of August which are Wednesdays.

Mr. Ruiz: The 19th I'm available.

Mr. Quesada: Ok, let me look at my calendar also, so August 19th I have an 8:30 a.m. meeting but, if we could maybe push it to like 11:00ish, I'm in Doral but, it would take me 30 minutes to get here.

Mr. Ruiz: That's fine, ok.

Ms. Fernandez: Everyone in our office has a conflict.

Mr. Quesada: On the 19th?

Ms. Fernandez: Yes.

Mr. Quesada: The whole day or like the morning?

Ms. Fernandez: No, in the morning.

Mr. Suarez: What about the 18th?

Mr. Quesada: What about in the afternoon?

Ms. Fernandez: The afternoon, no Scott has a 4:00 o'clock, I have a 4:00 o'clock, and Ginger has a 1:30.

Mr. Quesada: Ok, so District counsel is going to be the difficult part.

Ms. Angell: How about 1:00 o'clock on the 19th? Does anybody have a conflict with that, 1:00 o'clock?

Mr. Ruiz: No.

Mr. Suarez: No, I'm wide open.

Ms. Fernandez: That should be ok.

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Mr. Quesada: I can be available at that time.

Ms. Fernandez: I'll probably have to cover it but, that's fine, 1:00 o'clock, I just have to be out of here by 3:00.

Mr. Quesada: Ok, and our meetings hardly ever last that long.

Ms. Fernandez: Ok.

Mr. Quesada: Ok, so I'm just making sure before I you make any motions, so August 19th at 1:00 p.m. is ok with everybody?

Mr. Ruiz: Yes.

Mr. Suarez: Yes.

Mr. Quesada: Ok, so just making sure again, our virtual audience, no comments before the Board takes any actions on the budget today? Not hearing any comments, and Mayra is there any conflicts on the 19th at South Dade?

Ms. Padilla: Let me check, August 19th?

Mr. Quesada: Yes.

Mr. Gonzalez: So what day did we say, August 19th?

Mr. Quesada: Right and it will be at 1:00 p.m.

Mr. Gonzalez: Ok.

Ms. Padilla: It's available.

Mr. Quesada: Ok, good, is everybody good with August 19th at 1:00 p.m.? Is everyone ok with the location, we used to meet there back in the day, normally it's not necessary but, I think for a public hearing on our budget increase we should have a bigger venue in case anyone wants to attend, so if you allow me to make the motion and by saying so moved, we can adopt the resolution. So, I'm asking for a motion from the Board to consider resolution #2026-01 approving the proposed fiscal year 2027 budget for an annual \$290.90 annual increase per unit, setting the public hearing date for August 19th at 1:00 p.m. and the location would be The Waterstone Bay Clubhouse, located at 1355 Waterstone Way, Homestead, Florida, by saying, so moved, you agree with the motion.

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On MOTION by Mr. Gonzalez seconded by Mr. Toro with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget with the \$290.90 annual increase and setting the Public Hearing on August 19, 2026 at 1:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida was approved.

FOURTH ORDER OF BUSINESS Audit Selection Committee Meeting

Opening Audit Selection Committee Meeting

- A. Roll Call**
- B. Ranking of Respondents to RFP**
- C. Adjournment**
- D. Selection of Audit Firms**

Mr. Quesada: The next part of today's agenda is the audit selection committee meeting, at your previous meeting in February you guys had the first audit selection committee meeting, and this is like a meeting within the meeting, so before we start I'm just refreshing everybody's memory. You guys had set some criteria for the respondents to be ranked with a ranking sheet, which has been provided to you starting on page 37 of today's agenda, and on there you have your 3 respondents. I think it's great lately, we used to only get maybe one or two respondents and now we're getting up to three.

Mr. Suarez: What page?

Mr. Quesada: Page 37, it's just a breakdown, that's your ranking sheet but, right after that you have each individual proposal from each of the auditors. So, it's a requirement of the District to have an annual audit performed by a third party and so some rules have changed recently which actually allows you guys to enter into a 10 year term with these auditors but, keep in mind any contract that is prepared is subject to termination on a year to year basis, so don't feel like you're locked in for 10 years and you're signing your life away, that's not the case. What this really helps with is just projecting and know what the cost is going to be per audit when you lock in a price like that, it only goes up \$100 a year if you see on your ranking sheet on page 37. You are funded to be able to handle any one of these firms, they are all qualified but, before we start and I dive deeper into that, I do need a motion from the Board to open the audit selection committee meeting.

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On MOTION by Ms. Angell seconded by Mr. Ruiz with all in favor, opening the Audit Selection Committee Meeting was approved.

Mr. Quesada: Ok, and just for roll call I have to speak for the record, in a previous meeting the Board appointed itself as the audit selection committee and constituting the audit selection committee today is Marcos Gonzalez, Anthony Toro, Frank Ruiz, Cheryl Angell, and Carlos Suarez, and now that I've called the roll, we can go back to the ranking sheet on page 37. Keep in mind before you guys discuss, once you guys kind of figure out what you want to do, what direction you want to go again, you have enough money assessed to be able to work with any of these firms. So, I think they're all qualified, I think the newest one, just to highlight, and I'm not trying to sway your opinion it's just so you guys understand it, R. McIntosh, she used to work with Grau & Associates and you can see in her resume she did provide a proposal, she recently started her own firm, so she has plenty of experience but, she's a new firm that she started, that's the only difference. I think only one District recently decided to go with her, so I don't have a lot of details to share with you as far as ability to furnish, and those types of things but, I can tell you there's no question on the qualifications in her experience level.

Mr. Ruiz: I like her prices better, give her chance, it's only a year contract if she doesn't do it, we get rid of her, right?

Mr. Quesada: Understood, yes, just keep in mind and it's on our end, I'm just letting you know there is going to be a little bit of where things have to get transferred because any of the previous history, financials and all that would have to get transferred to her office, but that's something we'll handle internally, and it should have no effect on your decision here today, so I don't see any, like I said, there shouldn't be anything standing in the way. Keep in mind, look at your ranking sheet because it's important for me that when you guys chose an auditor, that you give them a score based on what you're seeing above which is ability of personnel, proposer's experience, understanding the scope of work, ability to furnish the required services, and the price. So, all of that, they have an equal score up to 20 points, total 100 points, so I do need you guys to give me rankings based on which way you're leaning so that I can write down the score for

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each individual auditor, I have to fill out the ranking sheet and provide that to our office and make sure that's submitted with today's meeting file. So, please help me when you guys are discussing, give me at least some kind of understanding of how you're ranking them, scoring-wise so that I can relay that to the office, and like what Frank said, if you guys chose a new auditing firm this year, just so you know, historically Grau & Associates has been your auditor since day one but, if you guys do decide to move in another direction, it is subject at any time, keep in mind we would need to advertise like we did this time, two separate meetings, the first audit selection committee meeting to set the criteria, and the second to rank your respondents from the RFP as well.

Mr. Suarez: But that would cost how much just for that?

Mr. Quesada: There's advertising costs associated with it but.

Mr. Ruiz: It's \$600 more.

Mr. Quesada: Yes, and again, those are things that you guys have built into your budget, we just need direction, you'll have the money in your administrative budget to be able to do that, as long as you're not doing it every year being irresponsible, you should be ok.

Mr. Ruiz: I'm just curious why do we go way up north for CPA firms?

Mr. Quesada: It just happens to be where a lot of them are located, and I will tell you this Frank, historically there's not a lot of accounting firms that specialize in Community Development District accounting, it's very unique, like I said you have the bond, the debt and the O&M so believe it or not there's not a lot of specialty firms that have the experience to do that.

Mr. Ruiz: Ok.

Ms. Fernandez: These are the usual ones we see with McIntosh being the new one.

Mr. Ruiz: I just looked them up, minority owned new business, give them a chance.

Mr. Quesada: Is there any other discussion, I think I know which way Frank is leaning.

Mr. Ruiz: I just think, forget the one in Fort Pierce.

Mr. Quesada: And I understand what you're saying, don't worry about location.

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Mr. Ruiz: And Grau we've been with them so long.

Mr. Toro: They should be cutting a little break.

Mr. Quesada: I understand, times 10, if you guys do it for 10 years, I understand, that compounds.

Mr. Toro: I'm good with the last one too.

Mr. Ruiz: Yes, same here.

Mr. Gonzalez: Same here.

Mr. Quesada: Ok, I think everyone for the most part has their minds made up, if you don't mind helping me with the rankings, if you want to give each auditor a score for me and just let me know which is the one that you picked?

Mr. Ruiz: So, there's altogether there's 5 criteria, 20 points each.

Mr. Quesada: Yes, 5 criteria, up to 20 points each, yes, so again, just give me an idea.

Mr. Suarez: I went with 70, 80 and 90.

Mr. Ruiz: There you go, I agree.

Mr. Quesada: Ok, and you're going based on price.

Mr. Suarez: Yes, I just did each of the things and I scored it.

Mr. Quesada: Ok, well I need direction because that's the thing, each category has up to 20 points, so which category are you going towards?

Mr. Suarez: Ok, so the first one was Berger, and Berger was price.

Mr. Quesada: So, what score would you assign for price out of 20.

Mr. Toro: Zero, and no points.

Mr. Quesada: Ok, Berger, zero points, got it and then the rest were 20s?

Mr. Toro: No, Grau gets maybe 10.

Mr. Quesada: Ok, well we're just talking price right now, so let's talk price, so Grau is 10, Berger is zero, and then what is McIntosh?

Mr. Suarez: 20.

Mr. Quesada: Ok, 20.

Mr. Ruiz: And remember it's going to get back to them, you're just sending a message, hey our issue was price, so the first guy that was most expensive at \$4,000 I would say is zero.

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Mr. Suarez: The reason I gave them 70 is I gave them a zero for price, but I also took off 10 for location because they're pretty far away.

Mr. Quesada: Again, location is not part of the criteria, so it says ability of personnel, proposer's experience, understanding the scope of work, or ability to furnish services required, so I'm just telling you none of those things are affected by location.

Mr. Suarez: Right here it says geographical location of firm.

Mr. Quesada: Ok, I got it, so I need a consensus from the audit selection committee.

Mr. Gonzalez: I say we keep it with Carlos like that.

Mr. Suarez: Yes, so I took off 10 for location, and 20 for pricing, the other one I took off 10 for location and 10 for pricing, that's why I went 70 and then 80 and then on the other one I took off 10 for location because they're all far.

Mr. Toro: And they're all qualified.

Mr. Suarez: That's why I said 70, 80 and 90, because I took off 10 for location and then 10 points off of Grau for price and then 20 off for the other one, so that's how I got 70, 80, 90.

Mr. Quesada: Ok, so let me just recap that because you were going a little bit fast, so for Berger?

Mr. Suarez: So, for Berger, here it goes, I'll go across the top, ability 10, everything else 20 except price is zero. Then for Grau I gave 10 for location, everything else 20, except for price.

Mr. Quesada: Ok, got it.

Mr. Suarez: And the for McIntosh I gave 10 for location and 20 for across the board.

Mr. Quesada: Ok, got it, so 70, 80, 90.

Mr. Suarez: Right.

Mr. Quesada: Ok, I got it. So, everyone in the audit selection committee in agreement?

Mr. Ruiz: Yes.

Mr. Toro: Yes.

Mr. Gonzalez: Yes.

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Ms. Angell: Yes.

Mr. Quesada: Ok, so I have that and just for the record, I'll state again Berger with 70 points, and I will mark on the ranking sheet the reasons beings, Grau & Associates at 80 and McIntosh at 90. With that being said I just need a motion to approve those rankings.

On MOTION by Mr. Gonzalez seconded by Mr. Ruiz with all in favor, ranking of respondents to RFP ranking Berger, Toombs with 70 points, Grua & Associates with 80 points and R. McIntosh with 90 points as stated on the record by Ben Quesada was approved.

Mr. Quesada: Then I need a motion to adjourn the audit selection committee meeting.

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

Mr. Quesada: And now that we're back in our regular meeting, the Board of Supervisors, I just need them to make a motion selecting the auditing firm based on the audit selection committee meeting, which is to first try to enter into an agreement with McIntosh, and if for any reason that fails then it would be Grau & Associates and lastly, it would be Berger, Toombs, or we can always readvertise. So, the rankings are based on the audit selection committee meeting, which again were 70 for Berger, 80 for Grau and 90 for McIntosh, and McIntosh being the preferred choice, and by say, so moved, you agree to that motion.

On MOTION by Mr. Ruiz seconded by Mr. Suarez with all in favor, selection of audit firms, selecting R. McIntosh as the #1 audit firm and authorizing staff to enter into an agreement was approved.

May 27, 2026**Hemingway Point CDD****FIFTH ORDER OF BUSINESS****Discussion of Procedures of the General Election**

Mr. Quesada: Item No. 5 on your agenda is just putting out there the general election information for this year. So, the election are obviously going to be in November, on November 3rd this year for election day, however, the qualifying period begins on June 8th at 12:00 noon, and it ends on June 12th at 12:00 noon. So, you only have that one week, it's one week in the month of June, June 8th through June 12th, the location is in your agenda on page 106, it's at 2700 NW 87th Avenue, Doral, Florida which is the Miami-Dade Supervisor of Elections. The only criteria for Board members in the CDD is that you are registered voter and you reside in the District. The three seats that are up for election this year are seat #3 which is Carlos Suarez, seat #4 which is Marcos Gonzalez, and seat #5 which is Frank Ruiz. So, those are the three seats, if you have any questions on that you can always reach out to me but, again all the information is on the agenda, you can contact the Supervisor of Elections, and you do need to go with a money order, how much was the money order, do you remember Gabby?

Mr. Fernandez: \$25.00, cashier's check or money order.

Mr. Quesada: Yes, so you need to bring a \$25.00 cashier's check or money order, and part of the qualifying process which we're going to talk about later in the agenda too, and usually Gabby brings it up is, the Form 1 that you need to fill out, so those of you who are not in seats #3, #4, or #5, Cheryll and Anthony, you still need to fill out a Form 1 by July 1st, but those of you who are interested in running, and whether you're running for your seat again or not, it's just tied into before June 8th through June 12th you need to fill out a Form 1, and if you're not going to run you still need to fill one out before July 1st.

Ms. Angell: What's the date again?

Mr. Quesada: July 1st for the Form 1 is the deadline or else you could be subjected to a penalty, as just as \$1,500.

Mr. Ruiz: Where do we get the forms?

Mr. Quesada: Form 1, if you want I'll email it to you again Frank, and actually there's a website, and your already registered but if you forgot your password, you're just going to have to ask someone and tell them you forgot your password.

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Mr. Suarez: Ok, so if you could add us on the Form 1.

Mr. Quesada: Ok.

Mr. Gonzalez: And who do we email the money order to?

Ms. Fernandez: No, you go in person at the office of the Supervisor of Elections.

Mr. Gonzalez: Ok.

Ms. Fernandez: So, when you go, you're going to give your \$25.00 money order or cashier's check, you're going to fill out your Form 1 ahead of time, so before June 8th and take a hard copy and then there's two forms that you'll find online that you have to fill out and that's the package that you'll take between June 8th to June 12th.

Mr. Ruiz: And it's just walk right in and drop it off.

Ms. Fernandez: Yes, it should be very quick.

Mr. Ruiz: And what time do they open again?

Mr. Quesada: I don't know their exact operating hours, that's a good question, but if you want there's a phone number there and if you want I could reach out to them, and if not, you can give them a call and see what their hours are.

Mr. Ruiz: Ok, so June 8th through the 12th, Form 1, we need to fill out and take the original copy.

Mr. Quesada: Yes, and obviously you would fill out your Form 1 before you go to qualify.

Mr. Fernandez: And he's out of town but there's a way you can qualify earlier, 2 weeks earlier, so just give them a call and let them know you're going to be out of town but, there's a way that by now already you would do it.

Mr. Quesada: And Carlos give them a call also because I do think they make accommodations for special circumstances, but that's up to them, we don't manage that entity so I would encourage you to call them.

Ms. Fernandez: Yes.

Mr. Quesada: Thank you, I just wanted to disclose that.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Quesada: Moving on to staff reports, Gabby is there anything else you wanted to mention to the Board?

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Ms. Fernandez: Just another friendly reminder, your Form 1 is due July 1st, it's a personal obligation, they can fine you starting after September 1st, after that grace period, they would fine you \$25.00 per day up to \$1,500 so please do submit it by July 1st. You should be receiving an email soon from the Florida Commission on Ethics with the link, if not Ben's office can send it to you guys, it's the same email you used last year and since you guys already completed the forms online last year, you're simply just recertifying the information so it should take no longer than 5 minutes and on the bottom of that form you're going to check off that you did you 4 hours of ethics training, that's the ethics training that you guys did back in December, and then another friendly reminder that your next ethics training is due this upcoming December, there's a wonderful 4 hour video you have to watch so just keep that on the back burner of your minds, and that's all I have.

Mr. Quesada: Thank you Gabby.

B. Engineer

Mr. Quesada: Nothing really to cover under the engineer.

C. Field/Property Manager - Monthly Report

Mr. Quesada: Mayra, is there anything you want to cover under today's field report?

Ms. Padilla: No, the only thing that I want to mention is the pool rules, just to let you guys know I am getting some requests of residents that want to give their kids access, just to let you guys know. We did do our rules in 2018 so the rules do say that 16 years and older, that they can go by themselves, so I don't know if you guys want to keep this the same, I don't know if you guys want to change it. The only thing I will tell you is that the problem that we're having is that, let's just say a 16 year old goes, and what the rules says is that a 16 year old can go by themselves but, if they bring friends as guests they may not be 16.

Mr. Ruiz: Well, I mean in the end, I don't see a problem with that, the last time that happened with you and me we handled it pretty well quickly.

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Mr. Quesada: I understand that but for the record, the reason why that's built into your rules is, if somebody is a minor, legally speaking, liability purposes, and Gabby can piggy back on this one, is they cannot be legally responsible for a minor. I understand that some of you have children at home I get it, where you have a 16 year old living in the house and you feel comfortable with them supervising a 12 year old, 10 year old, or 8 year old, or whatever but, when it comes to a pool there needs to be safeguards in there because when it comes to that, only an adult can be responsible legally speaking for a minor. So, the reason why, in your rules, yes you can be 16, you can unsupervised as early as 16 in the pool, but that 16 year old legally speaking, per your rules, is not legally allowed to have a minor under their supervision, so I just wanted to make that clear for the record because that is something that I think Mayra is trying to elude to in the rules is that it's a little bit vague.

Mr. Suarez: But the only thing to say is we have the cameras there, so if they're doing something that's illegal, vandalizing, that's already an assumption to say, hey, you need to get out, like you're done, that's what we're paying for.

Mr. Ruiz: What about if a minor trips and falls, and their parents aren't there, I get it, I was a kid, and you know what these kids are different.

Mr. Suarez: But, I'm going to give you the devil's advocate, the parents are different, like the same parent, you say, hey your kid has to be 16 years of age, and it's like dealing with an animal, unfortunately, you don't deal with logical people sometimes, and that's my biggest thing is that we put that security system in there, and let it come into play.

Mr. Quesada: Right, and keep in mind it's only monitoring, what you guys are paying for is after hours for trespassing, other than the weekends, you have a security officer that's monitoring the pool when you have increased activity.

Ms. Padilla: Right, and that was honestly my concern is, and Frank to be honest with you, is that the summer is coming.

Mr. Ruiz: And I'm sorry, parents are different, they don't care about the kids.

Ms. Angell: I also think that 18 is a better age to have them go in by themselves because that way they're 18 and that's the legal age, then if they bring in their sister or brother that's 14 then it's acceptable because they're of age, at 16 she goes in and she

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has a sister that 14 of course Mom says, take the 14 year old with you, really she shouldn't be responsible for her sister, so that's why I say we should raise the age to 18 because then that one is a legal adult, and they can watch younger kids.

Mr. Ruiz: You're right.

Ms. Angell: I mean you have to look at the pros and cons because this is a pool, and if we had a guard full time in there it would be different but, we don't have a guard, we only have it on the weekend and on the holiday. So, you're talking about summertime where the 16 year old can go in and bring a few of their friends in, or younger brother or sister, that's just my opinion, I know we can vote on it but, I think to me 18 is better because they're an adult.

Mr. Gonzalez: And it's weird because I mean you probably ran into it with like asking to scan and all that stuff, they're going to bypass it regardless, I agree with the responsibility, and yes there is a liability in there but, these kids are going to get in regardless or not, and that's what I'm saying is that, you can post it.

Mr. Ruiz: I think 16 is good.

Mr. Gonzalez: Yes, I think 16 is good.

Mr. Ruiz: I'll be honest with you, if I was 18 I'm not going in that pool, I'm going to the beach or something.

Mr. Gonzalez: But that's my other thing too, there's a large influx of kids now and we have to give them a place to hang out.

Mr. Ruiz: I think for the most part kids aren't doing it.

Mr. Gonzalez: Right, we haven't heard anything on the Facebook page of people trashing things.

Mr. Quesada: And the only issue we had and I'm just saying again because if anybody can identify and speak to the parents or let us know we'll reach out with a letter to the HOA is you had somebody a few months ago that was climbing over around the holidays, that was climbing over and damaging all the stucco because they were climbing using the opening or whatever crevices they can find to prop themselves up on top of your monument, flying drones or whatever they were doing causing property damage, and you have people that normally litter where your fountain used to be behind

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the monument in the front. So, the pool itself, I have to be honest with you, we haven't any issues.

Mr. Gonzalez: And to be honest, I've had more complaints with the adults than the kids, and the security guard lady, Ms. Byrd, she's very respectful but again, it's the adults not following the rules, having beer and drinking it on the side, leaving it there. It seems like the adults need to be watched.

Mr. Suarez: So, I'll make a motion to leave it that way.

Mr. Quesada: All we need is direction for right now unless you're going to make any changes.

Mr. Gonzalez: This is my last thing, I do have an issue, and I don't know if you guys can just call them at least and let them know you're aware but, that's a hazard, that FPL, I mean the phone line that's running across our community, that thing has been there for like 3 weeks now and so that should have been buried already and not trashed because somebody will trip on that.

Mr. Quesada: I know that, and I don't think obviously it's for the traffic light.

Mr. Gonzalez: Right, it's not a live wire but it's just a trip hazard and it's getting to a point where it looks so bad.

Mr. Quesada: And I'm going to be honest with you, we tried this before the traffic light, we go nowhere over a year, and spent I don't know how much money on engineering reports, and sending them, and it was MasTec that did the trenching for light and we go nowhere, we went to their supervisors, we went to the county, and you guys know how that goes when there's big investments being made in planning and zoning and we were incurring our own expenses and getting nowhere with it, where you guys decided as a Board to just go and repair the common areas that were all damaged even though their responsible for restoring lines.

Mr. Gonzalez: And the other thing that I'm upset with is that company is that, you know what you look at the community in front of us, they have no markings of graffiti we have graffiti markings all over our property, and they never cleaned that up, and that looks like crap, we have wires, graffiti.

Mr. Quesada: You're talking about the parking things that they use?

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Mr. Gonzalez: Yes, and if you go to any other development you don't see that, like why are we the only ones that have that, it looks terrible.

Mr. Quesada: Mayra, please make a note of that. What I'll do is again, I'll start with the 311 because that's easy to just set up a ticket and have public works which oversees those permits look into that and then from there, ask our engineers if they're aware of any other improvements in the area so maybe we're a little more aware of what's going on.

Mr. Gonzalez: And I promise, this is my last one but, the other thing too is let's makes sure that, and I think it's already in the agenda for the future but, the plants switching has to be done because to leave the Christmas plants there, it looks bad because it looks like crap, the next plants are coming, have a higher chance of survival but, to leave it and extend it, and I understand it was an issue with irrigation but, we have to have that plan, so once those go out, the new ones have to come in because it makes people say, oh look how it's looking disheveled again, so clean it up.

Mr. Quesada: So two things there, number one is I agree with you I think once they're at the end of their lifecycle, as far as replacing them, have them removed, so we don't have the eyesore, that's something we can take care of with the landscaper. You are right to point out that we had some irrigation repairs that were ongoing so we could not swap out annuals while we had no working water in the middle of the drought, and then thirdly, we did not have an approved line item in this budget for annual replacement and that we addressed today with our fiscal year 2027 budget so, you guys are going to be budgeted to at least do 3 change outs a year which I think we can make work.

Mr. Gonzalez: And the last thing, the benches are awesome, like I'm telling you, a lot of people I see them using them, and they're happy, I've seen two families that have handicapped kids, they come, so you see it early in the morning and late in the afternoon people are actually using them, so it was a good investment, so there's little things that make a big difference, and if we can continue doing that then I think the property is going to look really good.

Mr. Quesada: Right, and every time I go there we see people using the bench, and I know you mentioned that there's a couple of therapists that have clients in the

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community but, even seeing other people there just enjoying the shade and the lake view so I'm glad it's working and it was a good investment.

Mr. Gonzalez: Right, and in the end if we set the standard at least, it kind of like it's nice.

Mr. Quesada: Ok, thank you for that, thank you for your comments on the flowers. Mayra, anything else you want to cover under the field stuff?

Ms. Padilla: No, that's it.

Mr. Quesada: Thank you.

Mr. Gonzalez: Oh, have you guys see just off the record, you haven't seen the coconut people come around?

Mr. Quesada: No, nothing recent and by the way I forgot to mention on your budget, Cheryl did request previously that we have maybe a second pruning, so typically you guys have been doing it pre-hurricane season but, having a second one like an early fall right before the holidays.

Mr. Gonzalez: Yes, that's good.

Mr. Quesada: Just to keep the palms looking good, and you guys have several hundred palms if you count all of them.

Mr. Gonzalez: Right, because even the little ones if you've noticed it looks dirty because it like drops all these little small seeds and then it goes on the driveways and it looks terrible.

Mr. Quesada: Right, and you guys are billed for two, so you're going to have one pre-hurricane and one pre-holiday season and we'll stagger them 6 months apart kind of thing.

D. CDD Manager – Number of Registered Voters in the District - 726

Mr. Quesada: Real quick I just have to state for the record that per your Supervisor of Elections, Elina Garcia, that Hemingway Point Community Development District as described in the attached map has 726 registered voters.

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SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Quesada: Jumping into financial reports, the check run summary is on page 117, and your unaudited financials are on page 123. If there are no comments, I just need a motion for the Board to accept your financial reports.

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

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

Mr. Quesada: I already have your Supervisor's requests for the Form 1 link email. Are there any other requests at this time from the Board?

Mr. Suarez: I just had a couple of things I wanted to bring up, is it that time yet?

Mr. Quesada: Yes, go ahead.

Mr. Suarez: Ok, and I know we've had this discussion before, but who is in charge of the sidewalks because I can show you on the video, in front of my house where the tree is, there's about a lift that's there, and this lady jogging with her kid hits it, then goes baby to the ground, so I was going to get red spray paint and spray it red because I've seen too many people hit it but, I don't know who is in charge of that, is that a 311?

Mr. Quesada: So again, yes, correct, and just for the record, for anyone listening Miami-Dade County owns all the roads, they are responsible for your stormwater maintenance, which is your drainage system, they're responsible for the roadways, they are responsible by default, anybody who owns a public right-of-way like a road, the way it works is, if it's a public right-of-way, the county is responsible for those sidewalks, and then the portions of the sidewalk that run in front of each individual homeowner's driveway aprons in their individual parcels, technically, and trip hazards is a different story but, like cleaning, cleanliness-wise, the swales and those trees, and it includes the trees as well are responsible. So, the CDD only maintains, the same way, so the pool

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area, all around the pool, they maintain the trees, they clean the sidewalks, but any trip hazards Miami-Dade County handles that, and the street signs as well.

Mr. Gonzalez: But just to give you a heads up, I think I ran into this awhile back, I think it has to be 6”.

Mr. Quesada: So, again, it's Miami-Dade County and 311 has made a lot of improvements over the years, any person has any concerns with 311, if they go to their online system, everybody has a smart phone nowadays you can just share your GPS location, you can pin the exact location of whatever the concern is, their public works department automatically receives a copy of your ticket, you get an email so that you can track it with a tracking number but, again, sidewalks, street signs, road concerns, drainage concerns, any of those things, that's a Miami-Dade County Public Works issue.

Mr. Toro: And the lights are FPL?

Mr. Quesada: The lights are FPL, and one of the most common questions we get because I understand that they collect through Special Non Ad Valorem Assessments like the District does, but it's not CDD collecting those funds. FPL also has the ability to levy an assessment through a Special Lighting District, so each of those have been paid equally by each homeowner but, it's not run through the District, it's run independently and FPL is the appropriate entity. The same thing with FPL, they have an online reporting system, it operates very similarly to the county, if you don't know the streetlight number which some of them have, you can pin it using your location, and create a ticket.

Mr. Suarez: So another thing that I have is, when we say the trees, so like if you're a corner house, and the house goes around like Marcos, who's responsible for those trees on that?

Mr. Quesada: You are, any tree that abuts your private property is yours, now when it comes to the pool like that area.

Mr. Suarez: And there reason I'm saying this is, I go walking with my grandson a lot and there are trees hanging in the side walkway so that's the owner's responsibility.

Mr. Quesada: Yes.

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Mr. Suarez: Ok, and the last thing I have is if you gone down on our road, and you're coming from the Turnpike, and you're coming down, and right before you get to the stoplight, all that walls, trees, just looks like crap, and I'm just wondering like what do we have to do here. So, if you look at it, like there's broken lights, and I'm just saying if you go there, lights are missing, lights are broken, the stucco is coming off the walls, the trees are partly there, partly not there, partly not there.

Mr. Quesada: And you're talking about the east side or the west side?

Mr. Suarez: If you're coming from Wawa towards the neighborhood, and I'm not even looking at the trash, I'm looking at like the walls, the stucco is coming off, the trees are either gone or messed up, it just looks really bad.

Mr. Quesada: Ok, and I'm making a note of it, we'll re-inspect it.

Mr. Suarez: So if we can look at that, and then we can just deal with it.

Ms. Angell: We just did a big wall cleanup I thought.

Mr. Quesada: Yes, and we just repaired two lights between the wall.

Mr. Suarez: And I'll look at it again when I go back there.

Mr. Quesada: Ok.

Mr. Gonzalez: And one of the things to clean up like the messiness on the floor, they sell it in Home Depot, it's cheap, it's something that Milton can install, and it's just basically a black rubber that goes right under, it can go from there all the way around to each side, and at least the mulch doesn't spill all over the place when it starts raining and stuff like that, because like he says, you'll look and there's like garbage under the trees and there's like little papers and this and that, like wrappers all over the place, and if you have that, and if you want it to look clean, and it looked sharp when we had it right in the beginning but towards the ends it's just out of control, and it seems like it's not being done, she had done the job picking up, but I think we have to do our preventative maintenance and make sure that stuff just gets hidden and it's not seen, and that's it because the trees are blocking, those trees that we planted they're blocking a lot.

Mr. Quesada: I understand, and again, it's one of those were 248th, and just for the record again, is a county right-of-way, it's a very busy street, you have a bus stop out there, so I just need direction from the Board because service-wise the areas that we've already included have been the common areas within the boundaries of the

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District. So, I need the expectation to be set by the Board, I understand what Marcos is saying because there is going to be an impact on your budget and that's fine, I just need to hear that from the Board so that we can make adjustments on our side if we need to increase services whether it be through the landscaper with their contributions or the janitorial person who's concentrating mainly on the amenities.

Mr. Gonzalez: I just want to mirror what's around us, and not be like, that's that development and that's the way it looks.

Mr. Quesada: Right, and I'll give you an example, Artesa and Corsica have a porter that works a set amount of hours whether it be 12, 20 or 40 hours a week, going around in a golf cart continuously, and obviously they have 800 units across the street, so there's more people contributing to those services, but again, I just need some direction from the Board when we have these discussions because 300 units is a different budget, and we have to be creative on how we approach it.

Mr. Gonzalez: And just to have rubber in the bottom that can go right under where it's needed, so it's just blocks it and it's a cheap fix so just to cover it.

Mr. Quesada: Ok, mulch guard, I got it.

Mr. Gonzalez: Right, like the little mulch guard.

Mr. Quesada: Ok.

Mr. Suarez: That's all I got.

Mr. Quesada: Ok, so we'll take a look at the east side of the wall particularly but, we'll look at the whole perimeter wall, if there's any touchups or anything that needs to get done, we'll make sure it gets addressed. We did right before the holidays last year did some touchups. Yes.

Mr. Angell: I just wanted to bring up something for our guard, and for our cleaning lady, I wanted to know, and I don't know if it will be this meeting or whenever but, I would like to give them a gift at Christmas, a money gift at Christmas both of them because they have been hard workers and we haven't given them anything through the years that they've been working for us, so I don't know if it's this meeting that we discuss it or next time but, I would just like them to receive something, and I'm not talking about a large amount of money, just something to show that we appreciate them.

Mr. Gonzalez: I have a question for you, are they getting raises every year?

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Mr. Quesada: No, they haven't touched their contract since they started.

Ms. Angell: No.

Mr. Gonzalez: Maybe it's something that we, I mean if it doesn't go crazy, to be like, hey we care because in the end people, that's how they look at it, well I got a raise, so I'm saying we could do the gift and that but, that's one thing that people forget, yes we're trying to save money, I understand all that stuff, but these are people working in our community, and I think it's fair that at some point they need to get their raises too because that's how we show our appreciation. Hey you're getting paid, and it's not going to be much but, at least it's something for them to look forward to.

Ms. Padilla: Yes, and so when we spoke to the accountant Marcos, just to let you know what she told us was, what other Districts do and obviously you guys can do whatever you guys want, and I'll give you an example, like Waterstone, we have employees that have been with us 16 years, and they give them something, and they take that into account obviously, they take the years of service that they've been there, and they give them an amount, and then they have it set up where every December they give them that amount, so it was something that Cheryll and I discussed but, at that time it was only like hey, it does have to be approved by the Board, it does have to be agreed by you guys a certain amount, and then when we're going to give it.

Mr. Gonzalez: Ok, and I'm on board with that.

Mr. Quesada: And by the way, the way that would work is, she's already employed by First Choice, or our security provider, they would pay her those funds and invoice us and we would pay the cost because we have an agreement with them, so we would pay the contractor but, we would in the request make sure that all those funds go directly to the employee not the company.

Ms. Padilla: No, there's a way where the District can pay that person.

Mr. Quesada: Ok, so there's more than one way to do it.

Mr. Gonzalez: Ok, and the thing is, in the end she does a good job, and it's hard to find good people to do the work, so my point is when you have a good person, like she's very attentive, attention to detail, I'd rather pay more for that than to pay for somebody that doesn't care, and doesn't want to be there, so at least she gets that.

May 27, 2026**Hemingway Point CDD**

Mr. Quesada: Ok, so is there an amount that any of you have in mind right now or do you want to revisit it?

Ms. Angell: No, we can revisit it because we have time, I just wanted to bring it up for everybody to think about giving both of them something at the holiday, I thought it would be nice since we've never done it and they're both good workers.

Mr. Quesada: Ok, and if you guys want to time it around the holidays, our fiscal year starts October 1st, so we can make sure that happens, assuming you guys have your assessments set at a level that you feel comfortable with we can make sure to make a motion in August or November to address that.

Ms. Angell: Thank you.

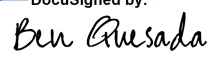
Mr. Gonzalez: Ok, no problem.

Mr. Quesada: Hearing no other comments, is there anybody from the general public that would wish to comment at this time under audience comments? Just for the record again, we do have members in the audience with us virtually, so I was just making sure nobody wished to be recognized.

NINTH ORDER OF BUSINESS**Adjournment**

Mr. Quesada: Hearing no other comments, I just need a motion to adjourn the meeting.

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

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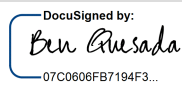
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BQuesada@gmssf.com

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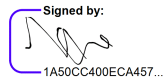
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Marcos Gonzalez

marcosgonzalezphotography@gmail.com

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