

MINUTES OF MEETING SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South-Dade Venture Community Development District was held on Thursday, June 26, 2025, at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Jessica Cabrera
Mike Cruz
Curtis Cooper
Victor Valladares
Desiree Rivera

Chairman
Vice Chairman
Supervisor
Supervisor
Supervisor (by phone)

Also present was:

Scott Cochran
Gabriella Fernandez
Paul Winkeljohn
Ben Quesada
Mayra Padilla
Alejandro Aleman
Brian Correa
Vincent Fernandez
Several Residents

District Counsel
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Manager
Governmental Management Services
Field Manager
District Engineer
Club Manager
BrightView Landscaping

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

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Cabrera called the meeting to order, and the Pledge of Allegiance was recited by all who attended the meeting.

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SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
April 24, 2025 Meeting**

Ms. Cabrera: Ok, so we'll start with item No. 2 approval of the minutes of the April 24th meeting. Does anybody want to make a motion to approve?

Mr. Winkeljohn: I have a couple of corrections on page 12 from Scott's report, apparently our transcriber couldn't understand him, so we have those here.

Ms. Cabrera: Ok, so with those corrections, we need a motion to approve.

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, the Minutes of the April 24, 2024 Meeting with the indicated change were approved.

THIRD ORDER OF BUSINESS

Staff Reports

Ms. Cabrera: Ok, moving on to staff reports, Mr. Attorney.

A. Attorney

Mr. Cochran: Yes, so again, I just wanted to introduce Gabriella Fernandez from our office, she joined our firm just recently. (inaudible comment) So, she might be covering some of my meetings if I'm away at some point. Other than that, I have nothing really in particular to report at this time. It looks like the administrative kind of stuff is already on the agenda, so I'll let the District manager take care of that.

Ms. Cabrera: Great, thank you. Do you want to jump to the audience right now?

Mr. Quesada: Yes, and just for the record, Alejandro Aleman, the District engineer just walked in.

Ms. Cabrera: Ok, so we have someone here, the floor is yours, so go ahead.

A resident: Yes, hello, I live in Waterstone II. (inaudible comment)

Ms. Cabrera: Ok, so you're a resident here?

A resident: Yes.

Ms. Cabrera: Ok, so she can rent it.

Mr. Winkeljohn: (inaudible comment) As long as it's not something for profit, which we probably have in our rules, but if you deem it's good for the residents to get this opportunity without having to travel, I think we could justify it.

Ms. Cabrera: Ok.

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Mr. Quesada: (inaudible comment) The contract states any type of event has to be in here, in this case she's talking about a community event so I just wanted to make that clear.

Ms. Padilla: She wants the parking lot too.

Mr. Quesada: Yes, so I think it's going to be an extension of that to do their thing. (inaudible comment) The parking lot part, close the amenities temporarily so she can have her event, it will still be a community event. (inaudible comment)

Ms. Cabrera: Do you have a date in mind for this event?

A resident: We'd like to have it in the summer if possible before school starts which is August 13th but, if not, just let us know what is best.

Ms. Cabrera: Ok, well we'd have to close for a couple of hours, so a week day or weekend?

A resident: It could be on a Saturday or it could be on a Sunday.

Ms. Cabrera: Ok.

Mr. Cooper: What's the earliest you'd be willing to have it?

A resident: We don't have a set time. (inaudible comment) I would say around 11:00 or 12:00 in the morning.

Mr. Cooper: I mean I don't know if I'd want to shut the clubhouse down on a weekend during that time during the summer because people want to use the pool.

Ms. Padilla: So, what if we agree to let her do it in here, and just say ok, let's compromise and do it in here but, not out there, so we don't have to close the facility down.

Mr. Valladares: Would she need a specific event for insurance?

Ms. Padilla: We'll look into that.

Mr. Cooper: But the thing is parking because if they're having a lot of people traveling in the parking lot is going to be full, and people won't be able to park here.

Ms. Padilla: Well, they could park in the guest spots.

Mr. Valladares: How many people are you expecting?

A resident: (inaudible comment) They want to be able to stay here for 2 hours. (inaudible comment)

Mr. Winkeljohn: You don't have a program or anything right?

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A resident: No. (inaudible comment)

Mr. Cooper: How many people do you think you would be having?

A resident: I would say about 100.

Mr. Winkeljohn: Throughout that duration of time.

A resident: Yes.

Ms. Cabrera: I don't see a problem with it, so long as it doesn't affect the amenities but, it would be hard to justify having to close the pool for a couple of hours on a Saturday in the summer.

A resident: (inaudible comment)

Ms. Cabrera: As far as parking goes, I mean whenever we rent the facility anyway people are parking on the grass.

Mr. Quesada: (inaudible comment) Usually most of our foot traffic in here is usually towards the early and mid-afternoon hours, so if you can get it in before the peak hours it shouldn't affect us that much.

Ms. Cabrera: I mean, honestly, if you're willing to be flexible, and you don't feel that you need to have the back area for any reason, so I don't see why we would have any issues.

A resident: (inaudible comment)

Ms. Cabrera: The front where? The parking lot? To do what exactly in the parking lot?

A resident: It would be the ice cream food truck.

Ms. Cabrera: Ok.

A resident: (inaudible comment)

Ms. Cabrera: Yes, and what we would rent you would be the grand room, I mean the parking comes along with the rental but, if it doesn't affect the amenities out there, then you can do it at whatever time it is you want.

Mr. Quesada: Does 10:00 to 2:00 work for you?

A resident: Yes.

Mr. Quesada: Well, I'm going to check the schedule, and if she's not going to be using the parking lot, you guys can set up in here, and that means more of the parking lot will be open for people to use for parking, whether they're coming here to the pool, at

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least there's some flexibility and it's outside of the peak pool hours. (inaudible comment)
So, it would mean more people coming in and out. (inaudible comment)

Mr. Cooper: Is 4:00 o'clock pretty good for you, like 4:00 to 8:00 during the week?

Ms. Padilla: Yes.

Mr. Quesada: (inaudible comment)

Ms. Cabrera: I don't foresee it being so busy because I drive through here every day, that there won't be any parking for people, I mean I've just never come across that, so I don't have a problem with it at 4:00 if you want to do it then. I don't have a problem with the hours because it's not going to affect us having to close any of the amenities.

A resident: (inaudible comment)

Ms. Cabrera: Does anybody have anything to add, any questions, concerns?

Ms. Padilla: The only thing I will ask is, would you guys be waiving the fee?

Ms. Cabrera: I don't know, how have we done it in the past?

Mr. Quesada: (inaudible comment) Well, we made them do a deposit of incidentals.

Ms. Padilla: And then we give the deposit back to them after the event if there are no issues, so we'll just get a cleaning fee for somebody to come and mop and do a deep cleaning.

Ms. Cabrera: Ok, how does everybody feel about that?

Mr. Cruz: I'm ok with it.

Ms. Cabrera: Victor, are you good?

Mr. Valladares: Yes, I'm good.

Ms. Cabrera: Ok, so just, and I'm sure you've already gotten together with her, but she'll be able to check out the schedule and see what's available and all of that.

A resident: Ok, thank you.

Ms. Cabrera: Thank you.

Mr. Quesada: Thank you.

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B. Engineer

1) Update on Guardhouse Automation Project

2) Digitalization Stormwater Infrastructure Data Into ArcGIS

Ms. Cabrera: Ok, so do you want to jump into the engineer?

Mr. Quesada: Yes, he's going to give us the guardhouse update, Alejandro. Let me just pull it up on the screen before you start. (inaudible comment)

Mr. Aleman: Sure.

Mr. Quesada: Ok, go ahead.

Mr. Aleman: Right, so what sheet or page are you on so I can reference it?

Mr. Quesada: We are on page 47.

Mr. Aleman: Perfect, ok. So, on page 47 you'll find the comparison before the 4 contractors that we contacted. Obviously the cheapest one would be Headley Construction but all 4 are qualified contractors and again, just to reiterate, this is for the roadway project for paving the U-turn through the current median, and these are the results that we were able to obtain. I guess the step would be if the Board feels comfortable to make a motion to approve one of these contractors so that we can proceed with the permitting process. The one exception on the permitting agenda right now is to hire a contractor so they can put together a cost estimate and a few other line items that's part of the permitting package.

Mr. Quesada: And we're talking about guardhouse 1, in this particular case, the emergency turn around, correct?

Mr. Aleman: Yes, correct, yes that's the only one that's going to require roadway improvements, the other guardhouse that we're looking into, fortunately, does have the U-turn already in place so it won't need those roadway improvements, unless the Board has any questions or concerns.

Mr. Cruz: So, \$42,000?

Mr. Aleman: No, \$34,625 would be the lowest one, \$42,000 was the highest bidder, and \$34,625 was the lowest bidder.

Mr. Cruz: Alright, I see it right there.

Mr. Aleman: Oh, ok, you're a little bit further ahead, you're looking at the actual proposals, we put together a comparison table kind of summarizing all of the line items and their sum totals side by side.

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Mr. Cruz: Ok.

Ms. Cabrera: So, other than the price difference, these vendors are people that you've worked with?

Mr. Aleman: Yes, absolutely.

Ms. Cabrera: Is there something that would, I mean do any of them stand out more than others or have you worked with others more?

Mr. Aleman: Honestly, the bulk of our experience is with Headley, we've worked with Gencon before, he actually used to work with Headley back in some other firm, and they split a few years ago, probably like 5 or 10 years ago, but Headley Construction just actually finished a milling and resurfacing project at another District and they did a pretty good job, and no complaints, and I would say they're actually overqualified for a job like this, it's a very straightforward job, a very small paving area. So, based on the price, I would say Headley and of course, experience with the contractors, I'd say we have experience with all 4 but, more with Headley honestly than the other 3 contractors.

Ms. Cabrera: So, why is this bid so low?

Mr. Aleman: Why is their bid so low right so I guess the next running up would be about \$3,000 and some change higher, so I'm not entirely sure, their unit prices are just a little bit lower and we could see line by line where they're able to win certain line items over the other contractors. I would say, connections when it comes to contracting, whoever has the cheapest connections is able to get the cheapest materials, the cheapest labor, maybe rather than renting machinery they have in house machinery, so that could sometimes also make a cost savings because general contractors typically either rent equipment or own, so I would say that's probably what's having them come out on top as far as pricing is concerned but, again, quality of work, we've worked with all 4 and I can vouch for their quality of work as much as the other 3.

Ms. Cabrera: Ok.

Mr. Cooper: So, for example, with option #4, Absolute Construction puts in for \$650 and \$5,500 for miscellaneous and I guess for low voltage conduit relocation TBD, and the other ones left that blank, what does that mean? Does that mean that's something that they can't determine and then they're going to charge us after?

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Mr. Aleman: No, part of their proposal could be that they have an average pertaining to those relocations but, they're certainly not going to have any fees after but, we'll check into it just to make sure that's the case.

Mr. Cooper: Ok, because you have blanks here and then here and even over in this area this person put painted pavement markings, temporary, for \$2,000 and then these guys left it blank, so they're just not charging us for the service?

Mr. Aleman: Right, well they're including it as part of their total lump sum so they're assuming the responsibility for relocation, in this case that potential irrigation relocation and a low voltage, they're assuming those costs, but that's a good question.

Mr. Cooper: And then on the bottom here it says, on the top it says gatehouse 1 and 3 improvements, and then on the bottom here it says gatehouse 1 and 2.

Mr. Aleman: Ok, that could be something that we could probably correct, and again, this was just made as a way of summarizing but, there are some additional signage, there was some signage that they were tasked to install at the other guardhouse, and it's not going to be roadway work but it's going to be signage work, so that's the extra fee that you see on the bottom for single sign posts, a ground mount up to 12 square feet, so those are additional sign posts that are going to be installed at the other location.

Mr. Quesada: (inaudible comment)

Mr. Aleman: Ok, I've contacted the supplier and made sure all the contractors are aware of that we're using specialty signage only.

Mr. Cooper: So, at gatehouse 2 improvements, that's what we're referring to, it's not going to be gatehouse 1 and 3, it's gatehouse 1 and 2, correct?

Mr. Cruz: The gatehouse that's directly south of gatehouse 1, the one that currently has the U-turn, is that 3 or 2?

Mr. Quesada: It's 1 and 3.

Mr. Cruz: Ok.

Mr. Quesada: So, that's a typo at the bottom, location 2, however you want to word it on that summary sheet, technically it's guardhouse 1 and guardhouse 3.

Mr. Cruz: Ok.

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Mr. Winkeljohn: (inaudible comment) The specs are matching now, they call it 1 and 3.

Mr. Cooper: So, it's not by the school.

Mr. Winkeljohn: No.

Mr. Cooper: So, this is only to do the U-turn at guardhouse 1.

Mr. Winkeljohn: Yes, and make sure they do the signs that are required.

Mr. Cooper: Ok, so we haven't gotten the approval yet, so that wouldn't be in this proposal.

Mr. Winkeljohn: Correct, this is our cost. (inaudible comment)

Mr. Aleman: Right, I think our initial process was coming in north of \$40,000, or \$45,000 I believe, so the contractors came south of that, so that's a good thing.

Mr. Quesada: Any questions regarding the bids?

Ms. Cabrera: No, I don't have any questions, other than what was already asked.

Mr. Cooper: I make a motion to approve Headley Construction not to exceed \$34,625.

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, accepting the proposal from Headley Construction to construct a median U-turn in front of Guardhouse 1, and provide signage at Guardhouse 1 and Guardhouse 3 to further the automation system as required by City of Homestead not to exceed \$34,625 was approved.

Mr. Quesada: Alejandro, I know there was something else you wanted to go over, let me pull it up on the screen, for everyone that's on their tablets, it's on page 60.

Mr. Cooper: Hold on, I'm sorry, is this not including permitting?

Mr. Aleman: What page is it?

Mr. Cooper: Page 49, it says, if permitting is required add \$1,500 for processing, permitting fees not included.

Mr. Aleman: Ok, yes, I see, we're handling the permitting.

Mr. Cooper: Ok.

Mr. Winkeljohn: Yes, we pulled that out.

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Mr. Cooper: I just don't want to approve a not to exceed and then all of a sudden we can't proceed because we had extra charges.

Mr. Aleman: Right, and we've already begun the permitting process, so it's our understanding that we're going to finish it as well, which is fine.

Mr. Cooper: Ok.

Mr. Quesada: (inaudible comment)

Mr. Aleman: Ok, yes, I touched on this topic before, we're recommending to all our Districts to adopt a stormwater maintenance inventory, essentially in short it's a web map that's going to have all of the structures and all of the technical information for every structure. In short, it's a great way of keeping track of all the maintenance of the structures and it's also a way of phasing out the maintenance that's performed for the structures, and to have it in a one-stop shop source of information. Also, one big benefit is being able to track the now mandatory classified dewatering permits, that's something that we could also track given that these structures are typically serviced about 20% of the system per year, we're able to track each Class V permit associated with those structures that were serviced per year. So, it's something that we're highly recommending to all the Districts, it does eventually will add to a cost savings for the District because we also built in all of the as-builts, all the plans and whenever there's information needed for either emergency service or maybe just for keeping track of things, again, it's a one-stop shop, so it takes time for contractors to find the plans, it takes for management to be able to have access to the plans and it also saves time for us to deliver answers to questions that we get regularly so we believe it's a project that pays for itself but, again, we built in as I mentioned, classified permitting, scheduling for the programs, and we've gone through this line item before so I'm not sure if there are any questions pertaining to this inventory.

Mr. Quesada: Curtis, remember I showed you one of the ones we had for another District?

Mr. Cooper: Yes.

Mr. Aleman: Yes, and that one in particular has all the construction of that roadway, the landscaping, the whole nine yards, lighting is a big component, and in this case I believe the price only includes drainage, which is the most critical and right now

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one of the ones that has the most requirements, but again we could also build in lighting components, roadway components and kind of tailor the map to include a maintenance inventory of all infrastructure, not just stormwater drainage, in this case we're just portraying the stormwater effort in this.

Mr. Quesada: And the bulk of the price for the digital map is adding additional layers and it's minimal compared to this initial cost.

Mr. Aleman: That's right, so when the web map is published, that is essentially the bulk of the work, adding additional layers is minimal compared to putting the map together, and drainage being one of the more labor intensive disciplines, when it comes to adding things like lighting or roadway, it's pennies to the dollar. This is really the bulk of the work which is creating the template, the map template, creating the interface and again stormwater being one of the bulkiest items of infrastructure, one of the more informational dense assets and then again the rest of the assets, if need be, could be added for a minimal cost compared to this lump sum that we're putting together here.

Mr. Cooper: What page is this on again?

Mr. Quesada: It starts on page 60, the proposal.

Mr. Aleman: And we have also plenty of examples, maybe we could show on the screen I guess in a future Board meeting or we could definitely showcase what the after web page looks like but, it's a great tool and again, it turns into man hour savings so, over the long run we do believe it does pay itself off. We're actually working on obtaining actual numbers, kind of like a ballpark figure of what an average task would be of finding something out, and how us streamlining it through the inventory as such would minimize man hours and therefore, save money for the District.

Ms. Cabrera: What is the cost?

Mr. Quesada: \$38,500.

Ms. Cabrera: Where is that?

Mr. Winkeljohn: It's at the very bottom of the proposal.

Mr. Cooper: It's on page 60.

Mr. Quesada: I'll pull it back up, and I'm just going to show you as an example but, right at the bottom of the proposal.

Ms. Cabrera: Ok, I see it, item #3.

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Mr. Winkeljohn: That is in keeping with all the other Districts that we have other engineering firms, they're doing the same thing.

Mr. Aleman: I want to add that this is something that's been adopted by most municipalities, FDOT, for example has adopted this system as well as a way of keeping track of assets, it's highly encouraged as a way for every public entity which has adopted this type of infrastructure tracking, web mapping and it's something again that we're delivery now, and we're extremely excited because we've been able to put together quite a few web maps that have saved us a lot of time, and saved a lot of time for all, so it's definitely something that has lot of bang for your buck.

Mr. Cooper: With this, so we only have 9 communities that are a part of the permit, the stormwater thing?

Mr. Quesada: Yes, Portofino Bay is one of them, so yes, 9 communities.
(inaudible comment)

Mr. Cooper: So, in the future, if there were other communities that decided they wanted to be a part of the program would there be an additional cost to add other communities or would the 38 communities be incorporated, all the stormwater drainage for the whole District?

Ms. Cabrera: Is it the whole District?

Mr. Aleman: Yes, when we quoted this I believe it was for the stormwater structures for the entire District.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: So, it would be just the District then?

Mr. Winkeljohn: Yes, that's it.

Mr. Cooper: Ok.

Mr. Winkeljohn: It's part of the system. (inaudible comment)

Mr. Cooper: Would that have delineation in the program that would not be included?

Mr. Winkeljohn: (inaudible comment)

Mr. Valladares: When we came onboard they were given the opportunity and they declined.

Ms. Cabrera: Right.

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Mr. Quesada: And again, we've approached multiple HOAs in the past, over the last several years with Alton Madison, and they have the same attorney, and every time that we've discussed it, they don't like the perpetuity language.

Mr. Cochran: Right, they didn't like the easement agreement the way we do it.
(inaudible comment)

Mr. Cooper: Ok, and there's no discount like we have on the utilities now?

Mr. Aleman: I mean the web map itself for stormwater, I guess that would be discount because that's the bulk of the work, adding all the utilities would be a minimal fee, I would have to take inventory. I know that the main road is the one that has lighting owned by the District but, the rest of the infrastructure would be minimal, it wouldn't surpass that, and I don't want to speak on behalf of the engineering firm but, you'd be looking I'd say south of the mid \$40s for adding all of the infrastructure where's as we're in the upper \$30s I believe for just the stormwater, so again, it would just be a very small fee compared to those.

Mr. Quesada: It would all be beneficial but, definitely the street lighting would be, they could even put it where you can have circuits. (inaudible comment)

Mr. Aleman: Yes, let's say a light fixture goes out, we would have that particular light fixture and whoever is working on it could tap on it and know exactly what circuit, exactly where to find the panel, exactly where to find the transformer and they would just be able to get to work without having to run it by management, it's really streamlines any particular emergency services you give them the signed contract and they really have all the information they need to get the job done without getting us involved, getting management involved, it really does save time, and of course there's always going to be minimal involvement from management but, again, it will turn into man hour savings.

Mr. Cruz: I'm sorry what page is this on again?

Mr. Quesada: It's on page 60 and 61.

Mr. Cruz: Ok, thank you.

Mr. Quesada: Are there any questions?

Mr. Cooper: Are we looking for something to do today or are we considering it?

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Mr. Quesada: They just wanted to propose it, I think in this situation it's a self-containing system, so again, this District in particular has a lot of infrastructure. So, it's just a matter of guys wanted to do it, there's money there in the field budget and this would be benefit to the entire community, if you guys want to authorize it fine, if not, I can table it, we just wanted to at least present the proposal to you because we've been talking about it.

Mr. Cruz: Might as well.

Mr. Cooper: I mean I don't know if we can do a not to exceed amount and try to get the utilities in there, so we don't have to revisit it again, I don't know what you guys are thinking on that.

Ms. Cabrera: I'd probably say \$40,000 but I don't know if that would be in the budget because we're at \$38,500 right now.

Mr. Winkeljohn: You could authorize staff to negotiate some of those things and see how far we can get with our engineering firm directly, if you want to do it, up the ante a little bit and see what we can do.

Mr. Cooper: I mean at \$42,000 that's \$18.51 a home, so I'd like to make a motion not to exceed \$43,000 and if you can negotiate a better price.

Mr. Cruz: Because this District has lighting, roadway, I believe is a component also.

Mr. Quesada: So, incoming roads, Waterstone Way, which the drainage is tied to that.

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

Mr. Quesada: Do you guys have a map for that?

Mr. Winkeljohn: I believe we do.

Mr. Quesada: Some of the irrigation system, and adding that layer to it, is that possible?

Mr. Aleman: Absolutely, if they have shapefile, yes.

Mr. Cruz: And this will cover the Boulevard too, right?

Mr. Quesada: All the main roads, anything that's part of the District.

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

Mr. Quesada: For now, we have a motion from Curtis for a not to exceed amount of \$43,000, is there a second?

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, authorizing a not to exceed amount of \$43,000 to digitize stormwater data, streetlighting, and irrigation into an ArcGIS System was approved.

Ms. Cabrera: Anything else from the engineer?

Mr. Aleman: Not at the moment or any further questions? Oh, I'm sorry, I do have another line item, we also quoted some surveyors, I believe I included the survey.

Mr. Cooper: It's there.

Ms. Cabrera: Yes.

Mr. Quesada: Yes, sorry, I skipped over that.

Mr. Cooper: For \$2,500.

Mr. Quesada: Yes, and that's on page 58, sorry, it wasn't separate on the agenda.

Mr. Aleman: Yes, so this survey is strictly for the area that's going to be paved over, this is a requirement by the City of Homestead for us to obtain a survey with point elevations, so we quoted this service from multiple survey services, and I only see one in here from Suarez Surveying & Mapping.

Mr. Quesada: Hold on, sorry.

Mr. Aleman: Actually, you should see a few here, there should be two of them.

Mr. Quesada: Yes, it starts on page 56 everybody and page 57 is the first quote.

Mr. Aleman: Yes, and so it's a very minimal fee because it's just the footprint of essentially what we marked during one of the other exhibits, so they're only going to survey that area just to give us sufficient elevation points to comply with City of Homestead's requirement for the roadway improvement project, so I guess the cheapest one would be \$650.

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Mr. Winkeljohn: Yes and we have staff discretion since it's below the discretionary amount, so we're good.

Ms. Cabrera: Wait, so there's one for \$650 and there's one for \$2,500?

Mr. Winkeljohn: Yes, and we have the ability to do that.

Ms. Cabrera: Ok.

Mr. Aleman: And the Board was asking me why one is four times the price, I honestly don't know.

Mr. Winkeljohn: I put a pool in, and trust me that final survey for the elevation of the pool was more than half of the pool amount.

Mr. Cooper: The one did a diagram, so I think that's maybe the additional cost associated with it.

Mr. Aleman: That was I believe us actually, that actually was us.

Mr. Cooper: Ok, so they just added your drawing to their quote.

Mr. Winkeljohn: I think we're good on that.

Ms. Cabrera: Ok.

Mr. Quesada: So, obviously it would be processed the lower bidder, as long as they're qualified, we can authorize that amount.

Mr. Aleman: Ok, great.

Ms. Cabrera: Any further questions?

Mr. Aleman: Yes, any further questions from the Board?

Mr. Cooper: Are we doing anything with the pool, or is there anything we need to address with the sinking of the pool?

Mr. Quesada: I'm going to actually, if you don't mind, I'll pull Alejandro aside as far the meeting goes for that, right now, we're still working on our assessment.

Mr. Winkeljohn: It just got the inspection and is open today, so we haven't confirmed so we're a little premature on that.

Mr. Quesada: Yes, and I'll show you the pool now before you leave.

Mr. Aleman: Ok, sure.

Mr. Quesada: Ok.

Mr. Winkeljohn: Moving on with the agenda.

Mr. Aleman: Alright, thank you Board.

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Ms. Cabrera: Ok, thank you.

C. Field Manager – Monthly Report

Ms. Cabrera: Moving to the field manager report, Mayra.

Ms. Padilla: Yes, so for the field, I don't really have much to report. We did do the annual change out, we had some fence repairs, we did have a problem with our lakes where they had to spray the lakes. They did do it, they came out to take care of that, other than that I really don't have anything else. I don't know if you guys have anything for me, but I don't have anything else to report.

Ms. Cabrera: Ok, thank you.

Mr. Fernandez: We have the irrigation up and running and programmed, so that was taken care of. (inaudible comment)

Ms. Padilla: I saw it working yesterday.

Mr. Fernandez: Carlos, the one you met the other day, he came in and programmed that for us and he did the request that you asked for, so that's up and running, and we'll be able to finish the annuals this year. (inaudible comment) So, that's been completed. (inaudible comment) And I know that the Board has been asking for a new row, so I'll approved those and make sure they are on top of that and then the monuments, we'll make sure that they stay just under the waterfall so that doesn't cover it up.

Ms. Cabrera: What was it that we requested?

Mr. Fernandez: It was on the irrigation, he met with the main guy, and Juan Carlos and the technician on that and he wanted to take a look at how the system worked. (inaudible comment) Basically, the way they originally set it is, and it's a good system that you guys have and we were only using like a small percentage of what that system would do, and then once we heard we could actually go out per zone, and the time that it was being ran, and how much water it was giving, and one of the features that is on there is that it's tied into the weather system, so if the weather says, let's say tomorrow we're going to get 6" of rain, that system is going to know and it's not going to turn on, even though the rain sensor is telling it's dry, that system is not going to turn on. (inaudible comment) So, I just got control of that system, and that's only one part of it

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and so we know how to control it, so if you have an issue, and you guys call me, we can shut it off and you can see that we turned it off or on and it says what zone and tells you the whole thing.

Mr. Winkeljohn: Is this the Hunter System?

Ms. Padilla: Yes, I think it is Paul, it is the Hunter system.

Mr. Fernandez: Yes, and there are two different ones and the reason why is because there's a lot of zones but basically they do the same thing, so all of that was taken care of.

Ms. Cabrera: But there wasn't any modifications done to that, right?

Mr. Fernandez: Modifications, to the timer no but, Terry requested certain things be added to the project, and there's a permit that they ordered with a map. (inaudible comment)

Ms. Cabrera: But it's the same system that we've always had.

Mr. Fernandez: Same system, but this is just like a safety feature for the power.

Ms. Cabrera: Ok.

Mr. Fernandez: (inaudible comment) And I think pretty much for the community they bushhogged the extra cut for the FPL easements, we're going to start cutting since Paul asked for 7 cuts but, pay for 5, so we're going to go ahead and do that. So, we'll be giving the extra cuts up until October and you'll be seeing that bushhog. (inaudible comment) It's still very thick and our regular mowers can't cut that, that's why we're using that big bushhog that you have back there. (inaudible comment) Pretty much what you have in there is good. (inaudible comment) I know we had an issue with that median, and all those palms trees and this and that, and we're not ignoring it, and basically what is it, it's different and what we're doing monthly on that is we're doing liquid and a granular, and if you really look at it those palms trees will probably come back, they're dark green, the center is good, the back ones are taking a little longer. (inaudible comment) so, they're not dying, they're not going to die, so they are coming around. So, I think that's all I have, I don't know if you guys have any questions.

Mr. Cooper: What happened to the "W"?

Mr. Fernandez: It's still there.

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Mr. Cooper: Something happened where the side of it, like somebody did a weird cut, there's like missing green there.

Mr. Fernandez: I know, so when I looked at from different angle, the "W" is gorgeous but, then anytime we keep looking at it in the pictures, and we're saying, there's something wrong, well that something was from a two angle camera, so it was more like a third of the "W", it shouldn't have been there, it should be a little curve there, and that's what we did, we fixed it.

Mr. Cooper: Are you going to add it to the other side?

Mr. Fernandez: It doesn't have it on the other side.

Mr. Cooper: Ok, so it was backwards then.

Ms. Padilla: Yes, it was backwards Curtis.

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

Mr. Fernandez: (Inaudible comment) Any other questions? No, ok, thank you.

Ms. Cabrera: Thank you.

Ms. Padilla: Thank you Vincent.

D. Club Manager – Monthly Report

Ms. Cabrera: Ok, so moving on to club manager.

Mr. Correa: So, starting on page 73 of the last report, which is just basically an overview of the last month since I got here, repairs that we've had to do, and some landscaping, you'll see that the annuals were removed, there was some timer issues so they were removed and recently replaced. We had the pavers sprayed for weeds, we're still working on getting some mulch for an area there you see on the bottom right, on page 73 inbetween the park and the pool area. In regards to the gym, there were the emergency exit lights that were broken and we had those repaired by Ortiz Construction. In regards to pool maintenance and repairs, we did have a pool shock treatment done, we also some electrical issues with the south pump, as you can see there, one of the valves was replaced, the shaft sleeve and casing gasket, so several issues that were repaired or replaced. As you can see there was some pavers that were sunken in just recently, and I don't if you want to talk about that now.

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Mr. Winkeljohn: Yes, we can talk about it now but, Milton can give us more details but the history of that pool obviously has been the construction and the design of a permit drain constantly sagged, lost its structure, and created a fracture or a leak and that's where you leaks began and started at the east corner of the pool, and it stretched down to the southeast side of the pool, then we had one more at the center of the pool, and now this time it's all the way in the back corner and so it's the same thing, it's basically this flaw in the design, that's the pipes not supporting underneath it, they fall, or they lean, and they sag and they crack. (inaudible comment) So, with that, they explored that corner and found all the leaks and just for everyone's background, we upgraded the piping from traditional scale of 40 to double that to a schedule 80 and it's a much better pipe. The second thing that we do is we don't have to go with the sandy dirt, the lose dirt that would be there, because any kind of rain going through pavers starts to pull the bottom out, the really small grains and small pebbles, so we backfilled with a larger stone pebble which is the issue standard for heavy utility piping, it creates a constant structure, those rocks can't go anywhere, the grout or the sand can go in and out but, the rocks stay there, so it gives you longer term fix. (inaudible comment) The other problem is there's a new crack in the, if you were to shoot an arrow and it landed in the pool it would be close to that, it was very little but, that crack looks like it's growing. The one across from it might be related too, there some lateral twisting in the pool probably over the 20 years that it's been here, that was repaired as you can see it the picture. (inaudible comment) As a witness to it, it looks like because it's on a hill, it still doesn't have enough pressure, and it's allowed to twist, and it's very small but enough and the diamond bright is showing us where it's stressed, it probably needs some pressure cleaning and repair. I was trying to get a price today earlier, and that price today we could probably do it, I think it's like \$12,000 to do the whole thing, acid wash it down, patch those repairs, and we'd want to have it done before the holiday. (inaudible comment) So, if you want to authorize that, that would be the best to keep it going for a year or two.

Ms. Cabrera: And this is just for the inside, for the diamond bright to patch the cracks?

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Mr. Winkeljohn: Yes. (inaudible comment) and the pool chemistry of that size pool, and that orientation to the sun, it gets that's grainy stain color, that off yellow color, it has to do with using so much chlorine to keep it up to standards, and it starts to stain the color of the diamond bright. The only way to keep it clean, it's not more chemicals, it's actually less chemicals, so the acid washing is the only way to do that, and we do have that crack as well. What do you think?

Mr. Cooper: Is there a way to do anything with insurance on this, like with our insurance, and not just touch it up but like actually get it repaired, like the retaining wall, setting everything up properly with piping and all that stuff.

Mr. Winkeljohn: None of those are an insurable action, it's not an act of God, it's not a fault of the pool, it's the age of the pool.

Mr. Cooper: Well, there's the bombs that are getting dropped off every single Friday, and literally the vibrations are hitting my house and I'm right across from it.

Mr. Winkeljohn: Right, and I don't think that's anticipated in any insurance policy, I don't know that, if we live next to an air force base, I don't know that would be covered, I can ask, I'm happy to ask if that's insurable but, we know the insurance business is their prime objective is to not pay claims.

Ms. Cabrera: Well, they're not saying it's like regular wear and tear?

Mr. Winkeljohn: (inaudible comment) I have a similar pool, kind of at that same elevated configuration but it's a much smaller pool, and it's only 12 years and we had to literally strip it down and rebuild the interior of it, and it's just a gravity design affect on the design because of gravity. (inaudible comment) So, unless you have greater pressure pushing it, like a retaining wall, or some sort of higher density, it's eventually just going to wear out, and we're not talking feet, we're talking about half inches of adjustment over a 15 year period, so it's not a house, it's not a structure, it's a pool build to a different standard, and this is our penalty for living with a clubhouse that's slightly elevated.

Mr. Cooper: Would we be able to maybe get some type of seismic equipment that we could keep like a month here.

Mr. Quesada: I just talked to the engineer, so we're talking about the structural, correct?

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Mr. Winkeljohn: Yes.

Mr. Quesada: We're seeing signs, just what he's telling me know, we have to do some kind of forensic analysis, to answer your question, but all signs are pointing towards the new crack that we saw today, and the way the water is moving in one direction that there's some sediment in there. He's saying that without further analysis he can't tell you but, this is something that's years away from happening, so we still have time to figure that out so we can do our due diligence on it but, obviously we're doing this assessment right now and we're going to try to keep it going, and he looked at the same thing that Pual told me, that is like beach sand, that's underneath the pipes, that's a huge part of the problem. If you have more of a pea rock type of thing, if that is included in the scope of work that we've rehashed several times throughout the year, so we know we have the scope of work now, the plumbing part with the schedule 80, and the pea rocks are going to help with some of this issues.

Mr. Winkeljohn: it lengthens its lifespan.

Mr. Quesada: So, it's going to buy us some time but, we're looking probably anywhere from 5 to 10 years down the road of a major capital improvement to try and get this pool back.

Mr. Winkeljohn: To stabilize it, and we've talked about it and that just keeps it from shifting and that cost us a few thousand dollars every other year, so it's just living with what you have and keep doing your repairs but, ultimately we're going to get into that position where that isn't the math anymore and you're going to be at a point where you would have to bite off twice that to replace the pool, where this stabilization is a solution is right for now. So, I think you're looking at it soon with engineering, and I've talked to his boss for years about this pool, just eyeballing it. (inaudible comment)

Mr. Quesada: And if you look at pools like at Malibu, and there's one that we have in Pembroke where they even have a retainer wall, that really helps because basically and not getting too scientific, they're the engineers but, when erosion happens, or when water is pulling piece of sand underneath, and when the water table rises, and the water table lowers, it's pulling the sediment back down.

Mr. Winkeljohn: Also, it's through those little tiny holes, so that's where the rock solution gives you structural impasse, so you prevent it that way, and then you just

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touch up the bricks and if they start to settle, they're not settling because there's a cavity, they're settling because the barrier brings the sand in and out. (inaudible comment) but for today, I think we're not in a position to go any further than this discussion, other than this is our normal every few year repair, and it may have caught us a little quicker because we saw this repair and we saw this new crack, with the pressure washer, and it's recommended that you do it now, and then keep our studies going, keep our economics in a position to work on this study, work with your contractor and the pool may need a retaining wall system, so your residents know that you're aware of this contingency situation. So, a good retaining wall of that length because it's such a big linear pool it's expensive anyway. (inaudible comment) So, I think about \$57,000 is probably the amount of range and you can think about it for a while, and I think within 3 to 5 years, and he said 5 to 10 maybe.

Mr. Quesada: And again, without further analysis, we just learned about it today. (inaudible comment)

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: Is the issue where the sand is settling in the area that we already took out all the pipes and put new sand in and all that stuff in or is it on the opposite side?

Mr. Quesada: So, if you notice, and correct me if I'm wrong, over the last 2 to 3 years it's mainly on this side of the pool.

Mr. Winkeljohn: So, there's a weak link there, every time you repair the weakest area, now that is strong but it starts to agitate the surrounding area. (inaudible comment)

Mr. Cooper: So, does it make sense to just to the one side and call it a day or are you going to do that to the other side?

Mr. Winkeljohn: Well, the only reason we didn't do that is because it's the timing it's July, so I think we do this repair and we budget for maybe next year to do the parts we haven't done yet. (inaudible comment) Also, we could do it in the winter, like next December or something like that.

Mr. Cooper: So, this repair that we're looking to do now, are we looking to do that immediately?

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Mr. Winkeljohn: It's done, it's being done.

Mr. Cooper: No, I'm saying the diamond bright.

Mr. Winkeljohn: We're just talking about the acid wash, draining of the pool, try to get you back up and running by next week.

Mr. Quesada: Yes. (inaudible comment)

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: Well, doesn't the city allow you one fill up or something like that for the year?

Mr. Quesada: So, credit-wise we're ok, it's the length of time it takes to fill the pool.

Ms. Cabrera: Right.

Mr. Correa: But you have to drain it, and then you have to fill it up again. (inaudible comment)

Mr. Winkeljohn: At the worst it's a 1 to 2 days worth of work. (inaudible comment)

Mr. Cooper: And this isn't something we can push off until school starts?

Mr. Winkeljohn: Well, we could do the repair now.

Mr. Quesada: And deal with the acid wash later.

Mr. Winkeljohn: And do it another time, they're just here and the pool is already down for that, so we just do the repair but, yes, it's a tough call.

Mr. Quesada: And July 4th is next weekend, so I'm just being honest with you guys, if you guys want to be open for July 4th, we should focus on the repair and the decorative part, and do the best with shocking and brushing, and we can wait to do the acid wash in the winter.

Mr. Winkeljohn: Yes. (inaudible comment)

Ms. Cabrera: Was this the conversation you already had with them, like the option of doing it now since they're here doing the repair?

Mr. Winkeljohn: They brought it up to us.

Ms. Cabrera: And they said by the 4th of July?

Mr. Winkeljohn: They said they could probably have it done start to finish by July 1st.

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Mr. Quesada: So, they're trying to get us ready for inspection, and we are getting it inspected soon, we've already taken care of everything that's in the pump area, all that's up to code. This leak now, the PH is thrown off and everything like that, so we're trying as quickly as we can to get this under control before the inspector shows up, and there's some drain covers as he mentioned that everybody has been changing out their drain covers so that's just normal stuff that they keep up with. So, to answer your question, I've been involved with multiple times that we've drained this pool, and unless we have multiple hoses, it's not going to fill up in a couple of days, it's not.

Mr. Cooper: So, two days to fill the pool, that what you said?

Mr. Correa: Yes, 2 or 3 days.

Mr. Cooper: So, if they did that tomorrow it would be the whole day on the 27th, and the 28th, then the 29th they would do the work, and that would be a Sunday and Monday, or if they don't work on Sunday, it would be Monday, Tuesday, and then the 2nd is Wednesday, and on the 4th you're filling up, so it's not going to happen.

Mr. Quesada: They're not going to fill it in a few days,

Mr. Correa: In addition, they would have to shock the pool to get it ready, so you're adding another day or a day and a half.

Mr. Quesada: (Inaudible comment) We can try, that's all I can tell you, I can't promise, if we drain the pool, and keep in mind, draining the pool it's going to take a few days.

Mr. Winkeljohn: So, I think if there's no objection proceed to button up this repair, and to have the pool operational by the July 4th holiday.

Mr. Cruz: Yes, that works.

Mr. Winkeljohn: And we'll anticipate some time in the winter to consider the patch and the acid wash.

Mr. Cooper: So, they're not doing the patch now, correct?

Mr. Winkeljohn: No.

Mr. Cooper: So, it's still going to be leaking.

Mr. Winkeljohn: Inside the pool patch, they've done the outside.

Ms. Cabrera: Right, the crack is on the floor of the pool.

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Mr. Quesada: There's no evidence that crack is leaking right now, it's just showing signs of structural failure, that's more the takeaway from that, it just mentions that the pool is already a foot and a half down, and they've seen staining leaks. (inaudible comment)

Mr. Winkeljohn: So, we'll keep you posted, and we'll keep an eye on it, so that we can have an accurate scope for the winter, and see if we have any new leaks and we'll do the cost benefit, ok we've got leaks here and here, let's do the area that we have to, or let's just hit them all, and restructure them.

Mr. Quesada: And assuming we move forward with the budget as proposed, I think at the next meeting we adopt that, and we would be in a better position to make better improvements to the clubhouse.

Mr. Winkeljohn: No action, just consensus that is going to be the plan.

Mr. Cruz: Yes.

Ms. Cabrera: Ok, any other items?

Mr. Correa: Then on page 78 there was just some observation of some sidewalk cracks on the north side of the clubhouse by the bike rack and it's currently not a trip hazard but, we've been monitoring daily just to make sure that it's not a trip hazard. Then moving forward to the fence repairs, you can see in the top two photos, the before and after, and it looks like someone had to separate the fence at some point to sneak into the lake, and so that was repaired. I believe on your tablets you should see multiple tabs, you'll see Ortiz estimate.

Ms. Padilla: That's #3.

Mr. Correa: Yes, which is an estimate to designating sand, primer, paint, and restore the fence around the pool area and clubhouse. In addition, I do believe that it includes the handrails in front of the clubhouse.

Mr. Quesada: Yes and what's the cost of the estimate?

Mr. Correa: The estimate cost is \$6,000.

Mr. Winkeljohn: You need authorization for that?

Mr. Correa: Yes.

Mr. Cruz: Well, what is he painting with?

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Mr. Quesada: So, literally the entire, all the aluminum fencing that goes around the entire clubhouse, and the handrails in front of the building.

Mr. Cruz: Is it electrostatic?

Mr. Quesada: Yes, it's electrostatic, if you go to tab 3.

Ms. Padilla: Yes, it's under tab 3.

Mr. Quesada: I'll bring it up the scope of work on the screen so you can see it.

Mr. Cooper: What page is it?

Ms. Padilla: Tab 3.

Mr. Quesada: It's the third tab on your tablet.

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

Ms. Cabrera: Mike wants to know how much do we need, it's not on the proposal.

Mr. Correa: Do you know like a DTM or something?

Mr. Quesada: Yes, just so you guys know, when we did the painting of the entire District is was Sherwin Williams specs, it's called Sherpro, whenever it's aluminum paint, so it's up to spec with the Sherwin Williams as far as that feature. Last time I remember the paint was Sherpro, it's the aluminum paint.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: Yes, sometime it's expensive, and sometimes they phase out whatever Sherpro, the latest line, but as far as specs-wise they're aluminum specs of paint that Sherwin Williams does.

Ms. Padilla: And Mike what he explained was that because there's so many chips of paint, he would have to do the whole thing.

Mr. Cruz: Right, ok, so it would be stripped down to bare metal so it's clean.

Ms. Padilla: Yes, and then do it all over again, the whole thing.

Mr. Quesada: So, to repeat, it would be pressure washed around the pool, and the handrails in front of the clubhouse house, wired brush all loose paint, remove rust, apply anti-rust primer, and clean metal fencing and handrail.

Mr. Cruz: How long is he going to warranty that for us?

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Mr. Quesada: I got look at the specs on that paint, so I'll tell you it's probably based on the specs.

Ms. Cabrera: So, whatever the warranty on the paint is.

Ms. Padilla: I think it's been 8 years, so I think the last time we painted was like 4 or 5 years ago.

Mr. Cooper: So, my two cents on this matter is, I know when he painted it initially, he missed spots, it was very messy, and he had to come back because he had a little bit to fix.

Mr. Quesada: The original job was done by Master Rollers.

Mr. Cooper: That was Master but, then after that, it was Ortiz I believe he did that paint, because he had to paint it twice because the fence was a different color, so I think Master Rollers painted that and then he did the blue.

Mr. Quesada: From my knowledge, he never repainted any of this area, it was done by Master Rollers in 2019 or 2020, and we've never done this except for the handrails, we touch up the handrails.

Mr. Cooper: Yes, we have, it was painted brown, so my recommendation is that we get somebody to do electrostatic because that doesn't seem like it lasts very long that paint, especially when you're painting on top of other paint.

Mr. Winkeljohn: The electrostatic is cleaner, I think that's a better technique (inaudible comment) So, yes I agree that it's better, so let's get price.

Mr. Quesada: Ok, so we'll table this for the next meeting.

Mr. Winkeljohn: Well, the top price is what, so we don't have to wait?

Mr. Quesada: \$6,000.

Mr. Winkeljohn: So, a not to exceed \$6,000.

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

Mr. Curz: Yes, I guess, not to exceed \$6,000 and see where we're at from there.

Mr. Quesada: Ok, so not to exceed at \$6,000.

Mr. Winkeljohn: And the preference being electrostatic application.

Mr. Cooper: So, cleaning of the surface, sandblasting, or cleaning and getting rid of all the other paint.

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Mr. Winkeljohn: And Ortiz can bid that spec also, I'm sure he's got the capability.

On MOTION by Mr. Cooper seconded by Mr. Cruz authorizing a not to exceed amount of \$6,000 to complete removal of existing paint for clubhouse aluminum fencing and handrails, including electrostatic painting, if possible, with a qualified contractor was approved.

Mr. Winkeljohn: Anything else under club manager's report, Brian?

Mr. Correa: There was some Supervisors requests.

Ms. Padilla: Can you guys go to the second tab, there's some Supervisor's requests. So, there's one more thing for the clubhouse report, and then we're going to go to the manager's report.

Mr. Correa: Well, just to run briefly through the end of this, there are some miscellaneous repairs that were done as you can see on page 81, and the lights outside were cleaned, and then that's it basically for repairs. If you go to page 85, which brings me to Supervisor's requests, it's the Liberator, multi-stack fitness system, which is to replace the current system that has some damages that have been ongoing. You can see the specs there but essentially, it's a 4-stack multi-station. The Fitness Solution, on page 88, you'll see the estimate they provided which is for the station, delivery, obviously assembly and the amount is \$10,693.44.

Mr. Quesada: So, basically at the last meeting you guys authorized Curtis to be able to at least communicate with Florida Fitness Solution as far as alternative options for the multi-station. The multi-station we've had is one of the original pieces there, you have specifically the leg press machine, historically speaking that the plates that come with it, they crack and they don't sell those plates for that, that equipment is no longer part of their inventory. So, cold welding it, and quarterly we're spending about \$200 or \$300 to cold weld it, so you're spending about \$800 a year cold welding those leg press plates, so periodically the leg press is out of service. So, we were looking for something on par with what we currently have, a multi-station and Curtis wanted to at least see if there was other machines besides what they had originally proposed and so we're bringing it back to the Board now with the specs. It's more or less in line with the price we discussed previously, so it stayed around the same ballpark as far as price-wise.

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Mr. Cooper: Do you have the other one too?

Mr. Correa: Yes, on the second tab, I don't know if you can look at that but, on the second tab it has the other configuration.

Ms. Cabrera: It's in there, I saw it.

Ms. Padilla: Yes, it's in there.

Ms. Cabrera: Wait, no it's not there.

Mr. Correa: There was another one that I had printed out, I don't know if it made it in the report because it was the original station that was discussed.

Mr. Cooper: It was the "T" one.

Mr. Correa: Right, that one I don't believe, that was the original one, and I printed it out but, it's not in the report because I don't think we had an estimate.

Mr. Cooper: I believe you sent it.

Mr. Correa: I have a print out, let me get that, we have it.

Mr. Cooper: So, I don't think this would supersede the other one but, this is something that we have a machine there for doing squats and bench press. So, just to be able to do bench press and squats, it's kind of limited with the two but, this one gives people more options with the kettlebells, to be able to do pull ups, the other one doesn't seem to have pull ups. It has I think way better usage opportunities than what we currently have in there now, the bench press that's in there, that's next to the 4-station that we have.

Ms. Cabrera: So, this is the one that's missing from the report?

Mr. Cooper: Yes.

Ms. Cabrera: Ok.

Mr. Valladares: How many people are utilizing the gym at any given time?

Mr. Correa: There's reports that I've been doing where at least while I'm here I count a few people coming in but, I would say on a daily basis it varies but, I'd have to say maybe 25 people daily during my report hours.

Mr. Valladares: Ok.

Ms. Cabrera: How many, I'm sorry?

Mr. Correa: About 25 I would say.

Ms. Cabrera: Daily?

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Mr. Correa: Yes.

Ms. Padilla: Gladis has been keeping those numbers, so I can get you guys something together if you guys would like but, just so you guys know, on the weekends we have her counting how many people, so I know, I looked at then numbers last week and it was like 50 people in the pool and I think there was like 15 people in the gym.

Ms. Cabrera: So, 15 for the gym?

Ms. Padilla: Yes.

Mr. Cooper: And that would be before and after hours, I'm sure.

Ms. Padilla: Yes.

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

Mr. Cooper: What was the cost of the other one?

Ms. Cabrera: That one, \$5,335.

Mr. Cooper: That's with the stuff that we have going on with the pool repairs and whatnot.

Mr. Winkeljohn: So, the pool is going to be like \$50,000 that you have in mind, take a pause, and see what that ends up being because there's some time and material pieces to it still, I'd have to look at it more closely.

Mr. Cooper: Does he have the machine because it's currently broken right now, so it's in operable.

Mr. Quesada: I understand but, getting that temporary fix, if you guys need time, you can get it at least operational.

Ms. Cabrera: What's wrong with it right now? The same thing, the plates?

Mr. Quesada: Correct the plates.

Ms. Cabrera: But have we already requested that to be repaired or we were waiting?

Mr. Quesada: Correct, so it's like a quarterly thing where they have to cold weld the plates because they crack.

Ms. Cabrera: But has that already been requested?

Mr. Quesada: I think they just told us a week ago, and they gave us an estimate for another repair, so I think we held off this time around because we knew this was

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coming up, so we can authorize it, but yes, they just did a PM visit and I think it was under \$1,000 to do it, and there was one or two pullies or cables that they wanted to repair. That's the one more than any machine that happens periodically.

Mr. Cooper: If the breaks while somebody is using it, I mean is that something that we open ourselves up for since it's something that we know is programmed where we're using unconventional methods to kind of get it operational?

Mr. Quesada: I mean I'm not an expert on the subject, but it is a pulley system, it's on a plate, so if anything was to happen the stack just goes down, nobody is sticking their hand in the stack, so it should really injure anybody the way it's designed, it's a leg press.

Mr. Cooper: Do you have any input as far as that?

Mr. Cochran: I mean, I don't know what the condition is, I would say if it's something that's a danger to someone then you should make it so that people aren't using it but, if it's not something that poses a danger and it's still operable then you can have it operating, I guess compared to the normal usage, like even if the plate fractures if it's going to stay confined within the cage or whatever, and coming out in shards or something, it's probably ok, unless it's going to affect the operation of the exercise, and I haven't see the machine so I don't really know. (inaudible comment)

Mr. Correa: But for the record, there is an out of order sign on the leg press portion of the station to prevent usage.

Ms. Cabrera: But the rest of the machine is working?

Mr. Quesada: The other three stations, yes.

Mr. Winkeljohn: The reality financially is your clubhouse is tracking ahead of budget but, by \$1,000, you do have these reserves to the clubhouse obviously, the pool is more maintenance items whereas replacing equipment would be more of a reserve, so if you're going to be \$18,000 or \$20,000 over budget probably by the end of the year for your clubhouse operation with various maintenance items but, your reserves will be a little bit better. (inaudible comment) The decision you make at your budget hearing would make this a little more comfortable expense should the Board choose not to increase the assessments for the next fiscal year, I would hold off any requests. You

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can't do that now but, that's kind of how the lines cross because you have to replenish those reserves because you don't have cash to operate in your first quarter.

Ms. Cabrera: Ok, so this one?

Mr. Correa: So, this one has a pull up station.

Ms. Cabrera: Yes, I like it but I don't, you loose a little bit with this, and we've already got a whole weight system in there, and that's really what all this is. Then the pullies are also a function of the multi-system that we have right now but, then we wouldn't loose like the leg press.

Mr. Cooper: That wasn't in lieu of the multi-station, that was in addition to change out the other one, because we have a machine there that does bench and it does squats, it's only two, so you could do that which has multiple uses, and then you could get a rack for the bench to be able to do bench bar, so you could stash that somewhere and then we've got the bench to be able to lay on so that you can keep, and you would just have something to be able to rest the bench bar on, and it's still feasible to be able to use that, like people will still be able to do squats and everything else with it, so it would just be a matter of changing out that machine that's really taking up a lot of space and being absolutely useless for the most part.

Ms. Cabrera: Which machine?

Mr. Cooper: It's the one right here.

Mr. Quesada: It's called the Smith machine.

Mr. Cooper: It's called the Smith machine.

Ms. Cabrera: Ok, but all the functions that does is also what that does, and then you have your weight system over here and you do have the bench which you can move, which I see people do all the time to use this system, so they do the same thing.

Mr. Cooper: That does similar but, it's not the same.

Ms. Cabrera: I mean it has the pull up thing.

Mr. Cooper: I mean it does that, like I said I don't have all the details as far as what you can do, I'm not looking at it right now, but that multi-station is different from that, it's not the same, that's what the gentleman was explaining to me.

Ms. Cabrera: What if we were to reconfigure the gym, I know that it would take some manpower from the people that service it because everything is really heavy but,

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what if we were to reconfigure it to where the weight station would be closer to the Smith machine because I feel like they go hand in hand.

Mr. Quesada: We can ask for a price to reconfigure it.

Ms. Cabrera: I don't know how, I mean I don't know.

Mr. Quesada: In some cases they'd have to disassemble some of the pieces to get them out, some of them, not all of them, and so they would need to come over here, look at it and give us a proposal to do that, so they would have to take apart some of the pieces.

Ms. Cabrera: Right, I remember that before we had two bikes there, right?

Mr. Cooper: One.

Mr. Quesada: We did at one point have two bikes, yes.

Ms. Cabrera: Ok, and I mean I don't know what's possible honestly, I don't know, I don't know if there's any way to shift like a treadmill, or I don't really know.

Mr. Cooper: Brian has the layout of the actual dimensions of the room and I'm sure he could reach out if you give direction to him to have the company do a layout of the pieces and suggest another alternative to make things work.

Ms. Cabrera: Having that in that corner, I mean people use it, like a stand alone piece too but, it really should be better, I mean I don't know, that was just a thought. Anybody have anything to add about the machines? Any thoughts, any ideas, yes, no?

Mr. Cooper: Well, I like your idea, I'd like to get a room layout done with different options of layout, and then be able to see what other things, if this makes sense to put it in there or not, or keep the Smith, or get rid of the Smith, at least they can do a footprint of the different machines that we have and organize them properly.

Ms. Cabrera: So, right now, do we need to move on anything?

Mr. Quesada: No, the direction for now is Brian to approach the contractor, have them come out here, evaluate and observe and come up with a plan how they can rearrange some furniture. If you want to designate somebody as an liaison from the Board to kind of be here to kind of discuss how they want to do that, it might help Brian, but if not, he can try to discuss whatever options they have, whether it be Curtis or yourself, if you kind of have opinions about that. I think you're both in agreement when

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it comes to seeing how we can make the room better, that's why either one of you who wants to be the kind of mediator, we can arrange a time and discuss some ideas.

Ms. Cabrera: Well, if you need me, you can call me and I'll come right over, I'm home, I don't mind.

Mr. Quesada: Ok.

Ms. Cabrera: I'm getting back into it but, I used to come to the gym every morning, so I'm in this and I use it often, and those two things, I would like to see that closer together because it's there.

Mr. Cooper: I have no problem moving them, I just don't think we don't have to be present, they should be able to do a computer layout with the dimensions that's given to them.

Mr. Quesada: So, just give him clear direction.

Mr. Cooper: Yes, I have no problem moving the stuff, if that makes more sense.

Ms. Cabrera: I just think if we could move the rack closer to the Smith machine.

Mr. Cooper: And then also maybe if they're doing that, they can give us an option for the equipment that we're looking at to see how that fits accordingly too if we decide to pull triggers on that.

Mr. Correa: Ok, I'm sorry I didn't get that last part.

Mr. Quesada: So, besides moving the dumbbell rack closer to the Smith machine, see how they can propose moving the new equipment would fit into the equation once the room gets rearranged.

Mr. Correa: Ok.

Mr. Winkeljohn: So, direction is good for that.

Ms. Cabrera: Yes. Anything else?

Mr. Correa: The only other thing under Supervisor's request was.

Ms. Padilla: It's under the second tab guys.

Mr. Correa: Yes, the second tab, in the middle of the screen, it should say Supervisor's request dash 2, there was some talk during the townhall meeting of a beverage station, I got the price for a dispenser in addition to cups. There are some very specific guidelines with regard to having a beverage station.

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Ms. Padilla: So, we do have another clubhouse that kind of has this setup, so we did reach out to them just to see like what they did, how they did it, obviously because GMS is involved in that clubhouse as well, and she told us that yes, there's some guidelines that we need to follow. Also, you guys know that I do some work for Hilton on the weekends and I did ask what needed to be done because we do that type of setup. So, the request was that to have a like a water station and some infused water, and to be honest with you, I've done it there, but I talked to the owner and I talked to management and what they told me is that you would have to have a certification to have that.

Mr. Quesada: I mean the guidelines is kind of a long list but, basically if we're going to be handling perishable food items as far as infused water type system, there are guidelines that we need to follow. Just to give you an example, if you go to a Publix, or you go to a restaurant, they have, you have to wash your hands before, you have to wash your hands after, you have to have an air vent, there's protocols on things and how to prepare them and what you need to do. I can reach out to our other company, I haven't heard back from them yet, I wrote them an email, they're trying to find if certain products would need to be covered just to protect the District as far as exposure but, I was told that the way that his clubhouse operates besides having to follow those guidelines is that particular part of the operations would be done through the HOA, not the CDD but, again, it's doable it's just a matter of guidelines as far as the insurance part but, we did get the guidelines as far as the food handling requirements.

Ms. Padilla: And we did talk to people who have the same setup just so we could educate ourselves and see if it was even possible.

Mr. Winkeljohn: So, you could have like a water fountain.

Ms. Padilla: Yes.

Mr. Cooper: So, what about tea, would that be considered because it's not food.

Mr. Quesada: So again, we asked that, and when it comes to coffee, we asked about just having a Mr. Coffee slow drip, or Folger's, American coffee setup station, the clubhouse nearby here spends about \$110 a month on Folger's coffee, and adding a food component would probably drive it up another \$200.

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

Mr. Quesada: Well, they usually work around based on Scott is saying, is having some involvement with the HOA when it comes to the food component, if you guys are going to consider something like that.

Mr. Cochran: Right. (inaudible comment)

Mr. Quesada: There you go.

Ms. Cabrera: Ok.

Mr. Cochran: (inaudible comment)

Mr. Quesada: We have a service contract with a company that does filters.

Mr. Cooper: I mean I'd like to see about at least having water, and then obviously upgrade to something else, because there's one I found here that's actually glass, it's got a container on it, it's a 2 gallon with a stand for just water if that's all we're able to do right now.

Ms. Cabrera: But even if it's water if I read the email correctly, we do have to make sure that the container is being cleaned every so often.

Mr. Cooper: Well, that was with the line in it.

Ms. Cabrera: I mean even if it is water we would likely need to clean it every do often because it creates mildew, and then we run into what cost do we have associated with that and we would need cups, if we're providing cups.

Mr. Cochran: I mean you have a gym here, and I don't have any issue with water but, it should probably be filtered water. (inaudible comment)

Ms. Cabrera: Yes.

Mr. Copper: So, it's a \$43 investment, whatever it costs us for a table to put it on, and then the cups and we could stop it at any time, so it would be a minimal cost.

Ms. Cabrera: So, who would like be in charge of this, refilling it, of cleaning it out, and all that?

Mr. Winkeljohn: It's his decision, he's the manager.

Ms. Cabrera: Really, I mean because we'd have to be filling it with water, and we'd have to make sure the area was cleaned and stocked.

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Ms. Padilla: And the concern is like because we do it over there, and sometimes people spill water, and immediately we have to go and clean it up, so we have staff there that is obviously watching that because like Scott said, like now we're setting ourselves up where a slip and fall could happen. So, I'm not against it but, I just think we should think about it a little bit more.

Mr. Quesada: (inaudible comment)

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

Mr. Cooper: I mean the other thing is, if this is like a huge thing and this is going to be an issue who's going to fill it up, then I'd like to see if we could at least get a water fountain that has a bottle filler upper, and at least this way people can use it, if that's good. It would be nice to provide some type of a service out there for people so if they want to fill up their water bottles at the water fountain they can.

Ms. Cabrera: What do you mean by a water fountain? Like the one you put your mouth on to drink?

Mr. Cooper: Yes, or you fill up your water bottle from the filler.

Mr. Quesada: The modern ones have both features.

Ms. Padilla: Yes.

Ms. Cabrera: Ok.

Ms. Padilla: Do you want us to look into that?

Mr. Cruz: That's better than nothing.

Mr. Correa: Is there electrical out there?

Mr. Quesada: I'll show you where it could be, they patched it up.

Mr. Cruz: That's when it was a vending machine.

Ms. Cabrera: So, what was the reason we got rid of the water fountain? Do you remember?

Mr. Copper: I don't but, it's \$1,469 for the system, and that's not installed or anything else.

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

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Mr. Quesada: I want to say it's either here or here that they used to have a water fountain out here, and when I first started in 2015, it wasn't working and the decision was made at that time to remove it.

Mr. Cruz: I think it would be beneficial out there.

Ms. Cabrera: I agree, if we're trying to hydrate people then that makes more sense than putting something up here.

Mr. Cooper: Well, if we're looking at curtailing costs at the moment, this is at least \$2,000 to get this installed versus \$40 right now.

Ms. Cabrera: And who are you looking to hydrate, are you hydrating the people that are coming to the pool who are spending time out in the sun, or are you hydrating like somebody who comes in for 5 minutes?

Mr. Cooper: I mean like everybody at the clubhouse, so somebody coming here to do business or whatever that's HOA, they're here, they want to get something to drink or they're waiting 30 or 45 minutes, they have an opportunity to drink something, I mean we're providing a service for them.

Ms. Cabrera: I mean I like the idea of serving the water but it actually makes more sense to actually have a water fountain out there for people to drink water.

Mr. Quesada: So, we don't beat this subject to death, you want us to get the cost, because we're all kind of on the same page for a water fountain, let him talk to the contractor and see where a good location off the pool area would look like and how much it would cost and then he can come back with something to the Board at the next meeting, if that's ok.

Mr. Cruz: That sounds good.

Mr. Quesada: What do you guys feel more comfortable with?

Mr. Cruz: I'd rather find out first what it would cost.

Mr. Valladares: Yes, we need to find out.

Mr. Quesada: Ok.

Ms. Padilla: So, you guys want us to find a location and a price?

Mr. Valladares: Yes, location and cost.

Ms. Padilla: Ok.

Mr. Correa: Ok.

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Ms. Cabrera: What was the cost of the one you found?

Mr. Cooper: \$1,469.

Mr. Valladares: And that would be part whoever does the cleaning, just to keep it clean and wipe it down.

Mr. Quesada: Yes, that's the thought.

Mr. Cooper: So, the only cost associated with that would be obviously maintenance or whatever and then filters, they have filters in them so you'll have to change the filters.

Ms. Cabrera: The people that do our water system now, the ones that we have in the office.

Mr. Quesada: That's a good thing, we can talk to them because we already have a contract with them, and maybe they have an operation, so allow us to do some research on that.

Mr. Cooper: Because if we are and you guys want to spend a little bit more then we could put one on the outside over here by the gym for people that are on this side, if you don't want people coming through the pool area.

Mr. Correa: I do have a little bit of experience doing this, I used to service water at outdoor water fountains and they get oxidation, they start having issues, vibrations causes leaks in the compressors, seals need to be replaced and minor repairs but, they do have issues especially when you have kids around.

Mr. Winkeljohn: (inaudible comment)

Mr. Correa: So, ideally inside would be good.

Ms. Cabrera: And we had one right here.

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

Mr. Correa: And it's controlled so at least it's at a controlled setting.

Mr. Winkeljohn: So, we have to do some more research.

Ms. Cabrera: Definitely.

Mr. Valladares: How many more Supervisor's requests do you have?

Mr. Correa: Just one more,

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Mr. Quesada: And this does go back to the town hall meeting that we had this past month, so to be fair.

Mr. Correa: Yes, it came up at the town hall and we took notes.

Mr. Cooper: And Brian didn't do any research on this, I provided him the information so he had no time on this.

Mr. Correa: Yes, correct, and you'll see there's two Sunbrella umbrella types, one is a regular umbrella which essentially looks like a crane, and the other one is just a stand up umbrella. They do have LED lights so they work at night. (inaudible comment) and it includes the cost there.

Ms. Cabrera: Did we ever look further into the existing pergola that we have?

Mr. Quesada: So, to be honest with you, we table this over a year ago and we talked to like 3 or 4 contractors, so we removed the wooden beams because they were rotting and we didn't want have that liability. You still have the tops there, and getting this Board to come up with clear direction as to what they what they wanted to do, and we gave you guys four options. We gave you guys the standard awning, like a panel roof, I know it was a prefab one, so there were all types of options over there, and you couldn't come to a consensus with this Board so it was tabled. I have information there, and I can dig it up on the computer, we even did a bid analysis but, to be honest with you, the contractors we were talking to became a little frustrated because we kept calling them back and changing the scope of work so we kind of tabled it until we could get to some kind of apples to apples scope of work.

Mr. Winkeljohn: (inaudible comment) One of the ideas that started to discourage the discussion was one of those had a playground style with umbrellas with table in it and that would easily be removed, those are successful in the playground world. That's what seems to fit in that space, you could use the columns as a vantage point. (inaudible comment) but it has to be something that can be removed for storm purposes. (inaudible comment)

Ms. Cabrera: What about something more permanent?

Mr. Cruz: Like the same style as the pergola but in aluminum.

Ms. Cabrera: That could also protect you from the rain if it was raining, not just the sun.

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Mr. Cooper: so, the picture there you have options to do stuff on the sides, so you can have an ability to have either glass or wood slats or a shade that goes down, so you could have a shade on one or whatever but, you can enclose all four sides, you wouldn't obviously do that, you'd probably do three sides but, the top opens up and closes, so you could either open it or close it if it's raining. Then it stands up to I think 150 or 160 mph wind for obviously the storms, and it has lighting and some other options for that as well. The existing one that we have now, we were taking a look at it and it has too many columns, so when you're sitting there, there's tables there you can't see the pool, there's no room to see so why put all those columns in there that's beyond me but, we live in Florida if we are going to utilize that the structure, either we utilize it and we have to remove columns and then obviously start making adjustments and then add the top, or remove everything all together and add something like this that could be functional to people.

Ms. Cabrera: I mean I like the idea but then I also feel like, would we do one or more than one?

Mr. Cooper: The other option, well this would probably be replace what we have over there and then we talked about doing like a utility shed on the other side that they have some type of, not like that but, something different where you could store chairs or tables, all that stuff in here to make it functional right in this little area here.

Ms. Cabrera: Outside?

Mr. Cooper: Yes. This wasn't me looking for direction to approve the pergola because we talking about not approving these other things because we're looking to see what the pool is going to do, and obviously the town hall meeting, but I wanted to just throw this out there to see direction because we've given 4 or 5 different directions and obviously I don't think we're ready to make the approval on that but, I would like to see about entertaining the umbrellas, doing 6 umbrellas and 2 of the can-o-levers for the pool because people did ask that summertime, and they would get use out of them, and having the can-o-levers on one side and the other one on the other side.

Ms. Cabrera: I honestly don't like the idea of the umbrellas at all but, that's just me because they're going to be moved around, they're going to fly.

Mr. Valladares: And somebody is going to get hit with it.

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Ms. Cabrera: People are going to start moving things at their own discretion wherever they want, and we're not going to be able to control that.

Mr. Quesada: I've been working with pools and clubhouses since 2003 and what I can tell you about umbrellas, the ribs, which are the little sticks that come out at the top, are very fragile so it's a constant maintenance issue, I just want you guys to know that. When I came here, you guys had just finished an order in 2015, we had new bases and everything, and every two or three months we were having to repair multiple umbrellas for that. Again, one gust of wind, it's impossible to predict that it would tip over or knock it over, and that's when you start to have those types of issues. Plus, you have user error, people not used to using them so trying to use them and touching it, and messing them it up.

Mr. Cooper: I just think those umbrellas weren't quality that we had, those were not commercial umbrellas.

Mr. Quesada: No, I'm just mentioning that there is going to be added maintenance because those ribs are very fragile on those things. So, what we discussed, if we can ever get to some kind of consensus, you have all the columns there, and at some point, have one nice big shady area it's going to accommodate a lot people in one structure.

Ms. Cabrera: I really just want to make use of what we have right now.

Mr. Quesada: So, we just have to figure out what that structure is going to look like or what kind of material to go with so we can we can get a proposal to you.

Ms. Cabrera: And I can't imagine that putting up those sails would be too expensive.

Mr. Quesada: So, give us good clear direction and we'll come back with some options, whatever you guys want.

Ms. Cabrera: I mean is everybody, or how does everybody feel about these sails, and the shade?

Mr. Cruz: They're good, they're cheap, use this color and make sure they're nice and tight but, they're really good, cost effective versus building an entire wood pergola or getting anything else, so of that we could fairly quick, it's not that expensive for a sail or install versus getting wood and all the contractors to come in to build something.

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Mr. Cooper: What are the cost for the sails?

Mr. Winkeljohn: We have to get a scope of how many and how big it is, the square footage area that you want to try to accomplish but, it scales up from there, and we can start some pricing, like 1 or 2, 3 to 5, 7 to 10, like some incremental pricing.

Mr. Quesada: I think you have 8' columns out there, so I was just thinking if you go symmetrical 2 sails where were you have 4 and 4 at the columns and I know they're usually triangular.

Mr. Cruz: But you can order them on Amazon any length so if it's 16 x 8 or 20 x 8 you can just order and that's what you're going to get.

Mr. Cabrera: They just have to be very good grade quality.

Ms. Winkeljohn: Right, they recommend it to be high quality marine grade.

Mr. Cruz: Well, you're going to pay, they're not \$30 or \$40 but, you're going to pay for marine grade.

Ms. Padilla: Yes, because we have some in Doral.

Mr. Quesada: Yes, but that's a gigantic District.

Mr. Correa: I'm looking at most of them and I see like 12' at \$200, 24 x 12, \$200 and that's roughly.

Mr. Winkeljohn: It has a low entry point, the quality has to be there for certain areas. (inaudible comment)

Mr. Cooper: How many tables were underneath that pergola we had?

Mr. Quesada: I want to say it was 5 or 6 round tables, so you could accommodate maybe 4 people x 6 like 25 people roughly in that area, 20 or 25 people, we're getting about 50 a day on the weekend.

Mr. Cooper: Are you saying there's 6 tables there right now?

Mr. Quesada: Yes.

Mr. Cooper: Ok.

Mr. Quesada: Remember, just so you know, since we don't have shade right there right now, a lot of the people relocate some of the tables over here, right now it's 4.

Mr. Cooper: So, to do 4 umbrellas to at least provide shade immediately versus to having to wait another month and then another month, so since we're here, I like to

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make a motion for 4 umbrellas at least there not 6 because there's two other locations, 4 umbrellas over there is \$524.97, and we can at least provide people during the summer now, immediately, versus kicking the can down the road for a couple more months until we decide on the shade of the sails or whatever.

Mr. Winkeljohn: That's a motion, is there a second?

Mr. Cruz: We would be opening and closes these umbrellas and maintaining them and running out there, and I don't know, that's just my opinion.

Ms. Cabrera: I'm a no, my vote is a no.

Mr. Quesada: So, is there a second?

Mr. Valladares: No.

Mr. Winkeljohn: Ok, motion fails, next item.

Mr. Correa: That's it for me.

E. Manager

- 1) Number of Registered Voters in the District – 4,739**
- 2) Form 1 Financial Disclosure Due July 1, 2025**
- 3) Reminder to Complete Annual Ethics Training by December 31, 2025**
- 4) Consideration of Performance Measures and Standards as Required by Florida Statute 189.0694**

Mr. Winkeljohn: Manager's report, I can run through these pretty quickly. Most of them are informational, just a reminder that your Form 1, the email should have hit your inbox and you have to send it in, you have a 4 weeks before they start imposing the fine, as well as check the box for your annual ethics training, when you do it. I know all of you already took care of that but, you have to do it again this year. The one I have for action is the performance measures and standards, that requirement is still in the state's requirements for District, so a motion to accept your performance measures and standards and we used a generic form for obvious reasons, and so we need that action.

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

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FOURTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: And item No. 4, your financial reports, presented in your agenda, I have nothing to alert to your attention unless there are any questions, so I recommend a motion to approve.

Ms. Cabrera: We need a motion.

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, accepting the Check Run Summary and the Unaudited Financials were approved.

Mr. Winkeljohn: Also, Ben and I distributed a draft of the notice that will be going out to the resident for the upcoming budget hearing, just wanted you to see a sample of it, it's a fairly regulated letter of writing, there's certain terms that have to be referenced in there, which they are, so it's pretty straight forward, so that is the draft letter for the increase.

Mr. Quesada: We just kind of customized it so that it pertains to the increase and the rationale for the increase because we obviously discussed quite a bit of it, we just wanted to make sure you guys are aware of how we're wording it before it goes out to the community.

Mr. Winkeljohn: There's no action on that but if anybody sees anything or wording they would recommend we have a few days left to do that.

Mr. Cooper: The meeting is proper, the ID for the Microsoft Teams is all correct?

Mr. Quesada: Yes, all that information has been proofread, it's just a matter of the wording and getting it out to the community to explain about the increase.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: Ok, is there anyway to make a passcode easier than that?

Mr. Winkeljohn: Microsoft picks the passcode for Teams, you don't get to pick it.

Mr. Cooper: Ok.

FIFTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Winkeljohn: Item No. 5 is Supervisor's requests.

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Ms. Cabrera: I'm sorry?

Mr. Winkeljohn: Item No.5 of the agenda is Supervisor's requests.

Mr. Quesada: Any requests from the Supervisors?

Ms. Cabrera: Oh, do you have any requests?

Mr. Cooper: I do have a request on here, to at least make some type of \$150 per resident for the year somehow so people aren't going to get confused as to monthly.

Mr. Winkeljohn: For the HOA, yes that's a good idea.

Ms. Cabrera: Maybe in bold, can we put it in bold?

Mr. Winkeljohn: Yes, we can do it in bold.

Mr. Cooper: Somewhere around there because we're going to get questions like it's \$150 times 12, that's crazy.

Ms. Cabrera: No, it doesn't actually say that anywhere, it's says \$150 per residential unit.

Mr. Cooper: Because it says for this year before that.

Mr. Quesada: Yes, for this year the District anticipates levying assessments will be for each residential with the exception of phase 2.

Mr. Winkeljohn: We can put the words annual amount.

Mr. Quesada: Ok.

Ms. Cabrera: In bold, and underlined.

Mr. Cooper: Or a one-time assessment or something like that.

Mr. Winkeljohn: We have to be careful with that language, but we can see what has worked in the past.

Mr. Quesada: Ok.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: Is there a way to put phase 1 and phase 2 on the bottom chart somewhere, and divide that up, and have that kind of separated there?

Mr. Winkeljohn: Reorganize that, that's straight out of the budget that's why I kept it in that order because it matches the budget.

Mr. Cooper: No but keep it in order but, you're saying language of phase 1 and phase 2 and I know you're listing it there.

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Mr. Winkeljohn: Yes, there's enough room I can put a column to the left.

Mr. Cooper: Ok.

Mr. Winkeljohn: Yes, I can do that. Any others?

Mr. Valladares: This is going to reflect on the taxes that we pay in November.

Mr. Winkeljohn: This is the letter inviting them to the meeting and if it's adopted, this would become effective in November.

Mr. Valladares: Ok.

Mr. Cooper: So now, will they get confused on the second half here because there's two charges, so you're saying it's \$150 and \$200 on the first page, and then an increase of \$150 to replenish reserves, are people going to think it's going to be double charged?

Mr. Quesada: Well, whatever you guys want, we can do, but if you look at the paragraph before the table it saying what the phase 2 communities are, and what the names, so you can differentiate what is phase 1 versus phase 2. So that way when they look at the chart, that has the phase 1 and the phase 2 and they look at the description, it's phase 1 and phase 2. Obviously, half the community is paying \$50 more towards the clubhouse and the other half is not. So, it's just a way of, you have to at least in the narrative, in the body of the letter, differentiate who is paying what, so that's the idea behind it.

Mr. Cooper: Are you talking about the first page or the second page?

Mr. Quesada: Right now, we're on the first page.

Mr. Cooper: I was talking about the second page.

Mr. Quesada: Ok, so if you go back to the first page, for this year the District anticipates levying an assessment, and we can put annual assessment, an increase of approximately \$150 per residential unit, with the exception of phase 2 communities, such as Floridian Bay Estates, Portofino Palms, etc., so you guys can see the list there, and it says, which will be \$200 according to the proposed budget. So, right there, you have a differentiation that everybody except for those communities is paying \$150 and \$200 for those communities.

Mr. Cooper: I have no problem with the first page, the first page is fine, my question was with the second page, because then you're saying please note this

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amount includes an increase but you just talk about \$150 and \$200, and now you're talking about another note increasing.

Mr. Winkeljohn: Right, I understand.

Mr. Cooper: That's a lot of redundancy and people are going to get confused.

Mr. Winkeljohn: Ok, I'll trim that down, I see what you're saying, I was taking notes, I got you.

Mr. Cooper: I like the idea of giving information of why we're doing that, that's important.

Mr. Quesada: Ok, keep in mind after the last increase it was per month and the letter was kind of finetuned so this is more of a fill in the blank and just give the explanation so we can tweak it.

Mr. Cooper: Ok.

Mr. Winkeljohn: Thank you.

Mr. Quesada: Any other requests from the Board under Supervisor's request?

Mr. Winkeljohn: Item No. 5.

Ms. Cabrera: Victor, do you have any requests?

Mr. Valladares: No, I'm good.

Ms. Cabrera: Mike?

Mr. Cruz: No, thank you.

Ms. Cabrera: Yes, Victor.

Mr. Valladares: Mayra and I were talking about that for the longest time we've had an award presentation for Captain Yanko, who is no longer a captain, he was promoted yesterday afternoon at 4:30 to a major. So, we need to figure out with them how they want to handle it because the chief is going to do the same thing, at least with the command staff, so a captain is not a major and it's better when you recognize somebody, so we need to work out some type of hour that is mutually agreeable for both us so some of us can go over there, or all of us could go over there and do that, so that's just an idea.

Ms. Cabrera: Ok.

Mr. Quesada: Scott, do we need to place an ad if they're going to show up to the police headquarters to give him an award?

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Mr. Cochran: Well, they're not doing business if it's just giving an award, as long as there's no discussion about District matters, the ceremony will be fine. So, I don't see it being an issue if it's just going to present an award, as long as there's no discussion regarding police doing things to benefit the District for the community there, like you're not asking them about things. So, as long as there's no District business discussed, and they're just going there to present an award to recognize him or be there for the ceremony that's fine, I think.

Mr. Winkeljohn: Would he come here, can we just invite him?

Ms. Cabrera: We have, it's just doesn't work out with his schedule.

Mr. Cooper: Is he required to go to the council meeting

Mr. Valladares: Well, the thing is the next meeting is in July and we're going to be dealing with this budget.

Ms. Cabrera: Doesn't he go to that council meeting?

Ms. Padilla: Yes.

Ms. Cabrera: Yes, he does.

Mr. Cooper: Why don't you do it at the council meeting?

Mr. Quesada: District counsel is saying, as long as you guys don't discuss any matters that would be coming before the District.

Ms. Padilla: But what Jessica is saying is do we need to be put on the agenda?

Mr. Valladares: Yes, you do have to, if you're going to do that you have to be put on the agenda, and they can put you on the agenda in the beginning or they can put you at the end of agenda.

Mr. Winkeljohn: They can do it under the announcements section, you just ask the clerk to put you as an award announcement.

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

Ms. Padilla: I know that, just to be honest with you guys, we've had that award for like 5 or 6 months now, and every time we've asked him, to be fair, he's moved up and he has a lot of responsibilities so he's really busy, and 4:00 o'clock for him, we did invite him to the lighting ceremony and he has a commitment with his son, so 4:00 o'clock, he said, I'm not really available.

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Ms. Cabrera: His son plays baseball.

Ms. Padilla: Yes, so he just said that for him 4:00 o'clock is not a good time.

Mr. Cooper: What about 6:30?

Ms. Padilla: At 6:30?

Mr. Cooper: To have police presence here at the meeting for what we just talked about.

Ms. Cabrera: I think we invited him, didn't we?

Ms. Padilla: Yes, we have invited him and he declined, they just said that they are really busy Curtis and like now because they're under new management it's really hard for anyone to get away.

Mr. Cooper: Ok, that's fine.

Ms. Cabrera: Maybe we can just drop it off, honestly.

Mr. Valladares: Yes.

Ms. Padilla: Or maybe we can appoint somebody to go and take it to him.

Mr. Quesada: Well, if you're going to appoint anybody in the sense that they can all go if they want because it's just to make an announcement.

Mr. Cruz: Just let me know the date and time, I'll go with Victor.

Ms. Padilla: Well, do you think we could go to roll call, Victor, you could arrange to go to roll call and you could go with Mike.

Mr. Cruz: Victor, I'll go with you.

Mr. Valladares: Yes, we can do that.

Ms. Padilla: Ok, we'll go to roll call and Victor will find out about that.

Ms. Cabrera: Alright, ok.

Mr. Cruz: That's sounds good.

Ms. Cabrera: Curtis, do you have any requests?

Mr. Cooper: I do actually, yes.

Mr. Cabrera: Ok.

Mr. Cooper: So, just one more, I would like to, so we've had an opportunity to, and thank you Brian for joining our family here, we appreciate you, I know Mayra has done a phenomenal job and she's not going to be replaced but, we definitely appreciate you being here, and you've had the opportunity of kind of seeing behind the scenes a

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little bit, what was going on, Mayra's transition, a lot of learning to do and we're very confident with what he's brought from his previous experience and so it's good to see that attention to detail. So, all I wanted to say is I think from where we've been to where we went to and so where we're trying to go back as far as attention to detail, I think we really need to get some type of an attendant here, at least for 5 hours a day, Monday through Friday, especially during the summertime with the additional people out here because it's a lot for him to be able to handle, and I don't know if you guys have been around to see what's been going on but, it's a lot to be taking notes, the key passes, and all that stuff during those hours. I mean he's management, and I would think management would have some type of, or somebody to be with him to do some other stuff that we can give them an opportunity to do so I'm requesting that we look into doing 25 hours, another part time person Monday through Friday.

Ms. Cabrera: So, at this point what is Robert doing?

Ms. Padilla: So, Robert comes here from 4:00 to 8:00, so when this position opened we merged the positions, so what was happening is, so he's coming in from 9:00 to 5:00, Robert is coming in from 4:00 to 8:00. What we've gotten into, or what I've told him to do is to start setting appointments so that in the morning he can have time for administrative work because Robert gets here at 4:00 and to try to do the E-Passes, try to set appointments so that he has time to do the administrative work. So, for right now we do have coverage from 9:00 to 8:00 and you can speak for yourself.

Mr. Correa: Yes, well, I mean I can tell you the peak hours are usually like at 12:00 noon to around 3:00, like there's a line going out there, like 6 people show up all at once, and I'm trying to keep an eye on the pool, there's like 40 people in the pool, or I'm trying to do E-Passes and giving access, while still creating the daily report. So, it can be done, especially making sure that people are abiding by the rules but, it's a two man job, in other words, I can't be doing data entry, making copies and getting people's documentation that's required while also keeping a legitimate eye on the pool during those hours.

Mr. Valladares: So, my question is, if you were to adjust the hours for Robert how would you adjust them or what would you recommend adjusting them to?

Ms. Padilla: What do you think is the solution, that's what he's asking you.

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Mr. Correa: Well, yes, during peak hours, just having his presence so he can monitor the pool at the very least, so monitor the pool while still handling those other things because I can get it done with Mayra here, the E-Passes and the paperwork initially, it's just a matter of I can only have my eyes over here while there's stuff going on out there.

Ms. Cabrera: So, from noon on.

Mr. Valladares: So, he's here from 4:00 to 8:00, so what would you bring him in at?

Ms. Cabrera: From noon, so is there a reason why, and there might have been a conflict but, why does he start at 4:00?

Ms. Padilla: Because you guys basically requested that.

Ms. Cabrera: So, those are the hours we gave him, but he's not doing something else during the day that would prohibit him from getting earlier?

Ms. Padilla: No.

Ms. Cabrera: Does he have a second job?

Ms. Padilla: No.

Ms. Cabrera: Ok.

Mr. Winkeljohn: So basically, it's someone to have enough hours, and we've always done that.

Mr. Cooper: So, that would make him full time then for 40 hours, from 12:00 to 8:00 but, it's 6:20 now and what happens is and we talked about it in the previous meeting of adjusting it so he went from 5:00 to 9:00 so that we still have people here, and I was here at a meeting, and somebody was having a meeting until like 8:15 and people were still at the pool, everything was shut down outside because obviously it's 8:00 o'clock and she's done and they're needing to use the restroom, so she had to leave the meeting, go over to open the women's restroom and then about 3 or 4 minutes later these other kids said, hey, we need to use the restroom, and Joshua was with us, and he had to go open up the men's room, so like even though we settle with the hours, they need to at least go until 9:00 at least for somebody out there in the pool. So, even though we did 12:00 to 8:00, we would still be an hour short.

Mr. Cruz: There will be one tonight.

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Ms. Padilla: Yes, there's on tonight.

Ms. Cabrera: But what time does the pool close?

Mr. Quesada: Sunset.

Ms. Padilla: Like 8:30.

Mr. Quesada: Sunset changes, we just had our longest day of the year last Friday, so it's going to get shorter, the days now but, basically between 8:00 and 8:30 is the range of the sunset this time of year.

Mr. Correa: Although the evening person typically shuts down right when they're leaving.

Mr. Winkeljohn: Right when everybody is gone, they can close.

Mr. Quesada: Correct.

Mr. Valladares: So, 4:00 to 8:00.

Mr. Copper: I mean I'm either saying we could add him to do that, or to hire somebody else or have our security company in the meantime during the summer right now to be able to put a body in here just to be able to kind of monitor the pool, I don't know.

Ms. Cabrera: I think if he's here it's a little more efficient because if there's not too much going on in the pool, he could assist him with whatever is going on in here.

Ms. Padilla: And then he can continue with whatever he is doing.

Mr. Winkeljohn: Right, I would think, from what I understand, and then come up with a schedule between Brian and Robert and see what they can do, so let's let Brian solve it.

Ms. Cabrera: Well, ok, we would be ok with doing that?

Mr. Cruz: Yes, I would.

Mr. Winkeljohn: We've always had the opportunity to add pool attendants, we used a different guard, we've had different solutions to it but, I think let's start with Brian.

Mr. Cooper: Alright, thank you. So, right next to the pool pumps there's the white fence that has a mulch, dirt area, that looks horrible, we talked about it before doing plants, and the chlorine is going to kill the plants, the annuals or whatever, to make it look nice, I'm looking to see if we can maybe give Brian direction, if you're ok

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with that. One, is to hide the pool equipment that's behind the white fence so some type of podocarpus hedge to put along and then fake green grass to fill in the mulch, dirt area.

Mr. Winkeljohn: Synthetic grass?

Mr. Cooper: Yes, synthetic grass, like we did over there at the playground.

Mr. Winkeljohn: Ok, we can work on that.

Mr. Cooper: Is that something that is ok to explore and come back to the next meeting with pricing?

Mr. Valladares: Yes.

Ms. Cabrera: Yes.

Mr. Cooper: Ok, then the patriotic banners, over the course of time, like we've been increasing, I know we had our own increase with this Board is when Lopez was still on the Board but, for Memorial Day and the 4th of July we usually have these wonderful banners and bunting up, the bunting obviously needs to get replaced, and I don't know if Paul did it or Ben or whatever but, that's not really why I'm asking that, but we have these banners and we have lot of streetlights, we have 96 streetlights and we have I think like 24 banners, so I'd like to see if we can maybe go up to 45 banners, so we have more banners that have the patriotic designs on it, so see if we can do that. Mayra has the pricing I believe for that, if that's something you guys would like to consider adding on.

Ms. Padilla: Someone even mentioned that and was asking for the official estimate but, yes we do have the numbers.

Mr. Quesada: What are we currently paying for the 24 banners that he mentioned?

Ms. Padilla: How much was the invoice, we discussed that today?

Mr. Cooper: It was \$3,114 that was for the purchase of those because it shows \$75 per unit price per banner.

Ms. Padilla: So, you want to double that, right?

Mr. Cooper: Just under that, yes.

Ms. Padilla: Ok, so it would be like \$6,000.

Mr. Quesada: You're talking about patriotic ones?

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Mr. Cooper: Yes, not holiday, I mean we could also if you want to do more holiday stuff.

Ms. Cabrera: Right now, we have what, 24?

Mr. Quesada: Correct. The way it's basically working out, I know the last ones, it's basically at all your main entrances, and the streetlights in front of each community, so the way we currently have it is like that. So, every main entrance, on both sides has street banners with patriotic banners and at the roundabout and in front of each community, that's the way it's currently done, and in front of each clubhouse.

Ms. Cabrera: And then these would just fill in.

Mr. Quesada: Correct, fill in between the lights, I mean you have more than 45 lights, we have like 90.

Mr. Cooper: I mean I don't know about all of them.

Mr. Quesada: So, you just need to let me know for them to determine where the best areas would be to fill in.

Mr. Winkeljohn: Right now, they're at your peak visual points.

Mr. Quesada: Correct, and we're treating everybody fairly, so everybody gets some.

Mr. Cooper: So, \$75 per banner.

Mr. Quesada: (inaudible comment)

Mr. Cooper: So, I'm sorry, Mayra, this is for new banners, the 24, that we have here, is this our previous quote that you had?

Ms. Padilla: No, that's the last payment.

Mr. Quesada: So, that was last quote, so if you want let us come back with the estimate.

Ms. Padilla: So, if you want we can get a proposal to do all the lights, and then we can come back with that.

Mr. Winkeljohn: Yes, so we'll do that.

Ms. Cabrera: Anything else Curtis?

Mr. Cooper: No, that's it.

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Ms. Cabrera: Ok, I have a question, since Robert will be here a few more hours now, can he be in charge of a little water jug or whatever in the bar area maybe, I don't know.

Mr. Cooper: Either there or just right out here.

Ms. Cabrera: Inside?

Mr. Cooper: I was thinking outside.

Ms. Cabrera: Oh, outside, ok.

Mr. Quesada: I think it should be outside.

Mr. Cooper: If we could do it, that would be fantastic, just somewhere, like there or here, you could put a matt that has rubber on it, that's a little be elevated so people don't slip.

Mr. Quesada: For now, the direction is for a water bottle.

SIXTH ORDER OF BUSINESS

Adjournment

Ms. Cabrera: Alright, is there a motion to adjourn?

On MOTION by Mr. Cooper seconded by Mr. Valladares with all in favor, the Meeting was adjourned.

DocuSigned by:

Ben Quesada

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Secretary / Assistant Secretary

Signed by:

[Signature]

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Chairman / Vice Chairman