



South-Dade Venture
Community Development District

<http://southdade.cddsites.net>

Jessica Cabrera, Chair

Mike Cruz, Vice Chair

Curtis Cooper, Supervisor

Victor Valladares, Supervisor

Desiree Rivera, Supervisor

October 23, 2025



South-Dade Venture Community Development District

Agenda

Seat 4: Jessica Cabrera – (C.)	
Seat 3: Mike Cruz – (V.C.)	
Seat 1: Curtis Cooper – (S.)	
Seat 5: Victor Valladares – (S.)	
Seat 2: Desiree Rivera – (S.)	

**Thursday
October 23, 2025
4:00.m.**

**Waterstone Bay Clubhouse
1355 Waterstone Way, Homestead, FL 33033
Microsoft Teams**

**Meeting ID: 260 025 122 836 6 and Passcode: up78zi9u
1 872-240-4685 and Phone Conference ID: 118 743 357#**

1. Roll Call and Pledge of Allegiance
2. Approval of the Minutes of the September 25, 2025 Meeting – **Page 3**
3. City of Homestead CDD Board Presentation
4. Discussion of Correspondence for Off-Duty Homestead Police – **Page 66**
5. Staff Reports
 - A. Attorney
 - B. Engineer – ArcGis Presentation
 - C. Field/Club Manager – Monthly Report – **Page 67**
 - D. Manager – Final Approval of the FY 2024 Report Performance Measures and Standards – **Page 80**
6. Financial Reports
 - A. Approval of Check Run Summary – **Page 84**
 - B. Acceptance of Unaudited Financials – **Page 90**
7. Supervisors Requests and Audience Comments
8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://southdadcdd.com>

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, September 25, 2025, at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Jessica Cabrera	Chairman
Mike Cruz	Vice Chairman
Curtis Cooper	Supervisor (by phone)
Victor Valladares	Supervisor
Desiree Rivera	Supervisor

Also present was:

Scott Cochran	District Counsel
Alejandro Aleman	District Engineer (by phone)
Ben Quesada	District Manager
Paul Winkeljohn	Governmental Management Services (by phone)
Terry Gynn	Governmental Management Services (by phone)
Mayra Padilla	Field Manager
Brian Correa	Club Manager
Marcus Villanueva	Maverick Security Services
Vincent Fernandez	BrightView Landscaping
Sonia Castro	Homestead City Council Candidate
Councilwoman Erica Avila	City of Homestead

Several Residents

(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.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the July 24, 2025 Meeting

Ms. Cabrera: Ok, so I'm going to quickly run through items 2, 3 and 4 and then before we start staff reports, I'm going to jump into the audience because I know we have some people here and just to be conscious of their time. So, item No. 2 is the approval of the minutes, we need a motion to approve.

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, the Minutes of the July 24, 2024 Meeting with the submitted changes were approved.

THIRD ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Ms. Cabrera: Item No. 3 is consideration of the engagement letters with Grau & Associates.

Mr. Quesada: Yes, item No. 3 is consideration of engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. Previously this Board was the audit selection committee, and selected Grau & Associates to be their auditor, so as a formality at the end of the fiscal year they're asking for the Board's consensus to start the process.

Ms. Cabrera: Ok, do we have a motion?

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

FOURTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2024

Ms. Cabrera: The next item is acceptance of the audit.

Mr. Quesada: Yes, so on page 34 for your agenda is your audit for fiscal year ending September 30, 2024 which was completed. The District was found being in good standing, so at this time I would just ask for a motion to accept the results of the audit for fiscal year 2024.

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, accepting the audit for Fiscal Year ending September 30, 2024 was approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Cabrera: Ok, so before we go into item No. 5, staff reports, audience, thank you for being here today. Who got here first? Ok, do you have any comments?

Ms. Padilla: Yes, so it's item No. 7, you guys can see it there.

Ms. Castro: (inaudible comment) I was just coming here to request permission as per the rules that were set in motion to put signage for campaigning for the election on November 4th.

Ms. Cabrera: Ok, do you want to introduce yourself?

Ms. Castro: Do you mean to you?

Ms. Cabrera: Well, not to us but I don't know if Desiree knows you.

Ms. Castro: Desiree, I don't know if she remembers, I was on the old social committee.

Ms. Rivera: Yes, I do remember.

Ms. Castro: Yes, so I've been here for many years since the inception in 2005, I sat on this Board, right where you're sitting for 15 years, and we started the Waterstone lighting ceremony, thanks to the help of some of the people sitting here, if it wouldn't have been for their support, the lighting ceremony wouldn't have happened, our Christmas lights would not have been as big, the Taste of Waterstone, and the haunted houses would have occurred. So, that's all I have, and many of you may remember me because I did a lot of work and effort and dedication, and a lot of time into this community. So, it's just to request the Board permission to put up signage.

Ms. Cabrera: And where are you wanting to put the signage?

Ms. Castro: Well, that's for you to tell me because what we implemented years ago in 2008 was nothing blocking the streets, there were to be no signs along the swales or by the landscaping so unobtrusive, out of the way, out of the street, nothing blocking anywhere.

Mr. Valladares: Would you be ok with putting the sign where it had been in the last election, there was on sign placed right there between, almost the border line between Waterstone and Malibu Bay?

Ms. Castro: Yes, so you tell me where and if you give me permission that's where I will put my sign.

Ms. Cabrera: So, personally I think we've had a conversation about this previously and in my opinion on the signage regardless, not you, not anybody, I'm of the opinion that we should not put any signs anywhere, it cause kayos a while ago and then it cause more kayos during reelection, so in my opinion I would prefer that area be the area of signs because we're ok with that area, and that's it, that's my opinion because it becomes a whole fiasco and then the display of signs, everybody wants to put their signs up.

Mr. Valladares: That's what we approved before so we have a precedent.

Ms. Padilla: So, what we did before was that we kind of let them place it, kind of where Sonia said, most people put them in that border between Malibu Bay and Waterstone, right in that corner.

Mr. Valladares: For many years that's where it's been.

Ms. Padilla: Yes, that's what has been done in past but, it's your call.

Ms. Castro: You can discuss it among yourselves and then either shoot me an email or I'm here and you can let me know.

Ms. Cabrera: Say that again Curtis.

Mr. Cooper: Yes, I was saying I sent Mayra a picture of the location, I believe that Victor was confirming as well. I mean it depends on how many signs, we haven't had many signs, it's only been like 1 or 2, I think I saw an email that there were three requests. Just for clarification are all three of those requests, the persons are running for Malibu Bay/Waterstone seat and no other seats in the City of Homestead.

Ms. Padilla: So, Curtis someone did request to put a sign up, so Sonia and Erica are running for the same seat and then we had another request from someone named Kim, I think she's running for seat #1 if I'm not mistaken, she asked for the same thing.

Mr. Quesada: And she specifically asked if she could put a sign, and she is running for seat #1 to put it in the center median which I have concerns about that from a safety standpoint because it could be blocking things. (inaudible comment)

Ms. Cabrera: Ok, my goal is no signs on District property whatsoever. The only signs in the area allowed would be in that area between Malibu Bay and Waterstone, otherwise, no signs any where else because we're going to run into opposition.

Mr. Quesada: So the southwest border of the community.

Ms. Cabrera: Yes, and that's my opinion. Anybody else?

Mr. Cruz: No.

Mr. Valladares: I agree with you, that's fine there.

Mr. Cochran: For clarification, is the area that you're talking about District property or not District property.

Ms. Padilla: It is District property.

Ms. Cabrera: It is District property.

Mr. Quesada: So, just to confirm it's right along Malibu Bay and inside the sidewalk, so that's where in the past we've allowed signs.

Mr. Cochran: And I just want to be clear, we can't grant authority for people to do things on District property, so I think from a legal standpoint if you've allowed a particular location in the past, I think they should be allowed that location again, unless the Board choses to designate a different area where they would allow them to be placed, and I would also just say, anybody that requests to put them there should be granted to do so, there shouldn't be any discrimination based on certain seats or whatever. So, even if they're not directly within the scope of the geography I think it's still probably allowable.

Ms. Padilla: Right, so as long as they come to the Board to request it.

Mr. Cochran: Obviously it's not whoever it is, the candidates would have to comply with whatever regulation the City of Homestead has, and the state have as far as campaigning, we don't take any position on those things, so it's their responsibility to comply with those.

Mr. Quesada: (inaudible comment) I know the Board had to consider, in the past, if there is maintenance required of the sign.

Ms. Cabrera: Yes, and if it's falling over that you're vigilant about it and putting it back up.

Mr. Valladares: Last time we had a sign fall over but, throughout the area, even on the day of the election and after the elections were over, the signs remained around, I think that if we're going to approve it the sign for any other candidate, we want to have it in the record that they would have the responsibility that the day after the election, which would be a Wednesday, to remove that sign from there.

Ms. Cabrera: Maybe 48 hours.

Mr. Valladares: Ok 48 hours, but they would take the responsibility because I remember we were seeing signs from Elvis Maldonado all over the place.

Ms. Cabrera: I remember that we picked up signs to throw away.

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

Mr. Cochran: Yes, so something like that, so the day after the election is concluded.

Mr. Cooper: Just to clarify that Scott, you're say that we cannot discriminate against anybody that's running for a seat in Homestead has the ability to put signs up on District property that we grant one person, or you're just saying if the person is just running for Malibu, Waterstone, they should be, anybody that's running in that campaign as the ability to put signs there?

Mr. Cochran: I think it's public property, and once you open it up for campaigning as you've done in the past, I think you run a risk if you discriminate, even in terms of geographic impact, just kind of a first amendment concern type of thing. So, my recommendation would be to allow whoever wants to put a sign there, and it's their responsibility to comply with, like I said, the city and any state regulations concerning campaigning signs, size, duration, location, all that kind of thing, we're just saying that piece of property you can put signs there.

Mr. Cooper: Ok, so with following that, I know that running you have a specific timeframe to remove signs, so are we as a Board able to make a statement giving them permission to say, have them pick it up on Wednesday or Friday that week?

Ms. Cabrera: We just talked about that Curtis.

Mr. Cochran: I would say after the election is concluded, because I don't know off the top of my head what the Homestead ordinance is provided for after the election. So, I

would say you can't do something that would be in conflict with the City of Homestead ordinance, so you have to allow it for whatever period.

Ms. Castro: I would say my signs would be uninstalled the day after, at most 48 hours after, I'm saying it here in front of all of you, I'm not going to leave the signs up because I know how important aesthetics are.

Ms. Cabrera: I mean it's not so much the people in this room but, the other people that are requesting and we kind of have to be aware of that.

Mr. Quesada: (inaudible comment) Of those candidates that may be conscientious of that but, we'll do our best.

Ms. Cabrera: Ok.

Mr. Quesada: So, the direction from the Board is up to 48 hours and a request, after the election on the southwest border of the property.

Ms. Padilla: So, all of them there?

Ms. Cabrera: Yes.

Ms. Padilla: Ok.

Mr. Cooper: I think we're opening up, I mean, I don't think there's going to be a lot of room, I think there's only room for maybe one sign and a half for that location, so are we looking to open up more area along that section? I sent a picture to Ben and Mayra, I don't know if they can open that up for you all but, there's some areas in that same location, and I think that would be more reasonable.

Ms. Cabrera: I think they can make it work.

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

Mr. Cochran: And it will be up to the candidates to place them, we're not going to be involved in placement of the signs.

Ms. Cabrera: Ok, so anything else? Any other discussion regarding item No. 7?

Ms. Padilla: Oh yes, I did want say that some candidates have reached out to the clubhouse, I just kind of wanted to say that because it's tied into that. They did reach out and say, hey, what about meet and greets, so I kind of wanted to get direction from you guys to see how you guys want to about that. In the past we have accommodated them, waived the rental fee, and management has worked them, so we have sent a mass email

if they do decide to do that so I just wanted to get direction from you guys and how you guys want to deal with that this year.

Ms. Cabrera: I have no problem with that.

Ms. Padilla: Ok, so I'll have them reach out to me.

Ms. Cabrera: Yes.

Ms. Padilla: Ok, so do you guys want to do a meet and greet please reach out to me, I'll put you guys on the calendar and then I'll send blast email to you guys and let the residents know that.

Mr. Valladares: Ok, and I have one question, we're talking about a greet and meet, or are we talking about an event?

Ms. Padilla: Not just a greet and meet.

Ms. Cabrera: Well, I think it's whatever they want to do, if they want to do a meet and greet with the community that's fine.

Ms. Padilla: Yes, but then we would have to go through the HOA, right?

Mr. Valladares: No.

Ms. Cabrera: I mean if it's going to be here in the clubhouse.

Ms. Padilla: No, so if it's going to be here but, you're saying if they want to do it like in the community?

Ms. Cabrera: Well, if they want to go within the different subdivisions.

Ms. Padilla: Yes, ok, I get it, I see what you're saying.

Ms. Cabrera: So, whatever they want to do here, or if they want to do some kind of a community event, or I don't know some kind of a debate, or town hall something, or whatever it is.

Mr. Valladares: Well, 6 years ago we had the debate, and we had quite a bit of a crowd.

Mr. Quesada: (inaudible comment)

Mr. Valladares: Right, whoever requests it.

Ms. Cabrera: Right, and everybody is welcome, we can accommodate everybody and we can waive that fee for everybody, I mean at the end of day we're doing a service, we want the community to come here and make the time and get their Q&As in.

Mr. Valladares: Yes, and I think if we're going to waive the fee should we follow that with a motion to allow it and cover the fee?

Mr. Quesada: It's your discretion but I think since there's a precedent there, and it's a community event is what we're calling it, that management would have discretion for the rules of the clubhouse to accommodate their request.

Ms. Cabrera: Yes.

Mr. Quesada: It's more of a courtesy.

Mr. Cooper: I'm ok as long as we have the pool open, and we don't shut down the entire thing for an extended period of time throughout the event. So, if they're utilizing the grand room and having a meet and greet but, the pool stays open, the fitness center, can still be utilized.

Ms. Cabrera: Yes, I agree.

Ms. Padilla: Ok, so then just reach out to me.

Ms. Castro: Ok, thank you very much, you have a great day.

Ms. Cabrera: Bye.

Ms. Avila: Good afternoon madam chairman, vice chairman and Supervisors, I'm Erica Avila and I represent District 5. (inaudible comment) I do have a couple announcements for you. Last night we had the project for the city meeting and I'm happy to report no raise or increase, so that means we were able to balance the budget and include our continued services, and ask for more improvements, infrastructure, more police officers. (inaudible comments) So, the work that we are doing under our new city manager leadership we were able to really create a more robust departments to make sure the city is running properly. In addition to that, under the special events budget I'm happy to report that the tree lighting ceremony is now an official city sponsored event to the tune of in combination up to \$2,500 which is meant to cover the trash cans that are needed and other items that have been requested year after year, and we will continue to meet that and we just wanted to make sure that the tree lighting ceremony which is open to the public which is a platform to promote the city and which has been going on for many years. (inaudible comments) Thank you.

Ms. Cabrera: Thank you.

Ms. Avila: You're welcome and thank you to the Board members as well.
(inaudible comments)

Mr. Valladares: One question, I'm sorry to interrupt you, when you're getting to your campaign portion of your speech, when the City of Homestead now becomes a

permanent sponsor of the lighting ceremony, the city could advertise it as one of their events and it's going to be open to the entire City of Homestead, is that correct?

Ms. Avila: So, no changes have been made at this time. (inaudible comments)

Mr. Valladares: No, I just wanted to know if everything was going to remain the same, and we appreciate what you have done for us.

Ms. Avila: (inaudible comments)

Mr. Valladares: In other words, the city is coming on board as a sponsor, not as a provider of the event because it's happened before with other people.

Ms. Avila: Yes, I understand, so no that's not the intention at all. (inaudible comment) As long as it's permitted.

Ms. Padilla: And we do a permit too, we pull a permit.

Ms. Avila: (inaudible comment) Let me know if you have any questions, any concerns. (inaudible comment)

Mr. Quesada: (inaudible comment)

Ms. Avila: (inaudible comment)

Mr. Valladares: Thank you.

Ms. Cabrera: Thank you for all the work that you're doing.

Ms. Avila: (inaudible comment)

Ms. Cabrera: Thank you.

Mr. Cooper: Erica, I have a question.

Ms. Avila: Yes.

Mr. Cooper: Thank you for attending and all the updates. I did have a question, it's kind of towards you and Ben, I know you had reached out Ben to the city with regards to looking into potentially doing the same type of program FPL is giving us for street lights where they're replacing the street lights and then we're paying for the cost for the electric for "X" amount of time per a contract. Erica, I guess the question to you is, do you know anything about that and if not, do you know if the city has entertained that to have where the infrastructure is 20 or 30 years old, and they're able to go ahead and basically weed out or change out or update the infrastructure, especially lights and lease it out for the electricity for the total for the years.

Ms. Avila: I'd be happy to look into that, if you could send me an email on that. (inaudible comment)

Mr. Cooper: Awesome, thank you so much, I appreciate it.

Ms. Avila: You're welcome. (inaudible comment)

Ms. Cabrera: So you said there was First Watch, Shake Shack and what?

Ms. Avila: Miller's Ale House.

Ms. Cabrera: Ok, Miller's Ale House, ok thank you, have a good night.

Ms. Avila: Thank you.

Ms. Padilla: I do have one thing Erica, so I sent you an email, we have been trying to get through the permit process for the automation here at Waterstone, and we haven't been able to get through.

Ms. Avila: (inaudible comment)

Ms. Padilla: Yes, and I CC'd you the email, and maybe you can help us with that Erica?

Ms. Avila: Absolutely.

Mr. Quesada: (inaudible comment)

Ms. Avila: Ok. (inaudible comment)

Mr. Quesada: (inaudible comment) Somebody had responded to me first because they asked me about the permit including the work, that they missed doing the fire inspection. (inaudible comment)

Ms. Avila: (inaudible comment)

Mr. Quesada: (inaudible comment)

Ms. Avila: (inaudible comment)

Mr. Quesada: (inaudible comment) Ok.

Ms. Avila: Thank you.

Ms. Padilla: Thank you.

Ms. Cabrera: Thank you.

Mr. Quesada: Ok, and you have Vincent here and you have Marcos here.

Ms. Cabrera: Ok, so Marcos go first.

Mr. Villanueva: Good afternoon everyone. (inaudible comment) My name is Marcos Villanueva, I work for Maverick Security Services for Waterstone and South Dade Venture. I have some issues to bring up to you guys just to make you aware of. I saw on your agenda 2025 legislative update so I'm pretty certain we're going to discuss the same

things. The first thing on the agenda is the open carry law, are you guys familiar with the open carry laws?

Mr. Valladares: Yes.

Ms. Cabrera: Yes.

Mr. Villanueva: So, then today people are authorized to carry firearms exposed to include rifles and assault rifles, so I want to mentally everyone if somebody comes to the gatehouse on a motorcycle with his RFT strapped to his back whether we agree with it or not is irrelevant, we just want to make you aware of it and that way you need to be acclimated to what the State Statute is and how we're going to move forward with that. So, I'll be discussing those procedures with staff, and I'm sure with your attorney because you also have to deal with this being a public place, and if somebody wants to come in with a RFT in this building they can come in. (inaudible comment) So, the NRA Association where because of how the statute reads, there's an argument and it's now going to the attorney general that supposedly people are allowed to go into city council meetings with rifles and fire arms, I think it's stupid but, I'm just getting us acclimated and aware of what the statute reads so we can prepare as your primary security provider. I don't think it's going to affect us, because if we just happen to see somebody come in and they have a firearm on their back, we can't do anything about it, so I just wanted to make you guys aware of that. The second thing is about body cameras, there was a time where we had body cameras that went to the guards because they were disputes with the guards, the guards were being blamed for things that may or may not have occurred. We are well aware that my security personnel are not at the same level, we understand that some employees are going to do stupid things and it's how we react to it. So, what I want to do is I want to make sure now that we can provide an extra layer of insulation and another layer of protection where the guards are equipped with body cameras. Believe it or not, people tend to act a certain way when they know they're being recorded, so I wanted to bring that to your attention, and see what kind of an appetite the Board had with that, or if you want to direct that question to staff and then we'll open up a dialogue and we'll present it to you later, I just want a sense of direction on that.

Ms. Cabrera: So, you did implement that already?

Mr. Villaneuva: We did and then we were instructed to take them off.

Mr. Valladares: There was no additional cost to that?

Mr. Villaneuva: No, I ate the cost.

Mr. Valladares: Ok.

Mr. Villaneuva: And I want to be perfectly clear here, there's also a second reason why they were taken off, there was complaints that the guards were too aggressive. What we did was issues the guards that have an out vest carrier to hold them on camera and some people thought that our vest carriers were too aggressive. (inaudible comment)

Ms. Padilla: That's what they were saying, it looked like a bulletproof vest.

Mr. Villaneuva: Sure, and respectfully, I'm not here to make things difficult, I do what I'm told, if you guys tell me to do it, I'll do it. (inaudible comment) So, for us to be able provide efficient and affective services to you guys, so I just need some direction. (inaudible comment) I can take my direction from counsel, staff or whoever.

Ms. Cabrera: Ok, I have a question, who has access to the footage on those body cameras, only you?

Mr. Villaneuva: Yes.

Ms. Cabrera: Ok.

Mr. Villaneuva: And if I could add to that, that footage would technically be part of the public records, and I'm not an attorney, but whatever your attorney decides when it comes to public records. (inaudible comment) So, the reason why we have it is, there are certain residents that have a tendency to go through the guardhouse and they can be difficult. (inaudible comment) So, when you see the security guard with a body camera, they tend to deescalate the situation where we're not going to have a verbal dispute or a back and forth which we just recently had one, and we had several before but that one was a little more escalated than before. (inaudible comment) I'll leave that up to you guys, and if you guys tell me I can move forward with that, then I will.

Mr. Quesada: (inaudible comment)

Ms. Cabrera: (inaudible comment)

Mr. Villaneuva: (inaudible comment) It goes on the inside of the vest but we could probably switch it, so this one can be adjusted.

Mr. Cruz: It's like a strap, when they go running, it's like suspenders almost but they're not.

Mr. Villaneuva: We don't have that kind we just have a clip that clips on. (inaudible comment)

Ms. Cabrera: I think even, some kind of after market product that you can actually put on it that's a magnet, you stick it to the camera and then you do the other thing inside or whatever, and then there you go.

Mr. Villaneuva: Well, unfortunately the after market becomes difficult with the current cost, and I think I would have to invest in other costs, so it's just the system that I have right now, it's very simple. (inaudible comment)

Mr. Valladares: I have a question, going back to the body camera and the film, I understand that if that was to be approved and for some reason the Board, or the CDD or management or whatever needs to see that film they cannot directly go to it, they have to go through you to obtain the film.

Mr. Villaneuva: So, the normal procedure, and I'll have your attorney answer this question, that film could be issued as work files but, after the legal opinion of counsel, the procedure that I would prefer is I take all my orders and instruction from staff, and when staff says, hey, go ahead and do this, you got it. The only difference is that you have record retention laws when it comes to anything of a public record. The data in these body cameras, that camera can only hold some much data, so what I would be doing it, after 30 days, I erase all data, and then we start again, the only time we would use is if you have an issue and then it gets turned on and then that incident that was recorded gets downloaded to a computer, into a case number into a file. (inaudible comment) And we also have audio and just to let you know for quality control there is that guard, and a designated one of our officers on the midnight shift at low traffic times, that person goes ahead and reviews all the video of all the gates to verify that the guards are in compliance, and that guard will contract, just like a sergeant in the police department is required to review body camera video, just to make sure we're not targeting one individual. (inaudible comment) So, I'll just wait for direction from staff on that.

Mr. Valladares: Thank you.

Mr. Villaneuva: And then I have a few other issues here.

Ms. Cabrera: Curtis you have a question?

Mr. Cooper: Yes, I do, thank you, with regard to the amount, I mean I'm ok with it not being over excessive body vests but, if there's another way that's going to be minimal to be able to protect the officers, as well as painting a clear picture. I know we just had an incident recently and obviously you can't control people how they react and their

emotions but, I mean I don't know protocol-wise, I want to see moving forward that protocols, if something happens at the gate that the supervisors immediately checks into what's going on and obviously if that person needs to leave that the gate is shut down per our protocols, and then obviously if somebody comes, or it's left open until the next guard is supposed to come there because of what just transpired and it shouldn't have lasted two shifts where I'm having another resident complain, and having an issue with that same guard again. So, I just hope in the future we can move forward with our protocols we set in place and follow them better than not.

Mr. Villaneuva: Yes sir. I believe I'm aware of the situation you're referring to, we were made aware of that situation immediately by the supervisor, and it's also I believe that employee has been removed. (inaudible comment)

Mr. Cooper: Right, I understand he was removed but, I know you can relate being in law enforcement any time there's an issue with anything going on immediately, especially in this line of work whether it's police or fire, if there's something that happens that the person should have been removed faster I guess, and then obviously the investigation should have occurred versus continuing while the investigation is going on type of deal, it just to put us all in a bad position, and I believe from our protocols that's what should have happened, and I understand he's no longer with us but, obviously if this happens again, I'd like to see it run a little bit smoother and not be continuing until the investigation continues, do you know what I'm saying?

Mr. Villaneuva: Yes sir, I can only apologize for the lack of efficiency that my company showed in that scenario. I can only tell you that I hope that my people do better next time and if there is a next time, I'll personally be involved and I hope that brings you some sort of solace but, all I can do is apologize and accept fault sir.

Mr. Cooper: Ok, thank you, I appreciate that, and like I said, I'm not looking for fault, just I want to know that we can prepare for the future and schedule things like that and that's all, as long as we strive for what we have in place.

Mr. Villaneuva: Yes sir, thank you.

Ms. Cabrera: How long was the guard still in place after the situation happened?

Ms. Padilla: So, this situation just happened on a weekend, and Curtis texted me, it was like 11:00 o'clock at night, and I was sleeping, and I didn't get to that supervisor, and I'm not going to lie, I didn't get to that supervisor until the next day. So, Curtis, said,

why wasn't he removed, and to be fair to Maverick, it was the weekend, I was sleeping, and I forgot. As soon as I called that supervisor, that supervisor said, it was 6:00 o'clock in the morning when I called him, and that supervisor said we're going to remove him, he's going to be under investigation, let's see what we find. So, to be fair, it wasn't their fault, and again, it was the weekend, and Curtis texted me really late, and I didn't get to it until Monday, but as soon as I called Maverick, they did comply and they did remove that person, so I just wanted to clarify that.

Ms. Cabrera: Ok.

Mr. Villaneuva: And thank you Mayra, I appreciate it but, we'll always take the blame because we can always do it better. The reality is that resident was extremely belligerent and completely out of line, and my point is we don't have to take that sort of behavior and my employee should have kept their stupid mouth shut and not taken it the way he took it, and that's unacceptable. We are servants, the company name Maverick Security Services, and we're here to provide services, we're not here to provide action, so all I can do again is apologize for the behavior of the guard, right, wrong, or indifferent, if there was abuse there it would be a completely different scenario, but we're here to provide services to your facility and we are the ambassadors and the representatives of this Board. (inaudible comment) So, I know we're not embassy marines, or special force operators, we're only security officers and based on those kind of circumstances I think we're doing a good job but, that's not for me to say, that's for you to determine, so again, sir, all I can do is apologize and tell you we're going to do better. Does anybody else have any questions? So, the next thing we're going to discuss is the procedures now, because of technology people are showing their Florida driver's license or their Florida ID via phone. This is being done at the airports, it's being done at the seaports, it's being done everywhere but, I heard that there was a situation that occurred where that may or may not be accepted, and I want to make it abundantly clear, I'm going to do whatever you ask. So, my first question is, will this Board approve an identification being shown on a phone or do you want the hard copy?

Mr. Quesada: Before you answer, I just want to say for the record, these are soft gates, these are public access roads, we cannot prohibit access and they are not law enforcement officers, they cannot mandate that somebody show us a state ID, they can request it but, then after some period of time they have to let the vehicle through. We're

still able to collect other information about the vehicle and the driver through our other enhanced security measures, so go ahead.

Ms. Cabrera: First and foremost, what is the current protocol at the entrance?

Mr. Villaneuva: Showing a Florida identification, or a Florida driver's license. It is dealing with the actual card.

Ms. Cabrera: And so then the guard does what with that information, nothing, so it isn't put into the scanner, he doesn't write a tag number down, nothing is retained at all.

Mr. Villaneuva: I take my instructions from you guys, and if you guys want me to do that, I can.

Ms. Cabrera: Is the scanner not something we do anymore?

Mr. Quesada: We had lost track of the access that provided that, but I can look into that.

Ms. Cabrera: Ok, so what happened, when did the protocol change? When did the procedure for coming changed? My understanding of that was that they come in with their ID, the guard takes the ID, scanned it on the little machine, or scans it with the I-Pad.

Mr. Quesada: Just the I-Pad.

Ms. Cabrera: Ok, so with the I-Pad, and then they go on their merry way, and I remember even before that they would write the tag numbers down.

Mr. Quesada: So, I know on their group chat that they had that. (inaudible comment)

Ms. Cabrera: Ok so there's a backup plan but there is no backup plan to all those spare backup plans because none of those plans are working because no one is retaining any kind of information, no one is asking for any ID, everybody is just free for all, and I understand that it's a public road and that we don't have any choice but, there's no sense in having the guardhouses and a staffed guardhouse if they're not doing anything in there, literally.

Mr. Villaneuva: You're saying the guards are not asking for ID?

Ms. Cabrera: No, the guards are not at all, I've been a witness to that hundreds of times, and I'm tired of complaining about it, I'm tired of bringing it up, I'm tired of having this conversation that goes in a cycle that goes nowhere, it's just a vicious cycle at this point. There are not retaining any information, we had the incident that I think it might be

the same incident we're going to report for now is where this gentleman came in, the guard didn't even stop the car, didn't even come to a hard stop, it was a drive by, to the point where we couldn't get the tag number. So, what happened is that person came in, damaged property, and now that association is left with a \$4,000 loss that they're not going to be able to recover because we couldn't even get the tag number because the guard didn't even stop the car, make that make sense to me. What are we doing?

Mr. Villaneuva: (inaudible comment)

Ms. Cabrera: And it was HOA property but, that's not the problem, the point is that we couldn't even get the tag number.

Mr. Villaneuva: So, I'm going to ask you a question ma'am, I reviewed that video and the first thing I'm going to say is based on my professional opinion, the car was probably traveling at about 5 to 7 miles an hour. Is that a standard speed to pull up to a gatehouse, no, did the vehicle travel a little faster than most vehicles, yes. Did the guard anything or could the guard have done a better job and say, look, slow down because you're at the gate, yes but, I'm going to make it abundantly clear, I was sent an email where I was asked to pay for damages because in the email it said that I had my guard held that person there, they said the accident wouldn't have occurred. I respectfully deny that we have actually no liability with that, whatsoever. I hear what you're saying, if I was here 24 hours a day but, if you noticed I've been with the guys now for 6 years and I've never talked about it. I'm the first one to admit fault, even if it is or isn't my fault, it's my company, my employees but, the things that we set in place, I'm surprised because even with the video that was shown to me, when we do find a bad employee, they're removed, so all the employees that are here have been here for a long time, there are very few employees that we have kept, and I will take the 48 hours of the video, and I will personally review it. I will say that it's impossible to have 100% compliance, and I also want to say, in comparison to the company that you previous had, was the largest company in the world, Allied Universal, they recently had a lot of guards dismissed, and I'm not saying that our guards are better than them, and I always say we can do a better job but, what you're saying that the guard didn't even check for IDs ever.

Ms. Cabrera: There have been so many times where that's happened and I'm over it, at this point I'm just waiting and roving along, counting the days until we get the hybrid system in and we can do better, and show up a little better for our constituents

because you know right now we're failing pretty badly in that area, and I'm not saying it's direct reflection of you but we've had this conversation on several occasions, and we don't speak often at all, and the times that we do, I'm sure you've heard this same thing come out of my mouth. We have residents here with us now that can attest to these guards not doing the job, regardless of how many times we've had this conversation, how many times we speak about the same thing, not even overnight does it happen, it's not even the next day they're on their best behavior, it just doesn't happen. The guard at guardhouse #3, I am sick of him, and I don't know his name, and I've spoken to you about this before, and I don't know his name, he's an older gentleman.

Mr. Villaneuva: Can I interject?

Ms. Cabrera: Yes.

Mr. Villaneuva: So, if I don't receive a complaint, I can't resolve the issue, and I think that's a fair assessment. I've spoken to my staff, I have 225 employees, I have many directors and vice presidents, and I have meetings with them, and the first question I ask before I say hello is, do we have any complaints first, and I haven't heard any complaints. (inaudible comment) Now, maybe, based on what you're saying, and I'm sure that you're so frustrated that you stopped, but if I don't get a complaint, I can't fix it. Again, I'll look into the last 48 hours of video and I'll turn to Mayra and say, these are my findings, so here's one aspect of how we solve this issue, we still have data and the software, where we say how many vehicles have gone to through the gatehouse and how many cars were checked but, we don't do that anymore, we were instructed not to. So, if you let us do that, then it will prove that the guards are working, it will prove what they're checking because the data is there and you can't lie about it. So, just discuss that amongst yourselves, if you allow us to do that, we have the software, it's there that you're paying for, and we'll be able to do it, that's how we got the data that says, this month you had 70,000 cars come through but, we can give you that information if we're not checking, so that's proves that the guards are doing the work, so allow us to do that so we can prove that we're doing the job, it's quality control. (inaudible comment) And when I come by, I check to see if my guards are checking ID, and they are. (inaudible comment) but I'm so sorry you feel that way but, I'm here to serve in whatever capacity you ask for.

Mr. Cooper: Jessica, can I say something real quick?

Mr. Valladares: I've been waiting to speak.

Mr. Quesada: Curtis, Victor had his hand up to speak, so if you don't mind let Victor go ahead and then you can go next if you like.

Mr. Cooper: Ok, just do me a favor, it's very hard to be on this end and obviously I can't raise my hand to speak, so if you could just kind of every so often ask me if I want to say something because I'm trying not to interrupt but, I also want to add to the conversation, so thank you.

Mr. Quesada: Absolutely.

Mr. Valladares: My question to staff and maybe you can clarify this and I direct this to you but, I think that we're talking about the guard not having done the property format, protocol, and the information was lost, we have paid DML thousands, and thousands of dollars for the system that they have there, the cameras and everything else, I don't understand that the car was moving at let's say 7 miles an hour, or 5 miles an hour, with the money that we have paid DML, we don't have a system there that can pick up the tag number because I know that we're paying for other things from DML that have now been out of service for a year, and we're still paying for it but, I don't want to get into that now.

Ms. Padilla: So, when that incident happened Victor, we did review the surveillance and we saw the car, obviously we saw the car, the window went down.

Mr. Valladares: No, I'm talking about the camera.

Ms. Padilla: Yes, but the camera did work.

Mr. Valladares: Exactly.

Ms. Padilla: But the car was going too fast so it didn't pick up the tag, so then again when they were exiting because you know what they did, they were not going slow, we didn't get the tag.

Mr. Valladares: Ok, so basically the cameras that we have, the system that we have, did not get a picture of the car going 5 miles an hour.

Mr. Quesada: I don't think that's accurate Victor because in many scenarios when police come and they request footage or if we had, and I don't want to go into detail but we had some incidents where the police have come to us and requested, more often than not, they were able to pull the tag, and remember not only do you have a camera system there but you have key pads, and you have two speed bumps on each side of the pavers,

all of that is to try to keep everything in unison to try to slow down the vehicle just long enough to obtain that information. Do we ever get 100% tag to read on every vehicle, no, for several reasons, every read is unique, different, some reflect a little bit better the light than others, so it's also depends on the condition of the vehicle. So, there's other variables that I would say in my experience, more often than not, when there's an incident and police or somebody is requesting footage, I would say we have a very high success rate in being able to obtain the tag of the vehicle.

Mr. Valladares: I am not familiar with all this technology but, I'll tell you one thing, in Portofino Bay we have the same vendor, we have DML, we have Kevin, we have a more simple system over there and every time that we need to find the description of the car, the tag of the car, and everything else, it's there, and our system is much more simpler there, than what you have here, we're not paying the thousands and thousands of dollars and we have a very basic system that apparently that is working much better than what we have at the gates, and it's coming from the same vendor, so congratulations Kevin.

Mr. Villaneuva: So, just to brief on this, you guys know my law enforcement background, and I've been the commander of many units, and I got placed in timeout once so they put me in charge of redlight cameras, so ended up becoming a somewhat expert on that, and 7 miles an hour is not a reasonable speed. (inaudible comment) I agree, he should have slowed him down, but any LPR and a vehicle going 7 miles an hour should have captured that, that's just a fact. There are many factors as Ben and Mayra said, and I feel their emotions but, that's after the fact. (inaudible comment) By the way, if you guys know anything about LPRs, license plate readers, and that's your LPR system, it captures every single tag. (inaudible comment)

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: Yes, there is one specific camera, not the other.

Mr. Villaneuva: Alright, so we've discussed that, and I'll wait for direction from staff.

Ms. Cabrera: Well, before you move on, Curtis, go ahead, you had something to say?

Mr. Cooper: Yes, I do, thank you. I have a question, I know before there was an issue with the speed of the I-Pad, and then we had them replaced, and I can't recall the

meeting when we gave direction to change the procedures for scanning the cards, if we did, then somebody can give clarity on that but, I'm not understanding why direction was given to Marcos to have the guards not scan the IDs, and I think obviously that is playing a part into what's going on now obviously with the \$3,000 or \$4,000 damage that was done to some other area in the community, like if the guard would had the car slow down, and come to a stop, maybe present the ID, and obviously he didn't present it but, obviously getting some other information like we used to, whether it was get ID from the other person or the person driving, whether it's taking the ID, the color, or the make and vehicle, and writing it down somewhere. I mean we were at one time doing all that stuff, and so I'm trying to figure out why we got away from all of that, those analytics which was providing an additional safety measure to the residents of our community.

Mr. Villanueva: So, I will speak with Mayra as we always have, and I'll take direction from Mayra after you guys discuss what's what, we'll take a look at our policies and procedures and figure out if any of those need to be amended, and present you with any amendments, and that way you guys can have your final stamp of approval and we'll go ahead and modify the post orders for the guards.

Ms. Cabrera: I just want to say, and I then I won't speak about it anymore, we had a town hall meeting I would say two months ago or so, and the room was full of people, and I kid you not more than half of those people had something to say about the security guards and why they think they're not doing their job, they just sitting there, they open the gate for everybody, they don't request any information, I mean this was the consensus of the people that were here. So, we're having to constantly face the same situation and give answers that we don't have or we don't know how to resolve this at this point.

Mr. Villaneuva: I understand the position that you're in, the constituents are coming up to you with issues. All I can do is as your vendor is if you present the challenge then, I can either solve and overcome that challenge or can't but, if I'm not made aware of it, I can't even address it. So, as I always have, and I think my work means something here because I'm just now aware of it, if we screwed up, and apparently we screwed up, but in that scenario, regardless, to slow that person down, absolutely, would we have avoided the crash, no. (inaudible comment)

Ms. Cabrera: I mean that's not in question here, that's irrelevant here for us.

Mr. Cooper: Just real quick guys, I hear you, what you're saying, but we also are paying more for the services that obviously you said we were going to get different types of guards or quality guards that was going to be retained and better services provided but, we also are paying supervisors to be able to do a job where they should be randomly looking through footage of guards and seeing if the quality and procedures of the post orders are happening on a regular basis and not when there's an issue happening at the guardhouses. If mean, they're your eyes and it shouldn't have to be Ben and Mayra reaching out to you, the supervisors that we have onsite here should be giving you better information and if they're not, then we need to find different individuals that are capable of doing that job because ultimately, yes, you're one person and you have multiple sites, but these individuals that we have in a supervisor role that are getting paid more, should be supervising more and they're not obviously.

Mr. Villaneuva: So, this is why we have computers because the guard that we have on the midnight shift is actually reviewing video footage, and our supervisors are also reviewing video footage, we have access to that. If we do find somebody who is not checking IDs or not adhering to the policy, they get removed and as I told Jessica, I will go ahead and personally review the last 48 hours of footage to see if I find something and if I do I'll come back to this Board and tell you what my findings are, I'll bring a laptop and will show it to you. I'm not denying that these complaints are not valid, I'm just saying there are certain measures that were in place that are not in place now that gives me an opportunity to say, look, we checked, here's 100 hours of video that we checked last month. (inaudible comment) so, we have that video of the guard doing it, and now we're basing it on compliance, and percentage of compliance, just like in any job. (inaudible comment) And yes, the guards that we do have are better quality guards than the previous guards. As a matter of fact, if you guys don't want a specific guard, like you told me in the past, I want this guard removed, we never question it, we just remove the guard, and your staff is testify to that but, again, it just sounds like we need to do a better job, which leads me to the next topic. Minimum wage is going up September 30th which means minimum wage is now \$14.00 per hour, and based on the current bill rate. (inaudible comment) So, I need to present that to you guys. (inaudible comment) I make the same profit, but it's more of a squeeze for me and I want to be here as long as you guys will have me. I know you're looking to eliminate the guards, and again, I'm going to

be here as long as you request me. (inaudible comment) And whatever you guys decide to do, if you got to an automated system, and it doesn't work, I hope you guys call us back. The last thing that I have to discuss is we went with a scenario where we went a year without being paid of several invoices totally about \$135,000 and that was discussed in front of this Board. Because of those invoices, I had a lot of late fees and back fees that I've paid for upwards of \$11,000, so I wanted to present that to this Board, and I'm going to go ahead and present that invoice to staff that way you guys can debate about it or whatever but we have to get paid for the late fees. It is stipulated in your contract that you had me sign, any invoice that isn't paid on time does accrue late fees, so I'll present you with that which is why I said that this portion is going to suck.

Ms. Cabrera: So, wait, I want to clarify something, so what you're saying is that we didn't pay you for a year?

Mr. Villaneuva: No, what happened was, you guys accumulated about \$135,000 worth of invoices, and the way that happened is, I'd send you invoice, you'd send it up to Boca or West Palm or wherever, and then nothing would happen. There was one invoice that we didn't get paid for 13 months, another invoice we didn't get paid for 10 months, so it's not every single invoice but, it was totally \$135,000 until I had a conversation with you guys and this Board, I kind of got into it, and somebody had said it would be resolved.

Ms. Cabrera: I remember that.

Mr. Villaneuva: And I'll provide everything to you, I'm here to serve in whatever capacity you want, whatever you guys ask of me I'll try to do, and I will certainly put more emphasis and attention on the guards. The reality is, right now we're charging you guys roughly \$19.00 an hour, or \$20.00 an hour per guard because we're giving the guard \$14.00 and \$15.00 per hour. I want you to understand we're competing with McDonalds and Wendy's employees. If you guys give me a budget to hire properly trained security professionals you're going to get a better quality guard but, your bottom line is going to be hurt, so what I always tell my clients is everybody wants to drive a Mercede Benz that they bought, but they only want to pay for a Honda Excel, and we have to find a balance between both, and I hope you're not offended by me being so abrupt. That's all I have, unless you have any questions.

Ms. Padilla: Marcos I do, can you have your accounting team send us those invoices, I just want to verify that.

Ms. Cabrera: Do you have those with you now?

Mr. Villaneuva: I don't have them with me now, but I'll send them tomorrow. Yes, I have dated invoices that were sent. (inaudible comment)

Ms. Padilla: So, I do want to clarify, ok, and whoever was doing your accounting, and I remember last time, and I'm confused about Marcos because last time you told us a different number, and maybe it's different, I don't know but it was closer to like \$100 but, maybe there were other invoices that you found out about afterwards. So, there was a lot of mistakes on your things, so I do remember that I would open it , and it would say something like, and I don't recall now but, I would send them back and say, hey, can you please revise this, and it would take some time and they would send it back but, our accounting team, you know it takes a little bit of time. So, I do remember that and please send me that information and I'll verify it.

Mr. Quesada: That's my recommendation, and we're going based on memory here, and I think the best thing to do is let him send us over whatever documentation issue he has, we'll investigate it and we'll report back to the Board.

Ms. Padilla: And we'll talk to our accountant just to make sure all that stuff in on here.

Mr. Quesada: Yes.

Mr. Villaneuva: Sure. (inaudible comment) It's always a pleasure to see you guys.

Mr. Quesada: Thank you Marcos.

Ms. Cabrera: Thank you for taking the time.

Mr. Cooper: One other thing, is there any emails that we're saying that since I guess our District where it's requesting payment for these late invoices, any documentation?

Ms. Cabrera: We're going to need to get a record of those.

Mr. Quesada: (inaudible comment) For the next meeting, once we receive any statements from Mavrick, we'll come back with those. (inaudible comment)

Ms. Padilla: And then can you send me the invoice to the stuff you said, you said you were going to send us an invoice for late fees, right?

Mr. Villaneuva: Yes, I'll send you the invoice, and I'll send you all the backups, the dated invoices.

Ms. Padilla: Ok, so I can send it to the accountant.

Mr. Quesada: Vince you've been very patient, thank you. (inaudible comment) So, let me kind of give an introduction for Vince. (inaudible comment) We have four annuals changes, and I know you have this all summer and they actually held up pretty well. (inaudible comment) We have one or two little problem areas but, it's nothing related to the annuals themselves, and we are coming up now on the new fiscal year on October 1st and it's the end of September now, they're going to remove the annuals at the beginning or middle of October which they are in good enough shape to make it to the middle of October. They're going to do a soil change out and clean out all the planters, they're going to bring in fresh soil and they're going to plant the holiday flowers in time, the first week in November, red and white, like they always do, do some poinsettias and other plants at the entrances like they did last year, so all those matters are in the works. We talked to Damian and Vince, they have a couple of proposals, one of them is in Mayra's field report which is the beginning of the tree trimming in the parking lot which we implemented as part of our annual maintenance now and there's another proposal that came in after the deadline that he has, and it totals about \$1,749.09 if I'm not mistaken for the de-nutting of trees in the parking lot area is \$3,600. (inaudible comment) So, they would also do some additional arbor work where related to the holiday season where we have the lighting ceremony, lift a couple of problematic trees and over by the roundabout where we had an ornament photo spot, so you have almost, if I'm not mistaken, \$5,000 worth of enhancement work that BrightView is offering to do at no extra charge to the District because of the fact that we've made it so long with these annuals that they can provide that for at no charge.

Mr. Cooper: Can I speak?

Mr. Quesada: Yes.

Mr. Cooper: Can I speak to this?

Mr. Quesada: Yes.

Mr. Cooper: So, I mean I've very appreciative of you guys offering that to us at no cost because obviously we have a contract and it's in the contract. I know this is something that we keep going through year to year and I understand the concept of things good, let's keep it longer and whatever but, if you're looking at them now, I mean everything is so overgrown, and I don't know how the other Board members feel about this but, I'd just like to say or make a motion that we need to either go to three annual

changes, and then pick the annuals that are going to last the longest, or go through four changes, if we need to amend this contract and go to the four and it would be automatic because it's just frustrating going through this and this District has been around for so long that, I mean annuals are a short term thing, and so for us to keep them longer just because they're doing good, it's expressions of the community, people are driving through and people see, it's a different feel so when you have something for so long it's monotonous coming in and out and especially when they're lagging right now, it looks bad for the next month. So, I don't know what kind of direction you all feel, I don't know your thoughts on this, like I said, I do appreciate the savings that they're going to give us for doing this work they're doing now but, I really want to move forward with having the 3 month annuals changes and picking the annuals as a Board, if you want to pick them, and this is the direction we have for the next upcoming year so we don't wind up falling back into the same thing again.

Mr. Quesada: I want to say before you guys speak, and I will follow your direction, one thing I want to verify, I've always treated the fourth annual change out as needed, meaning if we have an unforeseen event, like the irrigation pump goes down and we lose a bunch of our annuals, any unforeseen fungus or whatever it is, or we're experimenting with a new plant and it didn't do so well. That's how we treat the fourth change out, it's not the scenario where we've kind of done so well in picking the annuals that we're using that we're able to get an extra month out of them, and he said three, but again, I'm here to follow the Board's direction, I just wanted to explain to you that we've always kept our fourth one there as needed just to make sure that we never have an eyesore situation either.

Ms. Padilla: And then sometimes the plants don't do well, like sometimes they don't look well, and we'll tell Vince, hey can we change them, and we do a weekly drive as well.

Mr. Cooper: But some of them block the sign right now, how can everybody say that they're doing well, when you're coming in and you're seeing these tall annuals blocking the Waterstone signage.

Mr. Fernandez: If I could just add, I know at the Boulevard, three planters are nice, one died out, it dried up and everything else was doing good but that one didn't make it. (inaudible comments) So if we keep to the four changes, you'll always have that

just in case. This year we had an excessive amount of rain, usually they get fussy and they die out, if that were to happen, then we would have that option to say, you know what, it didn't make it, replace it. If you stick to three and that happens, then what are we going to do, no flowers.

Mr. Quesada: Curtis as part of drive this week just so you know, I will say, I haven't seen the photo but, I know the community, and I know your out of town, but all the entrances have all been weeded, and all the curbs the same, and so periodically they'll come around they'll literally plucked the top buds.

Ms. Padilla: They're working on it, yes.

Mr. Quesada: (inaudible comment)

Ms. Padilla: Yes, they were working on it today Curtis.

Mr. Quesada: Yes.

Mr. Fernandez: (inaudible comment)

Mr. Cooper: Like I said, I've been on the Board since 2008 we've always done annual change outs and not hold one back because things are doing well and we've always never had an issue with this, and all of sudden now we're changing things up. I mean I'm one person, I just like things crisp and I like they way you've been doing it, and at some point whenever Ben decides to go about doing the three, and keeping one on the backburner, that's something new, so I just want to make sure he gets clear direction, and like I said, I'm only one voice, I'm proposing for four annual change outs, ever single year, four different annuals, and like I said, we've never had an issue with the plants dying and then having to cover it up in all the years that I've been on this Board.

Mr. Cruz: Well, what you're doing is you're saving us money.

Mr. Fernandez: (inaudible comment) Well, you guys can see the proposal that I have for the guardhouses. We're going to change out what we need and I know like Curtis said, we can keep looking at it, so we propose to, that is the only guardhouse that has annuals at the front bullnose, no other ones have that. It's actually not good because it does take more water and you have the silvester palm, and it had gone into shock or whatnot because it didn't have not enough water. So I'm recommending that we take those annuals that we have at the bullnose and put them out at this guardhouse, so you'll always have a different look, it will never look the same, it will be changed, and you'll see

it on there but I didn't put a charge for the flowers because I'm going to use those for the front. (inaudible comment)

Mr. Quesada: (inaudible comment) They said they would wait until after the emergency turnaround is constructed at guardhouse #1.

Ms. Padilla: Please give us direction, whatever you guys want.

Mr. Cruz: I like the way it's being managed now, the way you have it, that's fine by me.

Ms. Rivera: Me too.

Ms. Padilla: Jessica?

Ms. Cabrera: I honestly don't really have an opinion on that specific item, I feel like if we were doing four before, like you said we were, I don't know what happened that we change it but, if it was because of a need, then I get it, I'm not a landscaper, I'm not an arborist, I'm not a professional in that department. So, in my opinion is to go with what the professional recommends that we do.

Ms. Rivera: Did you do four last year?

Mr. Quesada: Not last year but the years prior to it. (inaudible comment) We tried different types of species of annuals that haven't necessarily had three months or four months. So, I think the way things happens and I'm not the expert, Vince is but, we kind of figured out what plants work better during which season and I think that's why the last couple of years you're seeing that. (inaudible comment) In no way am I trying to go against whatever the Board's wishes are, I just saw an opportunity where it's in our contract, and we're able to get \$5,000 worth of annuals at no charge to the District and still have the annuals looking in good condition, so that's just what my thoughts process.

Ms. Cabrera: Do you have a picture? I mean he says he has the pictures on his phone, did you send them those pictures of the work done completed this morning, or today?

Mr. Quesada: I don't have them.

Mr. Fernandez: (inaudible comment) You mean of the trimming of the annuals, no. (inaudible comment) And we started using impatiens but now we use some impatiens, so they change them right away because they look bad, and we play it by ear and replace when needed. (inaudible comment) and if we really wanted to you can get 6

months out of them, I know they grow leggy but if you trim them they look good.
(inaudible comment)

Mr. Cooper: We had the issues with the marigolds and we even tried delaying it I think at one point and those obviously didn't work out, the other ones obviously work out better but, after that we started do the three different ones, the one for Christmas, one for spring or Easter, then one for summer, and then back again to Halloween time so, we did three change outs and then maybe another one. So, I just ask that we follow the contract that we have with you guys and just not be going through this again.

Ms. Cabrera: What does the contract say?

Mr. Quesada: The contract calls for four annual change outs. (inaudible comment) So, that's what I'm saying, no extra charge for that you're paying a flat rate in your contract for these recurring services, and I'm just showing you guys the value but, whatever you guys want, we're happy to do that. (inaudible comment) Just give me direction, obviously everybody has their own opinion, just let me know.

Mr. Fernandez: (inaudible comment) Just to let you let know, we currently have ticket items, we have tickets for arborists, tickets for this, and tickets for that, and the ticket for annuals if I'm not mistaken is \$4,000. (inaudible comment) Thank you.

Mr. Quesada: So, \$4,000 for the annuals for \$5,000 worth of work.

Mr. Fernandez: (inaudible comment)

Mr. Quesada: So, it's up to the Board, that's where we're at. Is there any further discussion, just let me know.

Ms. Cabrera: Well, if it's in our contract to do it, to change out four times in a year then that's fine, I mean I get what he's saying a fresh look every 3 months, even if the ones that are there are thriving but, if it's in our contract, then it's in our contract.

Mr. Quesada: Ok.

Ms. Padilla: Moving forward through right, we'll finish this and then we go forward?

Ms. Cabrera: I mean we've already done three this year anyway, right?

Mr. Quesada: Yes, so moving forward every three months, like clockwork.
(inaudible comment)

Mr. Fernandez: Ok, and can I just have further direction, just to keep in mind, if you guys want sub-patients for the first of the year.

Mr. Quesada: Yes.

Mr. Fernandez: (inaudible comment)

Ms. Cabrera: And we would have to do the fourth change to red and white, and then first one of the year red and white.

Mr. Fernandez: (inaudible comment)

Ms. Padilla: Just please tell us what you guys want us to do and we'll do it.

Ms. Cabrera: Ok, in my opinion, it's in the contract that we do it every three months, four times a year but, again, if we're doing the red and white, I mean if we want to remove them just so they can be fresh and smaller and grow in again, then ok, I guess that would make sense.

Mr. Fernandez: (inaudible comment) For April we do that, we blend just three or four colors. (inaudible comment)

Ms. Cabrera: Ok.

Mr. Cooper: Vince?

Mr. Fernandez: Yes.

Mr. Cooper: Vince, can you bring to the Board for Valentine's some options like you used to, the place from the vendor that you're getting it from, are you still getting it from Costal Source or whoever?

Mr. Fernandez: You actually requested for us to get them local. (inaudible comment)

Mr. Cooper: Correct, you were getting them from Costal?

Mr. Fernandez: Right.

Mr. Cooper: So, is there a way you can provide like a proposal like you used to and then we can take a look at it and maybe put something in your request?

Mr. Fernandez: Unfortunately, they don't grow it that way. (inaudible comment)

Ms. Cabrera: It's just annuals.

Ms. Padilla: I mean you say that Jessica but to some people it's not just annuals, so we just want direction here.

Mr. Fernandez: (inaudible comment) Since he requested us to stay local, we have to go in there and do that first.

Ms. Cabrera: But everything happens at the local.

Mr. Fernandez: (inaudible comment)

Mr. Cooper: No, that's not what you were saying previously, not once did you say that was an issue with them doing what they were doing by giving them a heads up and having the flowers ready. I know when we were initially going to the field trips trying to find one locally, Costal Farms was an option, and I don't understand why they're the largest plant manufacturer in the southeast here why we're not utilizing them. I mean is there some way that you get some from them to provide us locally that has the ability to provide the annuals, and have what they have in stock and they're on a list?

Mr. Fernandez: No sir. (inaudible comment) If you go to them and ask them for these, they don't have them. (inaudible comment)

Mr. Quesada: That's not on the request but, can we move forward, just to make this strict to the contract is please make the calendar, the annual calendar, let's put a date, let's bring it back to the Board at the next meeting so that the dates are preapproved and we have this as far as the installation, and we'll stick to the three months and to the contract, and then as far as like Curtis was asking, a month in advance come to a meeting, and let the Board decide on the annuals.

Mr. Fernandez: Ok.

Ms. Cabrera: Are there any other questions or discussion about the annuals?

Mr. Cruz: (inaudible comment)

Mr. Fernandez: Yes, I gave that to Mayra, we did visit it, and she did tell me about it. It's not a simple fix, we actually have to lift that, there's no drainage and it stays flooded, so we're going to have to remove everything, lift it, and then reinstall it.

Mr. Quesada: (inaudible comment)

Ms. Cabrera: My only issue with landscaping and everything is the lakes, the weeds around the lake.

Ms. Padilla: Remember we discussed that.

Ms. Cabrera: I mean I know right now it's been flooding nonstop but I discuss with Mayra every year it happens, and the last week has been really bad, and my lake is over there, they're this high, and then the lake guys got better, they killed it but, it's still like, I almost feel like it's coming out of my lake and just pulling it, and we've done it before, Juan and I have cleaned that up but, it just looks dirty, and I'm kind of hidden in there so I don't think people see it or you don't really notice how bad it is until I send pictures to Mayra, and it's like really bad.

Mr. Quesada: It's mainly the lake company that's responsible for the shoreline weeds but anything that's on dry land, he can help us out.

Ms. Cabrera: Right, but I think it's like in between because they grow so much that if they die, you see like the ground all over the lake but, I'm not lying they look this high.

Mr. Fernandez: (inaudible comment)

Ms. Cabrera: No, what I'm saying with a weeder, can't you guys do something?"

Mr. Fernandez: No, do that, no.

Ms. Cabrera: But it's on the edge, I mean right now no, because the edge is super wet but, when it wasn't raining every day, like a month and a half ago I think I sent you pictures, it was doable.

Mr. Fernandez: And again, if we do visit it, won't go more than a foot from the lake. There is actually a state law that we cannot allow crews to go into the water, we cannot, they're really pushing on that (inaudible comment) they're really strict on that and that's one of the things we cannot allow it, and should not allow it. (inaudible comment)

Mr. Cabrera: Ok.

Ms. Padilla: We'll talk to the lake company but, like you said, it's kind of like a bat material.

Mr. Fernandez: (inaudible comment)

Mr. Cooper: The FPL easement, is that going to be maintained, what's the word on that, where did we leave off with that, is that once a month, is that twice a month?

Mr. Fernandez: Your contract is once a month. (inaudible comment)

Mr. Quesada: During the rainy season you get it twice, that's what we had agreed to.

Mr. Fernandez: Yes.

Mr. Cooper: So, it's twice during the rainy season is where we're at, is that correct?

Mr. Quesada: Yes, and it was just done last week.

Mr. Fernandez: (inaudible comment)

Mr. Cooper: Ok.

Mr. Quesada: Thank you Vince.

Ms. Cabrera: Are there any other questions? Curtis, do you have any other questions for Vince?

Mr. Cooper: Thank you, nothing.

Ms. Cabrera: Ok, so that's it, thank you.

Mr. Fernandez: Thank you.

Mr. Quesada: (inaudible comment) So we'll approve it for this year. (inaudible comment)

Mr. Fernandez: (inaudible comment)

Mr. Quesada: (Inaudible comment)

Mr. Cruz: Next item.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Cabrera: Moving on to staff reports.

A. Attorney – Memorandum – 2025 Legislative Update

Mr. Cochran: Yes, I know that everybody has been waiting eagerly for this legislative update since it got bumped from the last meeting also. So, this does not include the open carry weapon law, this was issued at the end of June. To summarize the legislative update, the open carry is actually not a new Statute, it's a court decision and then some subsequent comments by the Attorney General but, we can talk about that later. As far as the legislative update, I'm just going to go through these quickly, and you guys know the drill. Annually we do this memo summarizing the legislation that applies to CDDs and other types of Special Districts. The first gives the new public records exemption, so they have added certain types of public officers and give them exemption for parts of their personal identifying information. The list of the specific public officers that qualify for that is in the second paragraph on the first page of the memo, unfortunately, CDD Supervisors are not among those public officers who are entitled to claim the exemption, so because of that it doesn't necessarily apply to the Board but, GMS is your records custodian for the District, and if somebody within the community does qualify as one of those officers and requests the exemption they would need to honor that. The second one gives a bond rating requirements and that's not particularly applicable here but, it basically prevents the District from imposing stricter bond rating

requirements than the state in their investment policies. The third one deals with rulemaking, they made some changes to the rulemaking process under Chapter 120 of the Florida Statutes, that's what the District goes through, for example when we adopt the rules for the club, or if we amend those rules we have to go through that rulemaking process. They have added a little bit more red tape to that process, you have to space out the different notices a little bit further in time and you are given more specific requirements as far as the format of those notices, you have to do it just like they do legislation, where you have underlining and additions, you'd strike through deletions, so with those it will increase the time that it will take to go through the rulemaking process, it will increase the cost a little bit because the advertisements might be a little more expensive, and might require a little bit more work. The fourth one, it deals with ethics, two particular things, one is they've added a law that prohibits stolen valor, it's sad that they felt the need to do that but, basically public officers can't claim military services that they did not achieve, to do that would be an ethics violation. The other thing they've done is they have added a way for the Attorney General to collect fines or penalties from ethics violations, so if somebody does commit a violation they get assessed a monetary penalty of some sort and if they don't pay that within a certain amount of time, the Attorney General actually institutes proceedings to garnish their wages to get those paid, so as long as you do your Form 1s on time, and don't get into any ethics trouble, you don't have to worry about that. The fifth one deals with platting and replatting, it's really more for developer controlled Boards, so they switched that from a process that has to go before the general body, city or county, to being handled at the administrative level and finally, the last one deals with contracting and permitting for construction type of things. One that could be of interest is the state is tasking the Department of Environmental Protection with establishing guidelines for installing synthetic turf on residential properties and they're saying those are going to be the guidelines. Local governments cannot depart from the state level guidelines, so that's just something if any of you were interested in that. The other items with that one from construction contracts, they've tightened up kind of the way change orders get handled where the government entity that's contracting with a contractor, they have to pay or object to the change orders in a specific period of time, they have to be specific about what's wrong with it, that kind of thing, so if the District enters into construction agreements, we'll make sure that we

comply with that stuff. Then finally, they have reduced the timeframe within which local government building departments have to approved certain types of permit applications, so hopefully that will actually happen, and not just be something that says in a law, so hopefully the permitting process will go a little bit quicker. That's it for the memo, and just a reminder, you ethics training is due by the end of December so just knock those 4 hours out by December 31st. As far as the open carry thing, it just happened recently, we haven't had the chance to look into it in depth yet but, really the only things that would impact are people engaging in that on District property, and like I said, the things that they can't do is do that in these meetings, a Special District, such as the CDD or if there are any other Special Districts that ever meet here. Also if it's, and I don't know if this is location is every used for polling but, if it ever does get used for polling, beyond that, it is a public recreational facility so essentially it would be treated similarly as a city park, or a county park and so that's the way it would go. I was look briefly at the rules for this clubhouse and I don't think you have anything about firearms in the club rules for this clubhouse so, it's generally just people's responsibility to abide by the laws. The District does not have police powers generally, so it's not really the District's job to be able to enforce laws or whatever, so that's kind of all I would really say about that at this point. The only thing I'd mention in terms of your decision making about the body camera thing that Marcos brought up, legally I don't think there's an issue with them wearing body cams, even if they record audio, it is a public place, there's no reasonable expectation of privacy there. As far as the public records go, it's possible, there is an exemption from the public records for certain types of things that reveal security procedures and things like that, so I know sometimes security video footage can be exempt from public records laws. There are exceptions seeded to the exemption for instance, if qualified law enforcement asks for it, you have to give it to them, so there's some specifics with that, and that's kind of a separate issue but, as far as the work product goes, that wouldn't really, if it's treated as a public record, I don't know that would necessarily shield it but, that would be a point of discussion. So, basically, the only things I'd say for sure is, legally you can do it, as far as whether it's a public record or not if someone asks for it, I would probably need to look to see if body camera footage has been deemed to fall within that exemption or not, I'm not sure if it has. I know static location footage is

because if the cameras are where they are and where they're not and that kind of thing, if it's on a person it's moving around.

Ms. Cabrera: Right, and that's one of the reasons why I brought that question up was that because I try to know how that footage can be used, so for me it would be one of the determining factors.

Mr. Cochran: So, would you like me to look into that to discuss this?

Ms. Cabrera: Yes.

Mr. Cochran: Ok, I'll look at that.

Mr. Quesada: (inaudible comment)

Mr. Cochran: Well, I would say, if it's a public records request it should go to the District, so it would be GMS. Like if somebody requests it from Maverick, my suggestion to them would be to say, well you should request it from the District type of thing.

Mr. Quesada: So I have another question is, the District owns a security system, which obviously they're privy to whatever the law stipulates but, in this case those cameras belong to Maverick Security, so I just want to make sure we don't complicate the process because they own those five cameras.

Mr. Cochran: They own them but, if they are using them in the performance of the security services for the District, again, it's a little bit fuzzy because of that, it's a little bit different than a city police department issuing that to their officers.

Mr. Quesada: Got it.

Mr. Cochran: But I think that may be where it's more of a product thing that comes in but, if he's allowing the District to make the decision as to whether they wear them or not then I would say, if the District says, yes wear them, then I think that lends itself more toward it being a public record but, it could be subject to exemption.

Mr. Quesada: Ok.

Mr. Winkeljohn: Scott, this is Paul, I wanted to add, my municipal clients, many of them have gone the opposite direction and gotten away from the body cameras because of the huge expense that the records retention requires for them and I don't really know that Maverick has that capacity, so we need to know that but, yes, we got stuck in a case where we had to produce it and we could not produce it, etc., and you can just fill in the blanks the rest of the way. So, I'm not so sure we should consider that unless we really researched it.

Mr. Cochran: Yes, and I can look at what the retention requirements on that are.

Mr. Quesada: I know we're on a timeframe, and I don't want to be at some else's mercury on that.

Ms. Cabrera: No, that's my point, if for whatever reason that surveillance was to be used against us, do we even have access to that surveillance tape.

Mr. Cochran: Well, that's it, it goes both right, because sometimes it exonerates the services provider, sometimes it works against the services provided, it works the same with law enforcement, sometimes it's beneficial to the department, sometimes it's beneficial to the citizens what are interacting with the department, so it can go both ways.

Ms. Cabrera: Alright.

Mr. Quesada: Any questions for Scott? Hearing none.

B. Engineer

Mr. Quesada: Alejandro has been on the line too, Alejandro, if you don't mind, so you want to read your email, your update to the Board, or do you want me to read it for you, it's your call.

Mr. Aleman: Hi, good afternoon everyone. I guess you can read it off the email and if there are any questions for me, I'll be happy to answer those.

Mr. Quesada: Ok, perfect, so here are some updates from the engineer for the District from Alejandro, your District engineer's office. The GIS system package is complete, they are organizing the data in the model and the finishing touches before publishing. They wanted to let you guys know that they scheduled a presentation of the model for the following Board meeting if possible, so before the end of this calendar year, if we meet in October or November, is that safe to say Alejandro, October or November that you guys will have something ready to present?

Mr. Aleman: Absolutely, we'll have everything in the next week or so, so anytime there after we'll be open to presenting.

Mr. Quesada: Ok, so the next meeting, you guys are on the forum and the distribution list when we are officially locked in and scheduled for the next meeting. (inaudible comment)

Mr. Curtis: Just real quick, that GIS is going to have the drainage as well as the streetlights or are the streetlights not an update?

Mr. Aleman: Yes, we will have the streetlights owned by the District which I believe are the ones along Waterstone Way and there's some arterial roadways that also have CDD owned streetlights, so those will be included as well. We weren't able to find a complete set of plans when they were all installed but, we did find a substantial amount of information as to the lumen type, the location of the panel, etc., so all that information will be inside the GIS model and I'll present as such next time we meet.

Mr. Quesada: Ok, thank you Alejandro. So, another item that was sent to you was the pool plumbing repair, which was revised, and this has to do with the plug re-plumbing, and he's handing it out, and Leonardo was an expert on plumbing and the work order was submitted, and he'll be sending it in the next week or so. (inaudible comment) Also, the GIS plumbing plans will be revised and updated so that we can start getting hard numbers to you guys to start our new fiscal year, so we're on schedule with that capital improvement as we previously discussed. The automated gate system, we already discussed that with the Councilwoman Avila, we are following up with the City of Homestead for that. (inaudible comment) So, we'll circle back and see if we can get to the right people. (inaudible comment) That's it, any other questions while we have Alejandro on the line, so he can drop off and enjoy the rest of his evening.

Ms. Cabrera: I have no questions.

Mr. Cooper: I have a quick question with regards to the police, and other vehicles that county vehicles that can't have a sticker placed, what are we going to be looking into doing them for entrance into the community once we get this new system up and running?

Mr. Aleman: That's a very valid question, and that's more of a Kevin question given that he will be installing that equipment. I could imagine there's some form of emergency vehicle passage, right-of-way passage, that won't require ID and whatnot but, that is a Kevin question, and it's a good question.

Mr. Cooper: Ok.

Mr. Quesada: (inaudible comment) But I'll circle back to Kevin and see what I can find out.

Mr. Cooper: Well, included the non-emergency vehicles that don't have any update abilities that are county employees that, it's not their personal vehicle that they wouldn't be able to just put a sticker on.

Mr. Quesada: Ok, I understand that. (inaudible comment) I'll get back to you on that because there's a timing loop on the automated system, so if it's a nonemergency type of vehicle after "X" amount of seconds, 15 or 30 seconds or whatever it is, it would automatically lift, and they can go through, so that would probably be less than a minute to get it. (inaudible comment) We can always give out transponders or things like that if necessary.

Mr. Cooper: Ok.

Mr. Valladares: I don't think that we need to do stickers for any of the vehicles other than undercover vehicles assigned to a law enforcement officer. I was in that position when I first moved here, and I was put in a car that automatically would open it. Once I had an assigned vehicle with the lights, I returned that because I would just flash my lights, and they would open the gate but, for anybody else other than those sworn law enforcement officers, I don't think it's required, I don't think we should be getting into that, we're going to get into a big mess if we start handing out to specific people the stickers, number one. Number two, when you do that, you're going open the Pandora box and everybody and their mother that works for a government entity wants to have one too. Nonemergency vehicles that are allowed to be brought home, they can just follow the regular protocol and I'm sure that if you establish a pattern of coming in, the guard is going to recognize him but, you don't need a specific item.

Mr. Cabrera: But he's talking about when we have the automation and the guard isn't there.

Mr. Valladares: Well, I know there's been some requests for that.

Mr. Quesada: Like I said, I'll get with Kevin and see whether there's any problems out there and if there is anything I'll bring it back to the Board.

Mr. Valladares: Ok.

Ms. Cabrera: Ok.

Mr. Valladares: Next item.

Ms. Cabrera: Any other questions? Curtis, any concerns, any more discussion?

Mr. Quesada: Thank you Alex.

Mr. Cooper: No, I just thank you for looking into that because I know that there's a lot of government officials and people that may live here, as well as county vehicles that

being residents that they have the ability to be able to get in and treated like a resident not a visitor and having to wait for whatever amount of time it would be, so thank you.

Mr. Quesada: Thank you.

C. Field Manager – Monthly Report

Mr. Quesada: Mayra, do you want to give your report?

Ms. Padilla: Yes, for the field report.

Ms. Cabrera: Well, maybe there's a way that we could get a different sticker.

Ms. Padilla: But that's the thing Jessica, so when you have a take home car, and let's say it's a government issued, and it's the City of Homestead and it doesn't have to be a police officer car, or you get a take home car, you're not allowed to put stickers on it.

Ms. Cabrera: Right, I know but maybe they can, or how do I put it, it would have to be something that we could differentiate from our regular stickers, maybe a different color.

Ms. Padilla: But that's thing, you have the owner of the car.

Ms. Cabrera: And just let me finish my thought, and then instead of it being something that they stick on, maybe it's something that they can hold up obviously, we've run into a situation where they could pass it on to other people but, that's why we differentiate that sticker so that if we ever catch anybody doing it, we say, oh this is a green sticker, we know exactly how this happened, how did you get this sticker, maybe we can figure something out.

Ms. Padilla: Well, let's just say, you give me a red sticker, and I'm going through the gate, let's just say, and then I give it to cousin, I give it to somebody else, and that's the concern, so those stickers, just to let you know, we've had situations like that where they say, well my husband gave it to me, so you see what I'm saying.

Mr. Valladares: Or they would clone it.

Ms. Cabrera: Well, we have to see how long the waiting is going to be for the automated system. I get it, it's a lot but, if it's going to be quick.

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

Mr. Valladares: No, even a regular person.

Mr. Quesada: And theoretically, we're going to have the option for people that don't have the sticker to show their ID, or put their ID somewhere. The other thing I asked for was like a parking garage where you go and you push a button, so there's multiple ways for people to get in within a few seconds, and so I don't think we're going to have any issues with that but, let me see what else is out there and I'll bring it back to the next meeting.

Mr. Cooper: One of the things that you could implement at least on our level would be to every 3 months, say for a year, that person as they come in, provide proof that they still have that vehicle, or if anything changed, and then that keeps us and obviously if they don't then we can deactivate the clicker, and use for whatever it was that they were using it for other purposes other than their vehicle.

Mr. Valladares: I would like to suggest that before we get any special accommodations to anybody who claims that they need it, that it needs to be justified, get a letter from the division head or that agency head on letterhead explaining why you're asking for this accommodation, that would be a valid reason, not somebody that has a, let's for argument sake a county vehicle and I want special treatment. Bring from the department division or whoever is the top of the department, a letter saying that this is required. I provided that letter when I came here and I discussed it with Jesus, and it went from just that and then I had to show my badge and ID but, I had to get a department head saying he is assigned different vehicles at different times for different purposes, please help him out but, I had to bring a letter justifying my request, not hey I want one.

Ms. Cabrera: Even so, I don't think we can make that kind of accommodation.

Mr. Valladares: No.

Mr. Quesada: Ok, so as we make progress we'll keep you guys updated. Ok, Mayra, do you want to jump into the field report?

Ms. Padilla: So, for the field report, I don't have much for you guys. We do the palm tree trimming, and then we did have a concern, so I wanted to tell you that in Portofino Lakes, so we were doing a drive by, and we noticed that probably about 5 houses the trees were like hacked. So, on the weekend we had people tell us that there were people doing work here, so these people are cutting these trees on the property and they doing it on the weekend and we're not here, so it's like 5 or 6 houses, and to be fair

to them I think that they didn't like the leaves or whatever, and I understand how much maintenance it must cost on their end but, just to let you guys know those trees when you cut them there is a certain way you have to do it. So, I'm going to send them certified letters and we're going to keep an eye on it but, we just wanted to bring it to the Board's attention that we know what's going on, and if we need to get code enforcement involved we will. We did have BrightView inspect them and they did say that it didn't mess with the stability of the tree but they'll keep an eye on it. Everything else for the most part, I mean I don't know if you guys have anything for me but, that's all I wanted to bring to your attention.

Mr. Quesada: Thank you Mayra.

D. Club Manager – Monthly Report

Mr. Quesada: Brian, do you want to jump into the club report?

Mr. Correa: Sure. So, just starting on page 85 you'll see there's a list of things that I'll bring to your attention in repairs and there's been several repairs that were done in the clubhouse since we last met. (inaudible comment) Regarding the gym, we had two cables repaired, there was from frayed cables, more specifically for the bench press. So, that frayed cable let the weight short, like they weren't sitting in the right position, so they had to replace the cable. They told me in the past there were some repairs that were made but, to my understanding they have always been the ones maintaining the gym, but in any case they repaired the cable to make it sit correctly.

Ms. Cabrera: I did notice that the weights were hanging.

Mr. Correa: Yes. So, there was that.

Ms. Cabrera: The leg press is still on order?

Mr. Correa: Yes, and I get the sense from them that they just don't want to assume liability and so they don't want to make any other repairs on it or anything like that so at this point the repairs that have been made, but again, it's not something that they would recommend to even use.

Ms. Cabrera: But the press is now in working order, right?

Mr. Correa: The leg press?

Ms. Cabrera: No, the other one that you had a sign on it.

Mr. Correa: I placed that there during the time when it was fraying.

Ms. Cabrera: But it's good now?

Mr. Correa: Yes, it's good now.

Ms. Cabrera: Ok.

Mr. Correa: Actually, in regard to the gym since we're on this topic, there is an estimate that you had requested at the last meeting regarding rearranging the gym. Let me see, that's on page 96 and it's \$350 where they would rearrange the dumbbells closer to the Smith machine, so there's that.

Mr. Quesada: It's within our discretion, but just to make sure the direction of the request was to remove the dumbbells where the rack is, correct, and relocate the rack over to where the dumbbell station currently is?

Ms. Cabrera: No.

Mr. Correa: No, omit the dumbbell rack to a location next to the Smith machine.

Ms. Cabrera: Now, since we're on the gym topic, I know Curtis was tasked with finding a replacement equipment.

Mr. Correa: I think we spoke about it at one of the last meetings, and I have the pictures still.

Ms. Cabrera: And I think he brought two options, right Curtis?

Mr. Cooper: Hold on, sorry. Yes, there was two options, and I think we tabled it, the last I remember until the next fiscal year, isn't that what we decided?

Ms. Cabrera: Yes, but that's it, those two options, did we find anything out? Did we find anything cheaper? Or did we stop looking, I don't remember.

Mr. Cooper: No, I didn't look any further because those were the options that I had, I just recall that we were needing to make a decision on one of the two but, as a result, we were holding off because they didn't want to spend the funds in the gym prior to the next fiscal year.

Mr. Quesada: Correct, and I think I didn't do it in this report because of that, so it's not there but we can revisit it at the next meeting if you guys want because the next meeting is fiscal year 2026, so we can bring it back to you guys in October.

Mr. Correa: I'm just going to kind of run through some of things, and if you have any questions please let me know. There were some, since we last met, I think some additional repairs that were made to the pool. We did have some sinking over here where the pavers were starting to sink in the area where we originally started to explore the leaks. It was since repaired but they went exploring to see what source of that

sinking was, because there was not piping around there that belongs to the pool, and actually it's still to this day unknown. The belief is that water is coming from somewhere around where the A/C unit is and it was sitting at the lowest point which I guess was somewhere underneath that, and so actually Henry, he made a hole right on the border of the fence line, but no water has been pooling there. So, he left it like that just to see if it would cause more issues with the pavers sinking, or if the water would just pool in that hole. We replaced some of the hose connections to the hose racks which were leaking if you've ever seen it there. Also, there was toilet seat that broke that we had repaired, we cleaned up some of the area back here by the shed which had a bunch of signage laying there, we had the HOA clean that up and tidy up a bit as well. Then we had the staff on the weekends pressure clean the soffit under the roof area with a pressure cleaning that we had purchased, and it's kind of something instead of having to hiring someone for every time we need to do it, it's going to be part of the regular maintenance, I believe we're going to be doing it every 2 weeks or so because there's wet areas, so at least on a regular basis we can take care of the exterior of the clubhouse kind of thing. One of the other items that you guys requested was the option regarding water coolers.

Mr. Valladares: Who requested that?

Mr. Correa: Well, I believe Curtis was the one that initiated it and you guys said to explore some of those options. So, I did look into it, I had Douglas Orr Plumbing come out and check to see first if we were to do something like that where the locations were if possible, and best location they recommended would be on that wall right there by that exit or on the outside of the women's restroom where the handicap stall is, so it could connect to that faucet.

Ms. Cabrera: But on the exterior?

Mr. Correa: Yes, exterior. Now, there's three options which you will find starting on page 97. There are two options which require hose connections, so an actual plumber would have to connect some lines, which would be the traditional water cooler with the bottle filler, which is option #1. Option #2 which is actually what we have currently inside the gym, where it has the red and the blue, and the last option, which doesn't require the hose connections but, would require us to have a constant supply of those jugs, those huge jugs where you turn them over, and that you could place wherever you like but, again you'd have to buy the jugs or you'd have to have some kind of

dedicated service to replace those, so on page 97 and 98 you'll see what it would cost to actually have the water connections, and the actual unit installed. Now, the cost of the water cooler is in terms of the cost of the installation for these.

Ms. Cabrera: So, the one that's with the refillable water, which is option #1.

Mr. Correa: That's the one that has the bottle filler.

Ms. Cabrera: Yes, and that one is \$1,379.

Mr. Correa: Correct.

Ms. Cabrera: The plumbing for that one?

Mr. Correa: Is what Douglas Orr provided to me.

Ms. Cabrera: Which is the \$3,850?

Ms. Padilla: Or is that for another one?

Ms. Cabrera: It looks like it is.

Ms. Padilla: Oh, it would be for the second one.

Ms. Cabrera: So, it looks like the bottom one would be for a water dispenser, and then the first one would be for the drinking fountain.

Mr. Correa: Correct.

Ms. Cabrera: So, we're looking at \$3,850 for the installation plus another \$1,400 for the actual machine, so about \$5,250. I mean I think that would be the best option if we were to move forward with some water fountain but, it's pricey, and it's I know we have Douglas Plumbing, is that something that Henry could do? Does he do plumbing?

Ms. Padilla: Yes.

Mr. Quesada: (inaudible comment)

Ms. Cabrera: Ok, so maybe we could get another estimate from him for installation.

Mr. Curtis: I'd like to make a motion for option #1 and whichever plumber you all want to use that makes sense.

Mr. Quesada: Is there a second to the motion?

Mr. Valladares: Opposed.

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

Mr. Correa: As you come in a little bit to the north here, it would be right to the left.

Ms. Rivera: Where's there right now there's a little table there, right?

Mr. Correa: Yes, we had have to move the tables.

Ms. Rivera: Ok.

Ms. Cabrera: Next to the diving board.

Ms. Rivera: Yes.

Ms. Cabrera: I like the idea, I like it, do we want to know what it's going to cost us to install?

Ms. Rivera: Yes, because the installation is like double, it's almost \$4,000 for installation.

Ms. Cabrera: I mean we're putting off the gym equipment that is how much money, I don't recall what the gym was?

Mr. Quesada: Wait, just to go back, and I know you guys are discussing it but, a motion was made by Curtis and seconded by Victor?

Mr. Valladares: No, I said opposed.

Mr. Quesada: Ok, so right now just to follow Robert's Rules of Procedure, so right now there's no second to the motion, and if there's no second to the motion, then the motion fails, and you can continue discussing it. So, for now there's no second to the motion, so the motion fails, feel free to discuss it, if you want to discuss it.

Ms. Cabrera: Yes, so the installation is pretty hefty, so I mean, Henry is our contractor, so I would ask for a bid from him, and I'm sure if he could be more reasonable, not that this isn't reasonable, I don't know.

Mr. Quesada: So, you're asking to table the water fountain discussion until we bring back more plumbing, labor, installation estimate?

Ms. Cabrera: Yes.

Mr. Quesada: Ok.

Mr. Cooper: I have a quick question, is anybody against putting the option #1 in there, it's just a matter of the plumbing, and who's going to be doing it?

Ms. Cabrera: I'm not against it.

Mr. Cooper: Because we can give direction if everybody is for option #1 then whoever we get for plumbing, they can be negotiate the best rate and then have them just do the install, so we don't have to wait another month.

Mr. Valladares: Curtis, I'm not against it either but, I'd like to see the whole package, not piece by piece, I'd like to see the proposal from Henry or any other person, and then we can discuss it as a package, not piece by piece in my opinion.

Ms. Cabrera: Is there any way that we could get these bids, and then maybe share them via email? We just can't like vote on it by email.

Ms. Rivera: But then we'd have another month invested in it.

Mr. Cooper: Can't we just do a not to exceed amount?

Mr. Cochran: You could approve a not to exceed amount, the only thing I was going to mention on that plumbing on the top option, the scope of work, the bottom line says they'll need an electrician, and I don't know if that's an issue but, you might need electrical work done.

Mr. Quesada: More reason to talk to and involve any qualified GC because you can get plumbing and electrical done with the same person.

Ms. Cabrera: Yes, so let's talk to our guy.

Ms. Rivera: Yes, and that means it might be more expensive than the \$3,800.

Mr. Correa: And this was more preliminary just to kind of give you an idea.

Ms. Cabrera: So that we don't have to wait until the next meeting, how could we go about getting this done?

Mr. Quesada: Well, you know the price of the water fountain is \$1,049, so if we have cannot meet or whatever, let's just say \$3,000 or whatever the not to exceed number is it would have to come back to the Board, I'm sorry it's \$1,379. So, \$1,379 and I don't know, another \$1,500 in labor, so just throwing a number out there, not to exceed \$3,000, I don't know what the right cost is but we're on the subject now.

Ms. Cabrera: We don't have the gym stuff here at all? It's not in here?

Mr. Correa: No.

Ms. Rivera: I want to say it was close to \$10,000.

Ms. Padilla: Yes, I think it was.

Mr. Quesada: (inaudible comment) I know it was like \$11,000 or \$12,000, I want to say in that range. (inaudible comment)

Ms. Rivera: I think originally it was \$10,000 and then the last ones were a little higher.

Mr. Quesada: Yes.

Ms. Cabrera: Ok.

Ms. Rivera: But then if the water fountain is going to add up to \$5,000, I would prefer the gym equipment, I think it's more of a necessity.

Ms. Cabrera: I definitely think, did we talk to our gym people at all about getting a replacement for that?

Mr. Quesada: (inaudible comment)

Ms. Rivera: So, did anyone else submit?

Ms. Cabrera: Yes, make them provide an option to replace that one, have we done that?

Mr. Quesada: Yes. (inaudible comment) So, Curtis was appointed to look into other options, which he was, or he did, we brought it back and it was tabled at the last meeting and that's where we left off. So, we're already there to the point where it's something similar, it's a multi-station option, and that would work somewhere in that neighborhood, \$11,000 or \$12,000.

Ms. Cabrera: So, the first recommendation that was brought to us was made by them, right, the company that we use?

Mr. Quesada: Correct.

Mr. Correa: Yes.

Ms. Cabrera: Alright, and then he went and found alternatives.

Mr. Quesada: Correct and presumably Curtis did speak to the owner of the business, and presumably it would fit within the same footprint.

Ms. Cabrera: Ok, got it.

Mr. Cooper: And I'm so sorry, I need to head out but, thank you for allowing me to attend remotely and thank you for all the hard work you guys are doing, I appreciate it and I'll have to catch up with you later.

Mr. Quesada: Alright, Curtis, thanks for joining us.

Ms. Cabrera: Thanks Curtis.

Mr. Cooper: Thank you.

Ms. Cabrera: So, I would say if we wanted to move in this direction we could approve a not to exceed amount of \$3,000, that would mean that the labor would have to come in at like \$1,500 for the electrical and plumbing but, again, we have a GC that we use for everything and it would make sense to go to our GC and get a bid.

Mr. Quesada: So, does the Board want to approve that amount, not to exceed \$3,000 for a water fountain, option #1 which is \$1,379 materials and plus another roughly \$1,600 in change for labor?

Mr. Valladares: I have a question before we do that, we're talking about putting this option #1 outside, is that correct?

Ms. Padilla: Yes.

Mr. Valladares: Would we be creating now a situation where next month we want to put the same option #1 in the gym or somewhere else out here?

Mr. Quesada: As of right now the only two location water stations that you guys have in the building are in the gym, there's already a water filter cooler system that's updated now, and then you have one in the kitchen here which again, every now and then a resident comes in and asks for water or whatever. (inaudible comment) So, I think the discussion the last time around was people at the pool deck who wanting to seek water, not coming into the building soaking wet but we rarely do get these requests, to be honest. (inaudible comment) This was the option that we discussed putting something outside, so that's where we left off.

Ms. Cabrera: Ok, I'm gong to make a motion to approve a not to exceed \$3,000 with labor included for option #1 for the water filling station, oh I'm sorry I can't make motions.

Mr. Quesada: Ok, that's right.

Mr. Valladares: I make the motion.

On MOTION by Mr. Valladares seconded by Ms. Rivera with all in favor, authorizing a not to exceed amount of \$3,000 for parts and labor to install a water fountain in the clubhouse was approved.

Mr. Quesada: Ok, so we'll go tackle that soon once we get the revised bid. Does that conclude your report Brian?

Mr. Correa: Yes.

Mr. Quesada: Oh, there was something else that Curtis had, so at the last meeting, we tabled it. So, we tried to match the price tag that Ortiz provided when it

came to the aluminum fencing around the pool, and Curtis had requested electrostatic for the same amount of money, we could not find anybody that would do the electrostatic. (inaudible comment) So, again, what was proposed at that meeting, again, this is just to maintain it because we're getting to the holiday season (inaudible comment) So, it's just to touch up the paint for all the aluminum fencing that surrounds this entire building, the playground, the pool area, and the front of the building if I'm not mistaken, so I think it was around, do you have the page of the estimate?

Mr. Correa: It is on page 102, and it's \$6,000.

Mr. Quesada: Ok, so we couldn't beat that price especially with electrostatic it is using Sherwin Williams paint, and it's the correct specs, it's the correct application for aluminum fencing, priming and painting, and in this case, Ortiz is a certified Sherwin Williams contractor, so he's warrantied when it comes to the paint through a certified Sherwin Williams contractor the warranty would be upheld but, again, it's just bringing it back to you guys and the holidays are coming up and if you have visitors coming to your house, we just want to make sure it's looking as nice as possible. If you guys think that it can wait, you can wait, I just want to make sure we can circle back to that.

Ms. Cabrera: I don't know, \$6,000.

Mr. Cruz: I mean we have so many repairs.

Ms. Cabrera: Yes, I think this should be done after the repairs.

Mr. Quesada: Ok.

Mr. Cruz: I think maybe we just touch up the ones in the front.

Mr. Quesada: Ok.

Ms. Cabrera: Yes.

Ms. Rivera: That's what's going to be seen.

Mr. Quesada: Ok, direction received. Brian, anything else to report?

Mr. Correa: Yes, so the only other thing that I had was on page 103, the area back there where the pumps are, there's like a mulch area that looked pretty bad. I think there was some discussion about maybe getting like a hedge or something to cover that area and beautify that area. We got BrightView to give us an estimate for a podocarpus and replacing the artificial turf that we have in the playground area, and just make that area look a little bit nicer, maybe cover up the pump area and it's \$3,109.12. This is all aesthetics, you just have to set a priority.

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

Mr. Correa: And they're going to replumb the pool, and that area is right by the pump area, so more likely that's going to have to get, the mulch will be gone in order to get to the pipes.

Ms. Cabrera: Ok.

Mr. Quesada: Ok, thank you Brian.

E. Manager

1) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Mr. Quesada: If you don't mind, I'll cover your portion of the agenda, if you don't mind to keep things moving.

Ms. Cabrera: That's fine.

Mr. Quesada: So, consideration of the proposed fiscal year 2026 meeting schedule on page 131, if there are any conflicts with the dates, let me know, but we stuck to the same pattern as always, which is to keep it on the fourth Thursday of the month at 4:00 p.m. barring the holiday exceptions that conflict which is in November and December, so it would be November 20th and December 18th in this case.

Ms. Cabrera: That's good.

Mr. Quesada: I just need a motion from the Board to approve the proposed fiscal year 2026 meeting schedule.

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule was approved.

2) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Mr. Quesada: Then we have the performance measures on page 132, you have statutory required performance measures and standards required by Florida Statute. This Board previously approved the same version of it, and this is one of those recurring subjects that we need to revisit with the Board. Just so you guys know, at any time you ever want to make modifications or change the performance measures and standards, we're happy to do so, again it's at your discretion and your direction but, for now it's just a

formality at this point to just have this brought before the Board and approve it unless you have any changes to offer.

Ms. Cabrera: Who put this together?

Mr. Quesada: GMS did actually, it's broken down into three categories, community communication and engagement, infrastructure and facilities maintenance and financial transparency and accountability.

Mr. Winkeljohn: It's the same as you approved last year.

Mr. Quesada: Yes, it's the same as last year.

Ms. Cabrera: Ok, it looks great.

Mr. Quesada: Is there a motion to approve?

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

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Quesada: Moving on to financial reports on page 137, are there any questions or comments, I can take those, if not, I would ask for a motion to accept the financial reports.

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Quesada: Moving on to Supervisor's requests and comments.

Ms. Cabrera: I'll let everybody else go first. Does anybody have anything?

Ms. Rivera: I have a question with the whole thing of the security, so are we going to discuss or look into, are we going to go back to getting that information because it just happens to be I've been in loaner and sometimes I use my Mom's car, and like she said, they're not checking and then the last few times, I've actually had to ask, oh I have my

license in the back can you just take my plate, and she pretends she's taking my plate but, I know that I'm wasting my time. I always thought that they were supposed to write that down, and so that's what I was wondering, are we going to go back to that?

Mr. Quesada: (inaudible comment) At no point in time did this Board ever instruct Maverick at a Board meeting to stop using the lobby track software that was provided to them with the I-Pads. So, they have a backup system where they could use their group chat to communicate. (inaudible comment) So, they have the backup which is, they have group chats, and they can still log in information, take photos or whatever, in their group chat, so that they can search the database. So, unless you guys tell us otherwise, that version is in place.

Ms. Cabrera: Ok.

Ms. Rivera: But they're always saying that weird stuff that they're not to take the information.

Mr. Cruz: (inaudible comment)

Mr. Quesada: (inaudible comment)

Ms. Padilla: And another thing, when he was saying about the fault, usually when contractors do that, they say, hey just to let you guys know this is what we're having implemented, so he was saying that he was doing that but he told me that, and the same thing happened with the body cameras. (inaudible comment)

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

Mr. Valladares: Whatever was in place we need to do.

Ms. Padilla: Ok, so do you guys want a physical ID, is that what you're saying or are you guys ok with the phone ID?

Ms. Rivera: No, with a reading because from what I see, is like you're just showing them and they're like ok, like they know, and they're going to remember that ID.

Ms. Cabrera: I think the core on this is, how are retaining any information from these people that are coming in, because that's the whole idea, is to retain information that we can get and then be on your merry way because we can't not allow them to come in, they have to come in. So, all we're really doing is gathering as much information as we can from them when we have them there, and then sending them off, we're not doing that anymore, so what are we doing?

Ms. Rivera: Is it that if we ask for the ID, the cameras taking the picture of the plate, is that the idea, just hold them a little bit so we can take the picture?

Mr. Quesada: Again, we follow the Board's direction on that, from what I understood and the direction we previously received is that we provide them the software. (inaudible comment) So, the idea was to try and do it a little bit quicker, then we got the Lobby Track, which is the software, and I think there's two ways, they can manually put in the information from somebody's ID or they can scan it to the camera, every now and then, like I said, the internet is slow, which we got fiber optics now, all the guardhouses have that. (inaudible comment) And now we use the smart devices that they have with the group chat, so again, that's my understanding that I had but sometimes it obviously takes longer, but unless we're directed otherwise, we'll reiterate in an email requesting staff to make sure they're following those protocols.

Ms. Cabrera: Ok.

Mr. Valladares: (inaudible comment)

Ms. Cabrera: To be specific, they need to be collecting the IDs and they need to put it into the Lobby Track system, and at the same time they're holding that car there long enough for us to be able to get the tag and all of that if we need it.

Mr. Quesada: (inaudible comment)

Mr. Valladares: It shouldn't be too big of a deal to hold the car another 5 seconds to get that.

Ms. Rivera: (inaudible comment)

Mr. Quesada: That software was modified. (inaudible comment) What else Desiree, anything else?

Ms. Rivera: No, that's it.

Mr. Quesada: Ok.

Ms. Cabrera: Ok.

Mr. Quesada: Mike.

Mr. Cruz: Yes, for the Boulevard, is there any way, at some point in time if they could trim around the lamppost again because there's just certain parts where it kind of like, I guess with all the rains and everything it just kind of grew back fast, so there's some dark spots right before the roundabout, and right after on the inbound lanes.

Ms. Rivera: Well, me too, I told you about the lights, actually there's even probably two more lights close to Stonebrook, I didn't go that far but, now I run really early in the mornings so that area is like pitch black.

Mr. Quesada: Ok.

Ms. Padilla: And just to let you know, I did do a night drive, and I think it was that section like you said.

Ms. Rivera: Yes, and there was no address, I didn't go that way.

Ms. Padilla: Ok, don't worry.

Ms. Rivera: Ok.

Mr. Quesada: We already did address that. (inaudible comment)

Mr. Cruz: Did you guys get the lights from like the Publix all they way to the guardhouse #1, those lights are out too.

Mr. Quesada: That's county, so let me check on that, I did see them working.

Mr. Cruz: Ok.

Mr. Quesada: The county is doing work there. (inaudible comment)

Mr. Cruz: I saw that by guardhouse #1.

Mr. Quesada: (inaudible comment)

Ms. Padilla: And I did ask Erica to see if she could look into it and she told me she would.

Mr. Cruz: Ok.

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

Mr. Quesada: Yes.

Ms. Avila: So, the lights that were down on 137th Avenue, they have a temporary fix while they're operating. (inaudible comment) So, just keep me informed if you see things like that.

Ms. Padilla: Ok, yes, and just to let you guys know we're going to do a drive by on Tuesday, Erica, so we'll keep an eye out.

Ms. Cabrera: Ok, anything else?

Mr. Cruz: No, that's it.

Ms. Cabrera: Victor?

Mr. Valladares: The only thing I'd like to add as we get closer to the holidays, we're going to be coming up with a lot of questions and a lot of ideas, I don't think that we should just, for the lack of not having too many important things to go ahead and cancel the next two meetings, particularly December when we don't have it. So, we need to, I think that if until the next meeting, it's going to be very informal and perhaps an earlier meeting than November.

Mr. Quesada: Well, we have issued the schedule and it's November 18th.

Mr. Valladares: Yes, but we're talking about all of sudden you get an email, it's ok to cancel the meeting, those are decisions that I think should be done by the Board, not by GMS because I understand they do it with the best of interest but, at the same time, you don't know what somebody else wants to bring to the Board, number one.

Mr. Quesada: Ok.

Mr. Valladares: Number two, I think that we can ask the staff to prepare like a proposal of what amount of holiday bonus that we're going to be handing out and as to who, not necessarily how many years that you have but, schedule it from year to year and have an idea. Let's say for example it's \$1,000 and it's a person that's been here 2, 3, 4, or 5 years, give them an extra \$1,000, and ok, you've been here 7 years, so I have give you \$7,000, that's something that I need to get a hold over. (inaudible comment)

Ms. Padilla: Well, we never gave somebody \$7,000.

Mr. Valladares: No, I was just using that as an example.

Mr. Quesada: (inaudible comment)

Mr. Valladares: (inaudible comment)

Mr. Quesada: Ok, Jessica.

Ms. Cabrera: So, the first thing I had was to touch on what she said, about the waiting process for the entrance, it needs to be clear, they need to be collecting the information and putting it into that system, and that's a done deal. The invoices that Maverick was to provide to us.

Mr. Quesada: Paul are you still there?

Mr. Winkeljohn: Yes, I'm still here.

Mr. Quesada: (inaudible comment)

Ms. Cabrera: So, I recall having this meeting, and I recall what we told him, that there were discrepancies in their invoices, and we couldn't process the invoices because of their discrepancies, if my memory serves me correctly.

Ms. Padilla: And he said \$100,000, I remember, I have to look up the minutes but, now he's saying \$130,000.

Ms. Cabrera: So now this was months ago.

Mr. Winkeljohn: He's completely inaccurate, and I can send the same email that we sent this time last year when he did this, and I think he's going to be just as wrong as ever, and I think he just went on a knee jerk muscle reaction that was his excuse for some of them, I don't even know what his excuse is.

Ms. Cabrera: Right, and so you just said this was the same time last year, so it's been over a year and he's now requesting that we pay \$11,000 in fees.

Mr. Winkeljohn: He was also direct to talk to staff before coming to the Board and he refuses to follow that for his normal fee, so he had the unique expensive protocol on how to deal with us, and I don't know that we gave any special privileges to treat the Board as a direct contact, unlike all of our other vendors.

Ms. Cabrera: Ok.

Ms. Padilla: So, when he came last time, he had the same discussion, and he said that was pride, and I told him, I remember this specifically, I said Marcos, I am really surprised that you're saying this because I didn't approve this, oh but it wasn't you, it was the accounting, ok but you could have come to me and said, hey, I didn't get payment but, there were times where the hours were wrong for employees that were not even onsite, he had Tommy on payroll for like 4 months and Tommy had already left, so how can I approve that. I said, listen you have to fix that, I couldn't go and approve that. Just to let you guys know, when I get an invoice, it is an invoice that says all the names, so I would look at it, and if Tommy's name is on there, and I say Tommy is not here, how can I approve this, and it was things like that.

Ms. Cabrera: I think it was just a matter of the turnaround between corrections and stuff.

Ms. Padilla: And now he's saying that he's getting paid but, he wants us to pay him \$11,000.

Mr. Quesada: Let him send whatever fees that he has, we'll investigate it, like I said. (inaudible comment) so we look at it, and let us investigate it, whatever we find we're going to bring it back to you guys, I don't think you should approve anything of that amount until we investigate.

Mr. Winkeljohn: Let me just interrupt you for a moment, I've already sent it to accounting, and I've already had accounting pull their invoices, and more than every month, which is not a requirement every invoice that is approved is paid in 7 to 10 days, there is nothing to his complaint on our side. (inaudible comment) But if you want to waste your time listening to stuff like that, we'll schedule it again for next year.

Ms. Cabrera: Just to be clear, the \$100,000 or whatever it is, we don't know a solid number, but that's been paid, right?

Ms. Padilla: Yes.

Ms. Cabrera: Ok.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: Now, he asked for an increase.

Mr. Quesada: (inaudible comment) So, last October, 2024, there were three increase options, and you guys chose option #2 which was indicating 2 years, so we wouldn't have to revisit this every year, so we haven't received anything yet but, I want you to know that just last October, you selected option #2. So, option #1 was for a 1 year increase, and he would come back a year later, option #2 was for a 2 year increase, and he would come back 2 years later, and option #3 was for 3 years to get you to a \$15 increase and not come back for 3 years. (inaudible comment)

Ms. Cabrera: Ok, so minimum wage right now is what?

Mr. Cruz: \$14.00 as of at the end of the month.

Ms. Cabrera: \$14.00 that's what it's going up to?

Mr. Cruz: Yes.

Mr. Quesada: It's going to be \$14.00 I think.

Ms. Cabrera: Ok, so the guards are at \$14.00 or \$15.00 an hour now.

Mr. Quesada: I couldn't tell you that, I remember the options. (inaudible comment)

Ms. Cabrera: Ok, but I mean that's what he said up here, they were at \$14.00 or \$15.00 an hour now.

Mr. Winkeljohn: Yes, minimum wage is going to \$14.00 an hour September 30th, so it's \$13.00 right now.

Ms. Padilla: Yes.

Ms. Cabrera: Ok, alright, so wait to see what that looks like. The body cameras, do we want to have a discussion about that? I mean that he's going to go to see what the footage actually needs but I personally, if it isn't like an issue for us, in any kind of legal sense, I don't mind them because I feel that they would be an extra layer of security but, again, it goes back to whether or not that video footage would benefit us or not, and also that they're not wearing vests with the cameras attached to them.

Mr. Valladares: As long as it's not an extra cost to us we can consider it.

Ms. Cabrera: Ok, and he said that would require him to do additional investments, so Paul, are you there?

Mr. Winkeljohn: Yes, I'm here.

Ms. Cabrera: So as your favorite chairwoman, of all the chairwomen that you deal with on a regular basis, I come with a request that I know you are aware.

Mr. Winkeljohn: I already authorized it, it's already in the mail.

Ms. Cabrera: So, the question is how much did you authorize?

Mr. Winkeljohn: \$500 dollars.

Mr. Cabrera: Ok, \$500, thank you from your favorite chairwoman.

Mr. Winkeljohn: My pleasure.

Ms. Cabrera: Then my final request or comment is, in terms of management after hours, what current protocol do we have for situations that happen after hours between here and the staff with management?

Ms. Padilla: What do you mean?

Ms. Cabrera: Like what is the protocol, if something goes wrong, what is the protocol that staff has to follow or Maverick has to follow, what's the protocol after hours? Like you guys are gone, they're off the clock.

Ms. Padilla: Well, we have group chat, and there's not a specific protocol, I don't sleep much, and you guys know that, for the most part I answer all the time but, we don't have a specific protocol to be honest with you, most of the time Ben and I, we are included in 24 hour chats when we wake up to a thousand messages and I'm not going to lie to you, sometimes it's a lot to wake up to a thousand messages on the group chat, it's

a lot. So, sometimes they'll say, hey I put it on the group chat, but you now have a thousand messages, and I'm not going to lie to you, and then sometimes the guards will call us and we get, oh a resident was being mean to me. So, we don't have specific protocol but, we do, and I can speak for me and Ben, like we do answer as much as we can, you guys are the only ones that get that treatment because I'm going to be honest because when you wake up to a thousand messages it's a lot. Then like what happened with the situation with the guard, I mean I didn't get to it until a day later but, Curtis wanted me to have him removed instantly and that took an hour.

Mr. Winkeljohn: Jessica, I think we can come back to that because our review of it and make sure we have all our bases covered, there's a lot of ways to do it, and I appreciate Mayra's solution to it but I think we can take that to another level.

Ms. Cabrera: Ok.

Mr. Winkeljohn: We'll go down the Board members names on our call-in procedures, how is that?

Ms. Cabrera: Well, we don't have to get into as much detail as that, we can do that later but, really would like to put some kind of guidelines in place.

Mr. Winkeljohn: Yes, I think it's definitely a great idea.

Ms. Cabrera: Like what hours are these people available for us to reach out to them or for staff to reach out to them because I'm not expecting for Ben or for Mayra to answer a phone call or a text message at 11:00 o'clock on a Friday night.

Mr. Winkeljohn: I agree, I mean there should be work procedures. (inaudible comment) Is that what you're thinking?

Ms. Cabrera: Yes, because we also have to have some respect for people's time outside of working hours and 11:00 o'clock at night in my opinion, I would never answer the phone, I purposely would not answer the phone. I mean if it's an emergency that the building is on fire literally, and we're calling fire rescue, that's different but, a verbal discussion because you are upset because I wanted get in, and you didn't let me in, and then we're talking about removing immediately, and then the raft of that because she didn't get back right away to me is unacceptable. So, I would like to put some kind of procedure in place.

Mr. Winkeljohn: I agree with that.

Ms. Cabrera: Because we also have to understand that these people are humans and they have their own time away from work for family, for whatever they do on the weekends, and 11:00 o'clock at night and they don't have to answer at 11:00 o'clock at night unless it's an extreme case or an emergency. Same thing when they're in their working hours, if they're in their working hours, they were trained to work and then they were done, there should be some kind of procedure in place. A long time ago I requested that we a calendar where everyone had access to that calendar, and if you wanted to set some time aside to meet with Ben, or to meet with Mayra, or to meet with Brian, you would request it on that calendar, if they have the time, great, and if they didn't, they didn't, and everyone could see, oh I'm going to call Mayra, oh wait, hold on, no she's got Mike at 3:00 o'clock today, I'll have to wait until later or whatever, and then you know what everybody's time is instead of just coming up and taking up all this time that they are going to need for working and actually doing what they need to do in the District. So, that along with some kind of procedure for after hours that we can all kind of follow and abide by with courtesy and respect, I think it's important.

Ms. Padilla: So, do you want us to come up with something and then you guys review it?

Ms. Cabrera: Yes.

Ms. Padilla: Ok, so Paul they said for us to come up with something and then they would review it, how about that?

Mr. Winkeljohn: Good, that's what I think too.

Ms. Padilla: Ok, sounds good. Anything else?

Ms. Cabrera: Nothing, I have nothing else. We're doing good with the lighting ceremony, vendors and all of that?

Ms. Padilla: Yes, so the lighting ceremony we're good, for the most part we've done this many times, and thank you Councilwoman Avila for getting us all the things we've requested.

Ms. Avila: You're welcome. (inaudible comment)

Mr. Quesada: (inaudible comment)

Ms. Cabrera: I have a question regarding that.

Ms. Avila: Absolutely.

Ms. Cabrera: I know that's it's going to be here very much towards soccer?

Ms. Avila: It's going to have baseball too.

Ms. Cabrera: Great.

Ms. Avila: (inaudible comment)

Ms. Cabrera: Ok, thank you, it's great that it's coming, I love the idea, it's amazing, so my question was that how available is that going to be to the public?

Ms. Avila: (inaudible comment)

Ms. Cabrera: Ok.

Ms. Avila: (inaudible comment)

Ms. Cabrera: Alright.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Quesada: I just need a motion to adjourn meeting.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman



HOMESTEAD POLICE DEPARTMENT
MARIO KNAPP, CHIEF OF POLICE

September 5, 2025

Dear Client:

My name is Mario Knapp, Chief of Police of the Homestead Police Department. Since taking Office in January of 2025, I have been assessing each section of the Police Department for process improvements and overall operational efficiency. In order to enhance the Homestead Police Department's Off-Duty Police Services, and maintaining industry standards, the Police Department will be implementing the use of an administrative solution for management of off-duty police services.

We have chosen RollKall Technologies as our platform and service provider to streamline the scheduling, assignment, invoicing, payments, reporting and compliance related to the Homestead Police Department Off-Duty Services Program. By using the RollKall platform, it enables us to continue to evolve the efficacy of our Department's operations.

We plan on **going live October 6, 2025, and all jobs must be prepaid to ensure continuity and officer availability.** In the RollKall platform, you will receive an estimate for the total job for your company, which you can then pay in full. Any overages or shortfalls based on the final invoice will be charged or refunded to you. **Failure to make payment may result in the inability to hire off-duty officers from the Homestead Police Department.** Cash or check payments to officers, the agency, or RollKall are strictly prohibited. You must use the RollKall platform for payment.

Payment Options available for your convenience are: ACH Payment, Credit Card (+2.99% processing fee) and Bank Transfer (optional).

First step to begin the client onboarding process, you must contact: RollKall Vendor Services, Phone: 855-721-2828, e-mail: vendorservices@rollkall.com.

Once you have completed the onboarding process, **any future requests for Off-Duty police services, please contact:** RollKall Managed Services, Phone: 855-721-2830, e-mail: rms@rollkall.com. If you have any questions or concerns, please contact Major Yanko Rodriguez at telephone number (305) 753-8042 or via e-mail at: yanko.rodriguez@homesteadpolice.com.

We look forward to our continued partnership and as always thank you for your support.

Sincerely,


Mario Knapp
Chief of Police

MK/yr



South- Dade Venture CDD

FIELD REPORT



October 23, 2025

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

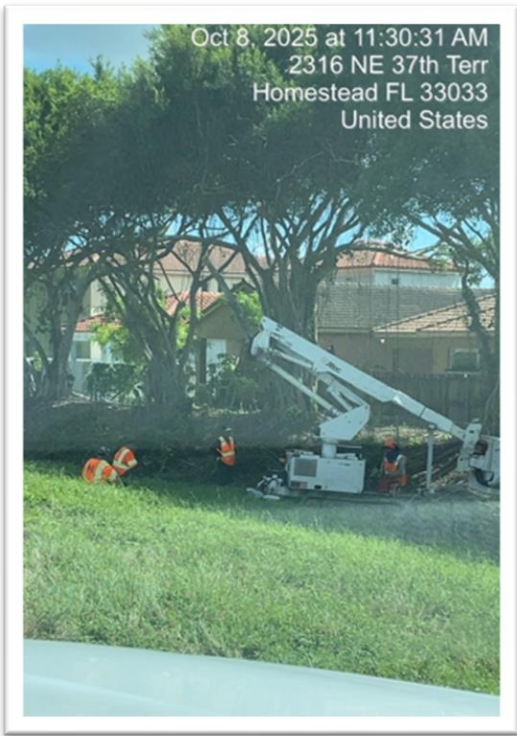
Landscaping



- Landscaping was maintained by Brightview Landscaping.
- Annuals and soil changeout will be completed the first week of November.
- Irrigation break mainline was repaired by Brightview Landscaping.

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Tree Trimming Tract D (FDOT)

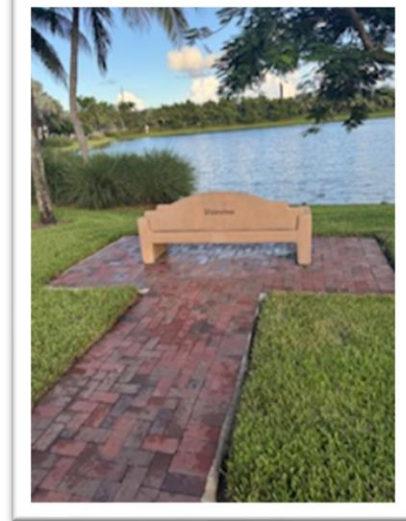
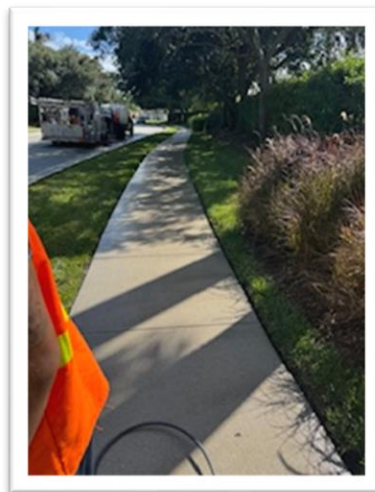
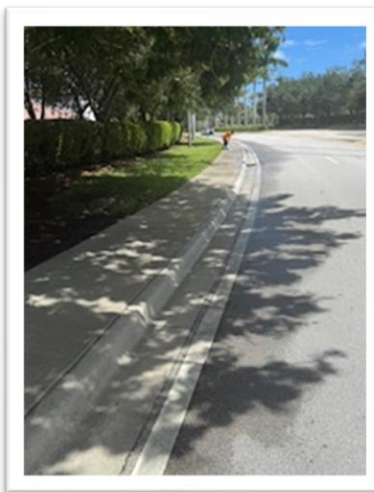




- FDOT Trimmed Ficus trees on Tract D behind Portofino Bay/Exit 5.
- Buffer wall preparations have begun.

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Pressure Cleaning



- Pressure cleaning commenced. Clubhouses/Guardhouses pending.

Field Maintenance



- GH1 pavers will be repaired.
- Bridge light number 14 is out and will be repaired.

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



- Certified letter to 4115 NE 25 CT draining water into Lake 4.
- Reported graffiti to City of Homestead Leadership (Miami-Dade County/137 AVE streetlights).

LAKES



- Lake Management Services are provided by Allstate Resource Management.
- Please see the lake inspections reports attached Exhibit C.
- Coconuts will be removed from shorelines as needed when accessible.

EXHIBIT A

September Landscaping Schedule

Waterstone

SEPTEMBER

	MON	TUE	WED	THU	FRI	SAT
		2	3 Herbicide Help	4 mow	5	6
7	8 Drive 9:30	9	10	11 mow	12	13
14	15 Drive 9:30	16	17	18 mow	19	20
21	22 Drive 9:30	23	24	25 mow	26	27
28	29 Drive 9:30	30				

EXHIBIT B

BV September Wet Check

	
4155 East Mowry Dr. Homestead FL 33033 Ph: (305) 258-8011. Fax: (305) 258-0809	
Date: <u>9/22/2025</u>	Time: <u>7:00am</u>
Job Name: <u>Waterstone</u>	Water Management: _____
Job Address: <u>137th Ave & Waterstone way</u>	Program A: _____
<u>Homestead FL</u>	Program B: _____
Wet Check Report for September	
Scope of Work / Labor & Materials	
Timer #1 Waterstone Way	
Irrigation Schedule Pro: Online	
Zone4: Replaced 1 bad rotor, not turning	BV
Zone5: Straightened 1 tilted rotor	BV
Zone8,14: Replaced 3 clogged nozzles	BV
Zone17,19: Straightened 2 tilted rotors	BV
Zone20: Replaced 1 clogged nozzle	BV
Zone21: Straightened 3 tilted pop-ups	BV
Zone23,28: Replaced 2 clogged nozzles	BV
Zone30: Replaced 1 broken pop-up	BV
Zone45,48: Replaced 3 clogged nozzles	BV
Zone51,52: Straightened 2 tilted rotors	BV
Zone65: Replaced 1 broken pop-up	BV
Rest of Zones - OK	
Note: Found small leak in mainline, working progress to repair	
BV	
Timer #2 Waterstone Clubhouse	
Irrigation Schedule Pro: Online	
VFD Drive was found not working, damaged by lizard that damaged electrical wiring.	
NEW VFD drive was ordered for replacement.	
Timer #3 Waterstone Blvd	
Irrigation Schedule Pro: Online	
Zone1: Replaced 1 clogged nozzle	BV
Zone4,12: Straightened 2 tilted pop-ups	BV
Zone14: Repaired broken 1" lateral break + straightened 2 tilted rotors	BV
Zone16,18: Straightened 3 tilted rotors	BV
Rest of Zones Ok	
Total Labor & Materials, including Sales Tax	
THIS IS NOT AN INVOICE	

EXHIBIT C

September Lake Reports

DEBRIS/TRASH REMOVAL



Allstate
RESOURCE MANAGEMENT, INC.

(954) 382-9766 • Fax: (954) 382-9770

www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER South Dade Ventures ACCOUNT# 1647 DATE 9-8-25
WEATHER CONDITIONS Partly Cloudy BIOLOGIST TJN

WATERWAY I.D.

1	2	3	4	5	6	7	8	9	10
✓	✓								✓
✓									

REMARKS Cleaned the area for any debris. Including - Balls, Bags,
Wrappers, Cans, etc. All debris was removed from the area &
disposed of off-site

FISH/WILDLIFE OBSERVATIONS

BENEFICIAL VEGETATION NOTED _____

SPORT FISH ☐ Largemouth Bass ☐ Bream ☐ Catfish

BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☐ Mosquitofish ☐ Gar ☐ Exotics _____

BIRDS ☐ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

☐ Wading ☐ Wild Ducks ☐ Muscovies ☐ Coot ☐ Gallinule

OTHER WILDLIFE _____

REMARKS _____

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

SOUTH-DADE VENTURE CDD
(WATERSTONE)

FIELD DIVISION REPORT
Mayra Padilla
Phone 954-721-8681 Ext.221

WATERWAY MANAGEMENT REPORT



(954) 382-9786 • Fax: (954) 382-9770
www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER South Dade Ventures ACCOUNT # 1647 DATE 9/10/25
WEATHER CONDITIONS 80°-90°, mostly sunny, 4-7 mph SW BIOLOGIST Bobby

	WATERWAY I.D.									
ALGAE/AQUATIC WEED CONTROL	(1)	(2)	3	4	5	6	7	8	9	10
ALGAE TREATMENT	✓	✓	✓		✓					✓
BORDER GRASSES		✓	✓							
SUBMERSED AQUATICS		✓								
FLOATING WEEDS										
WATER LEVEL	+1	+	+							+1
RESTRICTION (# HRS.)	0	0								0

REMARKS: Treated the lakes for algae, shoreline grasses and floating vegetation.

WATER TESTING (COMBINED AVERAGE)
TEMPERATURE H₂O 85 °F. ☐ High ☒ Normal ☐ Low
DISSOLVED OXYGEN 9.6 ppm. ☐ High ☒ Normal ☐ Low
pH READING 9.6 ☐ Acid 1-7 ☐ Neutral 7 ☒ Base 7-14
WATER CLARITY 2.5 ☒ Good ☐ Fair ☐ Poor
WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: Neutral

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED
LITTORAL SHELF CARE ☐ Manual Removal ☐ Algae Treated ☐ No Treatment

REMARKS:

FISH/WILDLIFE OBSERVATIONS

SPORT FISH ☒ Largemouth Bass ☒ Bream ☒ Catfish
BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☒ Mosquitofish
UNDESIRABLE SPECIES ☐ Gar ☐ Exotics
BIRDS ☒ Wading ☒ Wild Ducks ☒ Coot ☒ Gallinule
☒ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

OTHER WILDLIFE
REMARKS: Other: Herons, Egrets, Turtles.

Fountains & Aeration • Weed & Algae Control • Environmental Services
Fish Stocking • Wetland Planting • Water Testing

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

SOUTH-DADE VENTURE CDD
(WATERSTONE)

FIELD DIVISION REPORT
Mayra Padilla
Phone 954-721-8681 Ext.221

WATERWAY MANAGEMENT REPORT



(954) 382-9766 • Fax: (954) 382-9770
www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER South Dade Ventures ACCOUNT # 11647 DATE 9/25/25
WEATHER CONDITIONS 77°-85°, Mostly sunny, 3-7 mph SE BIOLOGIST Bobby

	WATERWAY I.D.									
ALGAE/AQUATIC WEED CONTROL	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT	✓	✓			✓			✓		✓
BORDER GRASSES	✓	✓			✓		✓	✓		
SUBMERSED AQUATICS	✓	✓						✓		
FLOATING WEEDS										
WATER LEVEL	+	+			+		+	+		+
RESTRICTION (# HRS.)	0	0			0		0	0		0

REMARKS: Treated the lake for algae, shoreline grasses, and
submersed aquatics

WATER TESTING (COMBINED AVERAGE)
TEMPERATURE H₂O 79 °F. ☐ High ☒ Normal ☐ Low
DISSOLVED OXYGEN 7 ppm. ☐ High ☒ Normal ☐ Low
pH READING 7.6 ☐ Acid 1-7 ☒ Neutral 7 ☐ Base 7-14
WATER CLARITY 2-5' ☒ Good ☐ Fair ☐ Poor
WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: Normal

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED _____
LITTORAL SHELF CARE ☐ Manual Removal ☐ Algae Treated ☐ No Treatment

REMARKS: _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH ☒ Largemouth Bass ☐ Bream ☐ Catfish
BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☐ Mosquitofish
UNDESIRABLE SPECIES ☐ Gar ☐ Exotics
BIRDS ☒ Wading ☒ Wild Ducks ☒ Muscovies ☐ Coot ☐ Gallinule
☒ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

OTHER WILDLIFE _____
REMARKS: _____

Fountains & Aeration • Weed & Algae Control • Environmental Services
Fish Stocking • Wetland Planting • Water Testing

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



Memorandum

To: South-Dade Venture Board of Supervisors

From: District Management

Date: October 1, 2025

RE: HB7013 – Special Districts Performance Measures and Standards-FINAL Report

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

South-Dade Venture Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

South-Dade Venture Community Development District

District Manager:_____

Date:_____

Print Name:_____

South-Dade Venture Community Development District

South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
9/25/25	21004-21008	\$15,188.66
9/30/25	21009-21015	74,337.19
10/1/25	21016	360.80
10/8/25	21017-21028	50,282.35
10/15/25	21029-21036	17,701.49
TOTAL		\$157,870.49

AP300R
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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
SOUTH-DADE VENTURE - GF
BANK A GENERAL FUND - WELLS

RUN 10/16/25

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/25/25	00007	9/16/25 89937910	202509 310-51300-42000 DELIVERY THRY 09/11/25	FEDEX	*	61.73	61.73 021004
9/25/25	00384	9/18/25 0221356	202509 320-57200-45300 CHLORINE SHOCK POWDER	FLORIDA'S BRIGHT & BLUE POOLS, INC	*	1,361.70	1,361.70 021005
9/25/25	00023	9/15/25 092025	202509 320-53800-43000 SVCS 09/25		*	248.53	
		9/15/25 092025	202509 320-53800-43100 SVCS 09/25		*	27.29	
		9/15/25 092025	202509 320-53800-43200 SVCS 09/25		*	1,854.99	
		9/15/25 092025	202509 320-53800-43400 SVCS 09/25		*	198.02	
				FLORIDA POWER & LIGHT			2,328.83 021006
9/25/25	00477	9/22/25 3303	202509 320-53800-34500 SVCS 09/15-09/21/25	MAVERICK SECURITY SERVICES, LLC	*	9,686.40	9,686.40 021007
9/25/25	00211	9/22/25 29877	202509 320-53800-46000 REMOVE PAVERS 09/25	ORTIZ CONSTRUCTION SERVICES	*	1,750.00	1,750.00 021008
9/30/25	00235	9/26/25 904533	202509 320-57200-46000 PEST CONTROL 09/25	ALL FLORIDA PEST CONTROL	*	79.50	79.50 021009
9/30/25	00135	9/26/25 19364	202509 320-57200-52000 SUPPLIES 09/25	DISCOUNT LIGHTING AND SUPPLIES, INC	*	361.49	361.49 021010
9/30/25	00435	5/12/25 5886-1	202505 320-53800-46100 CH GYM INTERCOM 05/25		*	285.00	
		5/27/25 5916-1	202505 320-53800-46100 GH1 SWITCH REPLACEMENT		*	17.50	
		5/27/25 5918-1	202505 320-53800-46100 GH1 BEEPING NOISE 05/25		*	35.00	
		5/27/25 5928-1	202505 320-53800-46100 GH1 REDIDENT ENTERANCE		*	142.50	
		6/10/25 5976-1	202506 320-53800-46100 GH2 RESIDENT LANE 06/25		*	1,097.50	
		6/19/25 6021-1	202506 320-53800-46100 GH2 CAP 2D/LINEAR READER		*	142.50	

SDVN SOUTH DADE VEN JWASSERMAN

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		7/01/25 6060-1	202506 320-53800-46100		*	80.00	
		GH2 POLE DOWN 06/25					
		8/18/25 6205-1	202508 320-53800-46100		*	392.50	
		GH1-GH3 GUARD TRANSMITTER					
		8/26/25 6224-1	202508 320-53800-46100		*	98.00	
		MONDAY PMSA 08/25					
				DML SECURITY SYSTEMS LLC			2,290.50 021011
9/30/25 00122		9/28/25 30353	202509 300-15500-10000		*	55,909.00	
		RENEW POLICY #100125564					
		9/28/25 30354	202509 300-15500-10000		*	938.10	
		RENEW POLICY #100125564					
				EGIS INSURANCE ADVISORS, LLC			56,847.10 021012
9/30/25 00384		8/27/25 0221282	202508 320-57200-45300		*	7,100.00	
		REPAIRS 08/25					
		9/04/25 0221318	202509 320-57200-45300		*	2,341.60	
		MAIN DRAIN COVERS 09/25					
		9/04/25 0221319	202509 320-57200-45300		*	328.02	
		RESERVOIR REPLACEMENT 9/25					
				FLORIDA'S BRIGHT & BLUE POOLS, INC			9,769.62 021013
9/30/25 00496		9/24/25 09242025	202509 310-51300-49000		*	113.98	
		MEETING PUBLIX ORDER 9/25					
				MAYRA PADILLA			113.98 021014
9/30/25 00180		9/16/25 19283-D	202509 300-15500-10000		*	4,875.00	
		30% DEPOSIT					
				PEOPLE'S CHOICE PRESSURE CLEANING			4,875.00 021015
10/01/25 00442		9/18/25 1129044-	202509 320-53800-41005		*	360.80	
		SVCS 09/25					
				COMCAST			360.80 021016
10/08/25 00401		9/29/25 6309	202509 320-57200-46000		*	225.00	
		SVCS 09/25					
		9/29/25 6310	202509 320-53800-46100		*	225.00	
		SVCS 09/25					
				ANGEL J. MARTIN			450.00 021017
10/08/25 00021		9/30/25 195473	202509 310-51300-31500		*	2,805.00	
		SVCS 09/25					
				BILLING COCHRAN LYLES MAURO &			2,805.00 021018
10/08/25 00041		9/22/25 0925	202509 320-53800-43000		*	32.41	
		SVCS 09/25					

SDVN SOUTH DADE VEN JWASSERMAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		9/22/25 0925	202509 320-53800-43100		*	22.92	
		SVCS 09/25					
		9/22/25 0925	202509 320-53800-43200		*	1,282.46	
		SVCS 09/25					
		9/22/25 0925	202509 320-53800-43300		*	18.71	
		SVCS 09/25					
		9/22/25 0925	202509 320-53800-43400		*	435.89	
		SVCS 09/25					
		9/22/25 0925	202509 320-57200-43000		*	1,960.48	
		SVCS 09/25					
				CITY OF HOMESTEAD			3,752.87 021019
10/08/25 00135		10/02/25 19376	202510 320-57200-52000		*	44.00	
		SVCS 10/25					
				DISCOUNT LIGHTING AND SUPPLIES, INC			44.00 021020
10/08/25 00435		9/29/25 6338	202509 320-53800-46100		*	3,750.00	
		VIDEO AGREEMENT 09/25					
				DML SECURITY SYSTEMS LLC			3,750.00 021021
10/08/25 00007		9/23/25 90032354	202509 310-51300-42000		*	40.96	
		DELIVERY THRU 09/18/25					
				FEDEX			40.96 021022
10/08/25 00361		10/06/25 69040	202510 320-57200-46100		*	205.00	
		PREVENTIVE MAINT 10/25					
				THE FITNESS SOLUTION			205.00 021023
10/08/25 00038		9/15/25 729	202510 310-51300-31400		*	2,000.00	
		ASSESSMENT CERT 10/25					
		10/01/25 730	202510 310-51300-34000		*	5,871.25	
		MGMT FEE 10/25					
		10/01/25 730	202510 310-51300-44000		*	200.00	
		RENT 10/25					
		10/01/25 730	202510 310-51300-35100		*	83.33	
		COMPUTER TIME 10/25					
		10/01/25 730	202510 320-53800-49300		*	250.00	
		WEBSITE ADMIN 10/25					
		10/01/25 730	202510 310-51300-42000		*	20.72	
		POSTAGE&DELIVERY 10/25					
		10/01/25 731	202510 320-57200-34000		*	9,583.33	
		CLBHOUSE/FIELD SVCS 10/25					
		10/01/25 732	202510 320-53800-46100		*	833.33	
		GATE MGMT FEES 10/25					
		10/01/25 733	202510 300-20700-10500		*	208.33	
		SERIES 2013 BONDS 10/25					

SDVN SOUTH DADE VEN JWASSERMAN

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		10/01/25 733	202510 700-51700-73000		*	208.33	
		SERIES 2013 BONDS 10/25					
		10/01/25 733	202510 700-13100-10000		*	208.33-	
		SERIES 2013 BONDS 10/25					
				GOVERNMENTAL MANAGEMENT SERVICES			19,050.29 021024
10/08/25 00477		10/01/25 3304	202509 320-53800-34500		*	9,686.40	
		SVCS 09/22-09/28/25					
		10/08/25 3324	202510 320-53800-34500		*	9,671.03	
		SVCS 09/29-10/05/25					
				MAVERICK SECURITY SERVICES, LLC			19,357.43 021025
10/08/25 00496		10/01/25 10012025	202510 320-57200-46000		*	201.00	
		REIMB SDV STORAGE 10/25					
				MAYRA PADILLA			201.00 021026
10/08/25 00478		9/30/25 IV007524	202509 320-57200-46000		*	572.00	
		ANNUAL FIRE INSPECTION					
				PYE BARKER FIRE & SAFETY, LLC			572.00 021027
10/08/25 00432		9/21/25 96125150	202510 320-53800-41000		*	53.80	
		SVCS 10/25					
				T-MOBILE			53.80 021028
10/15/25 00022		10/01/25 3089	202510 320-53800-46800		*	1,644.00	
		LAKE MGMT 10/25					
				ALLSTATE RESOURCE MANAGEMENT, INC.			1,644.00 021029
10/15/25 00049		9/30/25 8765	202509 310-51300-31100		*	1,420.00	
		SVCS 09/25					
				ALVAREZ ENGINEERS, INC.			1,420.00 021030
10/15/25 00406		9/28/25 9529694	202509 320-53800-46205		*	3,000.00	
		PRUNING/ZIP TYING 09/25					
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			3,000.00 021031
10/15/25 00007		10/07/25 90202829	202509 310-51300-42000		*	20.44	
		DELIVERY THRU 09/25/25					
				FEDEX			20.44 021032
10/15/25 00384		9/01/25 0221248	202509 320-57200-45300		*	1,300.00	
		POOL SVCS 09/25					
				FLORIDA'S BRIGHT & BLUE POOLS, INC			1,300.00 021033
10/15/25 00525		10/01/25 92704	202510 310-51300-54000		*	175.00	
		ANNUAL FEE 10/25					
				FLORIDACOMMERCE			175.00 021034

SDVN SOUTH DADE VEN JWASSERMAN

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
SOUTH-DADE VENTURE - GF
BANK A GENERAL FUND - WELLS

RUN 10/16/25

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/15/25	00477	10/14/25 3325	202510 320-53800-34500		*	9,676.40	
		SVCS 10/06-10/12/25		MAVERICK SECURITY SERVICES, LLC			9,676.40 021035
10/15/25	00496	10/09/25 10092025	202510 320-57200-55000		*	305.15	
		REIMB SDV ARTS/CRAFT					
		10/14/25 10142025	202510 320-57200-55000		*	160.50	
		REIMB SDV LIGHT CEREMONY		MAYRA PADILLA			465.65 021036
TOTAL FOR BANK A						157,870.49	
TOTAL FOR REGISTER						157,870.49	

SDVN SOUTH DADE VEN JWASSERMAN

South-Dade Venture
Community Development District

Unaudited Financial Reporting
September 30, 2025



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South-Dade Venture
Community Development District
Balance Sheet
September 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Operating Account	\$ 58,097	\$ -	\$ 58,097
Due from Other-PayPal	3,240	-	3,240
<u>Investments:</u>			
State Board of Administration - Surplus	110,245	-	110,245
State Board of Administration - Guardhouse Reserves	91,524	-	91,524
State Board of Administration - Clubhouse Reserves	184,412	-	184,412
BankUnited Money Market Account	87,804	-	87,804
<u>Series 2008</u>			
Revenue	-	18,606	18,606
Prepayment	-	2,651	2,651
<u>Series 2013</u>			
Reserve	-	25,000	25,000
Revenue	-	292,510	292,510
Prepayment	-	3,221	3,221
<u>Series 2022</u>			
Reserve	-	33,914	33,914
Revenue	-	94,568	94,568
Prepaid Expenses	76,294	-	76,294
Deposits	2,434	-	2,434
Total Assets	\$ 614,051	\$ 470,471	\$ 1,084,522
Liabilities:			
Accounts Payable	\$ 21,418	\$ -	\$ 21,418
Total Liabilities	\$ 21,418	\$ -	\$ 21,418
Fund Balance:			
Nonspendable:			
Deposits	\$ 2,434	\$ -	\$ 2,434
Restricted for:			
Debt Service	-	470,471	470,471
Assigned for:			
Clubhouse Reserves	184,412	-	184,412
Guardhouse Reserves	91,524	-	91,524
Unassigned	237,969	-	237,969
Total Fund Balances	\$ 592,633	\$ 470,471	\$ 1,063,104
Total Liabilities & Fund Balance	\$ 614,051	\$ 470,471	\$ 1,084,522

South-Dade Venture
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 09/30/25	Through 09/30/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 2,065,689	\$ 2,065,689	\$ 2,078,314	\$ 12,625
Interest Income	20,000	20,000	48,705	28,705
Miscellaneous Income-Vehicle Registration	15,000	15,000	8,305	(6,695)
Miscellaneous Income-Clubhouse	600	600	1,939	1,339
Donations	-	-	1,795	1,795
Unassigned Fund Balance	125,570	125,570	-	(125,570)

Total Revenues	\$ 2,226,859	\$ 2,226,859	\$ 2,139,334	\$ (87,525)
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Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ 9,000	\$ 3,000
Payroll Taxes	918	918	689	230
Engineering	8,000	8,000	50,658	(42,658)
Arbitrage Calculation	600	600	600	-
Assessment Roll Administration	2,000	2,000	2,000	-
Attorney	25,000	25,000	25,772	(772)
Annual Audit	4,400	4,400	4,400	-
Trustee Fees	12,174	12,205	12,205	-
Management Fees	66,467	66,467	66,467	0
Information Technology	1,000	1,000	1,000	0
Postage and Delivery	2,000	2,000	3,371	(1,371)
Insurance General Liability	12,031	12,031	11,702	329
Printing and Binding	1,000	1,000	551	449
Rental and Leases	2,400	2,400	2,400	-
Legal Advertising	1,000	1,000	5,399	(4,399)
Other Current Charges	2,500	2,500	3,355	(855)
Office Supplies	250	250	184	66
Dues, Licenses and Subscriptions	175	175	175	-

Total General and Administrative	\$ 153,915	\$ 153,946	\$ 199,927	\$ (45,981)
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Operations and Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 5,000	\$ 5,000	\$ 3,705	\$ 1,295
Electric - Street Lighting	32,000	32,000	32,424	(424)
Electric - Street Lighting Lease	27,612	27,612	5,602	22,010
Electric - Irrigation	3,500	3,500	2,094	1,406
Electric - Guardhouse	8,000	8,000	6,965	1,035
Cable/Internet	26,000	26,000	29,028	(3,028)
Telephone-Wireless	720	720	646	74
Landscape Maintenance	473,211	473,211	453,134	20,077
Tree Trimming	33,475	33,475	48,160	(14,685)
Plant Replacement	20,000	20,000	13,094	6,906
Irrigation Maintenance	10,000	10,000	9,379	621
Lake Maintenance	19,164	19,164	19,816	(652)

South-Dade Venture
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 09/30/25	Through 09/30/25	Variance
General Maintenance Expenditures (Continued)				
General Maintenance	10,000	10,000	21,833	(11,833)
Pressure Cleaning	16,500	16,500	16,735	(235)
Culvert Cleaning	18,000	18,000	-	18,000
Property Insurance	32,657	32,657	29,614	3,043
Banner/Holiday Decorations	115,000	115,000	129,454	(14,454)
Security Gate Guards	467,640	467,640	502,331	(34,691)
Gate Maintenance/Repairs	82,000	82,000	83,168	(1,168)
Enhanced Security	292,045	292,045	187,769	104,277
Web Design/Maintenance	3,000	3,000	3,000	-
Newsletter Printing	4,000	4,000	2,226	1,774
Contingency	10,000	10,000	26,425	(16,425)
Capital Projects	-	-	2,847	(2,847)
Subtotal General Maintenance Expenditures	\$ 1,709,525	\$ 1,709,525	\$ 1,629,447	\$ 80,078
Clubhouse Expenditures				
Security	\$ 71,000	\$ 71,000	\$ 73,531	\$ (2,531)
Telephone	6,750	6,750	6,765	(15)
Utilities	33,000	33,000	28,200	4,800
Property Insurance	14,850	14,850	13,466	1,384
Alarm Monitoring	3,000	3,000	1,455	1,545
Pool Maintenance and Repairs	37,000	37,000	60,816	(23,816)
Club Operation/Staff	115,000	115,000	115,000	0
Workers' Compensation Insurance	1,620	1,620	955	665
Fitness Equipment Maintenance	6,000	6,000	10,256	(4,256)
Office Supplies and Printing	4,000	4,000	2,061	1,939
Repairs and Maintenance	35,000	35,000	46,491	(11,491)
Janitorial Supplies	7,000	7,000	6,149	851
Landscape Maintenance	8,000	8,000	7,103	897
Licenses and Permits	1,200	1,200	1,162	38
Contingency	20,000	20,000	13,387	6,613
Subtotal Clubhouse Expenditures	\$ 363,420	\$ 363,420	\$ 386,798	\$ (23,379)
Total Operations and Maintenance	\$ 2,072,944	\$ 2,072,944	\$ 2,016,245	\$ 56,699
Total Expenditures	\$ 2,226,859	\$ 2,226,890	\$ 2,216,172	\$ 10,718
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ (31)	\$ (76,839)	\$ (98,243)
Fund Balance - Beginning			\$ 669,472	
Fund Balance - Ending			\$ 592,633	

South-Dade Venture

Community Development District

Debt Service Fund Series 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 09/30/25	Through 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 169,312	\$ 169,312	\$ 170,799	\$ 1,487
Interest Income	-	-	2,834	2,834
Total Revenues	\$ 169,312	\$ 169,312	\$ 173,633	\$ 4,321
Expenditures:				
Interest - 11/1	\$ 12,659	\$ 12,659	\$ 12,659	\$ 0
Interest - 5/1	12,453	12,453	12,453	(0)
Principal - 5/1	147,593	147,593	147,593	-
Total Expenditures	\$ 172,704	\$ 172,704	\$ 172,704	\$ (0)
Net Change in Fund Balance	\$ (3,392)	\$ (3,392)	\$ 928	\$ 4,321
Fund Balance - Beginning			\$ 20,329	
Fund Balance - Ending			\$ 21,258	

South-Dade Venture

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 09/30/25	Through 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 796,457	\$ 796,457	\$ 801,325	\$ 4,868
Interest Income	50	50	20,560	20,510
Total Revenues	\$ 796,507	\$ 796,507	\$ 821,885	\$ 25,378
Expenditures:				
Interest - 11/1	\$ 147,724	\$ 147,724	\$ 147,724	\$ -
Interest - 5/1	147,724	147,724	147,724	-
Principal - 5/1	500,000	500,000	500,000	-
Total Expenditures	\$ 795,448	\$ 795,448	\$ 795,448	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,060	\$ 1,060	\$26,437	\$ 25,378
Other Financing Sources/(Uses):				
Arbitrage Rebate Calculation	\$ (600)	\$ (600)	\$ (600)	\$ -
Dissemination Agent Fees	(2,500)	(2,500)	(2,500)	-
Total Other Financing Sources/(Uses)	\$ (3,100)	\$ (3,100)	\$ (3,100)	\$ -
Net Change in Fund Balance	\$ (2,041)	\$ (2,041)	\$ 23,337	\$ 25,378
Fund Balance - Beginning			\$ 297,394	
Fund Balance - Ending			\$ 320,732	

South-Dade Venture

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Through 09/30/25	Through 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 597,373	\$ 597,373	\$ 601,024	\$ 3,651
Interest Income	-	-	11,735	11,735
Total Revenues	\$ 597,373	\$ 597,373	\$ 612,759	\$ 15,386
Expenditures:				
Interest - 11/1	\$ 60,354	\$ 60,354	\$ 60,354	\$ -
Interest - 5/1	60,354	60,354	60,354	-
Principal - 5/1	480,000	480,000	480,000	-
Total Expenditures	\$ 600,708	\$ 600,708	\$ 600,708	\$ -
Net Change in Fund Balance	\$ (3,335)	\$ (3,335)	\$ 12,051	\$ 15,386
Fund Balance - Beginning			\$ 116,431	
Fund Balance - Ending			\$ 128,482	

South-Dade Venture
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 196,337	\$ 1,645,673	\$ 54,335	\$ 29,404	\$ 31,342	\$ 55,473	\$ 20,211	\$ 45,236	\$ -	\$ 303	\$ -	\$ 2,078,314
Interest Income	2,187	1,806	2,033	7,066	6,163	5,950	5,000	4,904	4,100	4,005	3,287	2,203	48,705
Miscellaneous Income-Vehicle Registration	-	-	2,430	-	880	-	1,235	-	2,600	-	1,160	-	8,305
Miscellaneous Income-Clubhouse	-	-	-	-	1,075	-	-	-	864	-	-	-	1,939
Miscellaneous Income-Other	-	-	-	-	-	-	275	-	-	-	-	-	275
Donations	-	-	1,795	-	-	-	-	-	-	-	-	-	1,795
Total Revenues	\$ 2,187	\$ 198,143	\$ 1,651,932	\$ 61,401	\$ 37,522	\$ 37,292	\$ 61,983	\$ 25,115	\$ 52,799	\$ 4,005	\$ 4,751	\$ 2,203	\$ 2,139,334

Expenditures:

General and Administrative:

Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 9,000
Payroll Taxes	77	-	-	153	-	77	77	-	77	77	77	77	689
Engineering	4,550	-	-	4,775	1,843	385	3,240	2,418	6,493	26,170	785	-	50,658
Arbitrage Calculation	-	-	-	-	-	-	600	-	-	-	-	-	600
Assessment Roll Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	3,328	1,293	2,118	2,833	3,080	1,128	3,132	578	2,070	2,888	523	2,805	25,772
Annual Audit	-	-	-	-	2,000	2,400	-	-	-	-	-	-	4,400
Trustee Fees	8,472	-	-	-	-	-	2,045	-	-	1,007	682	-	12,205
Management Fees	5,539	5,539	5,539	5,539	5,539	5,539	5,539	5,539	5,539	5,539	5,539	5,539	66,467
Information Technology	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Postage and Delivery	147	124	133	136	105	212	121	202	134	148	1,733	175	3,371
Insurance General Liability	11,702	-	-	-	-	-	-	-	-	-	-	-	11,702
Printing and Binding	13	17	10	3	7	7	0	8	0	-	485	-	551
Rental and Leases	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Legal Advertising	-	-	438	-	-	627	627	1,071	-	-	2,635	-	5,399
Property Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	233	152	250	197	205	197	292	484	242	634	197	273	3,355
Office Supplies	-	-	-	-	-	-	-	0	-	0	184	0	184
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 37,519	\$ 7,408	\$ 8,771	\$ 15,919	\$ 13,061	\$ 11,855	\$ 16,956	\$ 10,582	\$ 15,838	\$ 37,745	\$ 14,121	\$ 10,153	\$ 199,927

Operations & Maintenance

General Maintenance Expenditures

Electric - Entrance Lighting	\$ 115	\$ 161	\$ 446	\$ 505	\$ 319	\$ 309	\$ 412	\$ 416	\$ 308	\$ 235	\$ 200	\$ 281	\$ 3,705
Electric - Street Lighting	2,590	2,590	2,590	2,670	2,670	2,669	2,669	2,670	2,669	2,734	2,766	3,137	32,424
Electric - Street Lighting Lease	2,301	2,301	-	-	-	-	-	-	1,000	-	-	-	5,602
Electric - Irrigation	163	173	316	260	198	208	206	165	126	135	74	69	2,094
Electric - Guardhouse	618	562	504	581	526	474	526	556	657	650	679	634	6,965
Cable/Internet	2,615	2,074	2,638	2,385	2,133	2,685	2,409	2,406	2,158	2,682	2,488	2,355	29,028
Telephone-Wireless	54	54	54	54	54	54	54	54	54	54	54	54	646
Landscape Maintenance	33,917	44,999	33,917	33,917	44,999	34,667	33,917	44,999	33,917	34,967	44,999	33,917	453,134
Tree Trimming	2,392	3,199	2,392	17,392	3,199	3,623	2,392	3,199	2,392	2,392	3,199	2,392	48,160
Plant Replacement	3,000	-	2,776	-	3,055	1,112	796	-	555	495	1,305	-	13,094
Irrigation Maintenance	-	-	1,036	-	-	-	-	-	5,545	660	2,138	-	9,379
Field Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,597	1,597	1,597	1,644	1,644	1,644	1,873	1,644	1,644	1,644	1,644	1,644	19,816

South-Dade Venture
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
General Maintenance Expenditures (Continued)													
General Maintenance	575	1,100	1,525	3,180	2,243	4,233	100	1,695	1,445	-	3,987	1,750	21,833
Pressure Cleaning	16,735	-	-	-	-	-	-	-	-	-	-	-	16,735
Culvert Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	29,614	-	-	-	-	-	-	-	-	-	-	-	29,614
Banner/Holiday Decorations	8,890	59,235	-	58,044	-	-	-	3,192	-	93	-	-	129,454
Security Gate Guards	34,725	48,890	39,987	49,625	38,742	38,728	38,559	38,746	48,415	39,444	47,725	38,746	502,331
Gate Maintenance/Repairs	5,955	5,932	8,387	13,476	5,776	6,611	7,306	11,276	2,023	4,808	1,099	10,520	83,168
Enhanced Security	21,943	20,459	15,742	10,664	14,835	22,610	15,381	17,766	15,381	15,477	17,076	435	187,769
Web Design/Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Newsletter Printing	-	-	-	500	1,226	-	500	-	-	-	-	-	2,226
Contingency	-	-	-	-	14,900	10,875	-	-	-	650	-	-	26,425
Capital Projects	-	2,847	-	-	-	-	-	-	-	-	-	-	2,847
Subtotal Field Expenditures	\$ 168,048	\$ 196,421	\$ 114,156	\$ 195,146	\$ 136,768	\$ 130,752	\$ 107,350	\$ 129,033	\$ 118,539	\$ 107,369	\$ 129,681	\$ 96,184	\$ 1,629,447
Clubhouse Expenditures													
Security	\$ 5,506	\$ 12,202	\$ 5,697	\$ 6,684	\$ 5,723	\$ 5,021	\$ 4,633	\$ 5,451	\$ 4,823	\$ 4,810	\$ 7,826	\$ 5,155	\$ 73,531
Telephone	556	557	557	568	568	568	566	565	565	565	565	565	6,765
Utilities	1,924	1,362	1,165	1,249	4,299	2,425	2,122	2,659	4,003	2,357	2,674	1,960	28,200
Property Insurance	13,466	-	-	-	-	-	-	-	-	-	-	-	13,466
Alarm Monitoring	-	-	364	-	-	364	-	-	364	-	364	-	1,455
Pool Maintenance and Repairs	1,300	1,300	5,800	5,737	1,300	1,300	5,178	4,621	4,298	16,300	1,300	12,381	60,816
Club Operation/Staff	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	9,583	115,000
Workers' Compensation Insurance	955	-	-	-	-	-	-	-	-	-	-	-	955
Fitness Equipment Maintenance	503	673	3,052	581	205	1,712	1,818	175	205	175	665	491	10,256
Office Supplies and Printing	227	71	1,206	133	279	86	-	-	-	-	59	-	2,061
Repairs and Maintenance	2,435	1,475	2,111	4,037	923	20,098	6,406	1,070	1,293	3,010	2,030	1,604	46,491
Janitorial Supplies	1,140	140	459	554	475	730	753	140	590	504	304	361	6,149
Landscape Maintenance	425	1,214	567	425	782	425	425	782	425	425	782	425	7,103
Licenses and Permits	-	-	-	1,162	-	-	-	-	-	-	-	-	1,162
Contingency	243	13,144	-	-	-	-	-	-	-	-	-	-	13,387
Subtotal Amenity Expenditures	\$ 38,263	\$ 41,721	\$ 30,562	\$ 30,713	\$ 24,137	\$ 42,313	\$ 31,485	\$ 25,047	\$ 26,149	\$ 37,729	\$ 26,152	\$ 32,527	\$ 386,798
Total Operations & Maintenance	\$ 206,311	\$ 238,143	\$ 144,718	\$ 225,859	\$ 160,905	\$ 173,065	\$ 138,835	\$ 154,080	\$ 144,688	\$ 145,098	\$ 155,833	\$ 128,711	\$ 2,016,245
Total Expenditures	\$ 243,830	\$ 245,551	\$ 153,489	\$ 241,778	\$ 173,965	\$ 184,919	\$ 155,791	\$ 164,662	\$ 160,526	\$ 182,843	\$ 169,954	\$ 138,864	\$ 2,216,172
Excess (Deficiency) of Revenues over Expenditures	\$ (241,643)	\$ (47,407)	\$ 1,498,442	\$ (180,376)	\$ (136,444)	\$ (147,627)	\$ (93,808)	\$ (139,547)	\$ (107,727)	\$ (178,838)	\$ (165,204)	\$ (136,661)	\$ (76,839)
Net Change in Fund Balance	\$ (241,643)	\$ (47,407)	\$ 1,498,442	\$ (180,376)	\$ (136,444)	\$ (147,627)	\$ (93,808)	\$ (139,547)	\$ (107,727)	\$ (178,838)	\$ (165,204)	\$ (136,661)	\$ (76,839)

South-Dade Venture
Community Development District
Long Term Debt Report

Series 2008, Special Assessment Bonds		
Interest Rate;	3.95%	
Maturity Date:	5/1/28	\$1,917,949
Bonds outstanding - 9/30/2024		\$627,025
Less:	May 1, 2025 (Mandatory)	(147,593)
Current Bonds Outstanding		\$479,432

Series 2013, Special Assessment Refunding Bonds		
Interest Rate;	3.95%	
Maturity Date:	5/1/28	\$3,950,000
Interest Rate;	5.25%	
Maturity Date:	5/1/34	\$4,030,000
Bonds outstanding - 9/30/2024		\$6,155,000
Less:	May 1, 2025 (Mandatory)	(500,000)
Current Bonds Outstanding		\$5,655,000

Series 2022, Special Assessment Refunding Bonds		
Interest Rate;	2.52%	
Maturity Date:	5/1/33	\$5,710,000
Bonds outstanding - 9/30/2024		\$4,790,000
Less:	May 1, 2025 (Mandatory)	(480,000)
Current Bonds Outstanding		\$4,310,000

Total Current Bonds Outstanding		\$10,444,432
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South-Dade Venture
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County

Gross Assessments	\$	2,174,409.70	\$	178,696.76	\$	838,375.94	\$	628,813.55	\$	3,820,295.95
Net Assessments	\$	2,065,689.22	\$	169,761.92	\$	796,457.14	\$	597,372.87	\$	3,629,281.15

ON ROLL ASSESSMENTS

							Allocation in %	56.92%	4.68%	21.95%	16.46%	100.00%
Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	O&M Portion	2008 Debt Service	2013 Debt Service	2022 Debt Service	Total	
11/25/24	11/1/24-11/11/24	\$ 222,521.40	\$ 8,900.92	\$ 2,136.20	\$ -	\$ 211,484.28	\$ 120,371.16	\$ 9,892.31	\$ 46,410.89	\$ 34,809.92	\$ 211,484.28	
11/26/24	11/12/24-11/18/24	140,433.15	5,617.37	1,348.16	-	133,467.62	75,966.18	6,243.03	29,289.89	21,968.52	133,467.62	
12/04/24	6/1/24-11/1/24	30,131.96	1,443.66	286.89	-	28,401.41	16,165.32	1,328.49	6,232.78	4,674.82	28,401.41	
12/09/24	11/19/24-11/30/24	2,915,854.35	116,634.34	27,992.20	-	2,771,227.81	1,577,308.33	129,625.93	608,154.64	456,138.90	2,771,227.80	
12/19/24	12/1/24-12/13/24	96,371.92	3,734.05	926.36	-	91,711.51	52,199.72	4,289.86	20,126.38	15,095.54	91,711.50	
01/10/25	12/14/24-12/31/24	99,381.05	2,953.61	964.29	0.01	95,463.16	54,335.06	4,465.35	20,949.69	15,713.06	95,463.16	
02/07/25	INTEREST	-	-	-	1,613.55	1,613.55	918.39	75.47	354.10	265.59	1,613.55	
02/12/25	1/1/25-1/31/25	51,607.17	1,054.44	505.53	-	50,047.20	28,485.52	2,340.99	10,983.02	8,237.68	50,047.21	
03/06/25	2/1/25-2/28/25	53,709.18	601.31	531.09	-	52,576.78	29,925.29	2,459.31	11,538.14	8,654.04	52,576.78	
03/21/25	INTEREST	-	-	-	2,488.74	2,488.74	1,416.52	116.41	546.16	409.64	2,488.73	
04/07/25	3/1/25-3/31/25	98,493.73	47.45	984.45	-	97,461.83	55,472.65	4,558.84	21,388.30	16,042.03	97,461.82	
05/13/25	4/1/25-4/30/25	34,432.70	-	344.36	881.64	34,969.98	19,903.97	1,635.74	7,674.27	5,755.99	34,969.97	
05/21/25	INTEREST	-	-	-	539.90	539.90	307.30	25.25	118.48	88.87	539.90	
06/11/25	5/1/25-5/31/25	23,726.37	-	237.25	574.60	24,063.72	13,696.42	1,125.60	5,280.86	3,960.84	24,063.72	
06/25/25	6/15/25-6/17/25	53,561.71	-	535.61	2,386.18	55,412.28	31,539.18	2,591.94	12,160.40	9,120.76	55,412.28	
08/01/25	INTEREST	\$0.00	\$0.00	\$0.00	\$532.95	532.95	303.34	24.93	116.96	87.72	532.95	
TOTAL		\$ 3,820,224.69	\$ 140,987.15	\$ 36,792.39	\$ 9,017.57	\$ 3,651,462.72	\$ 2,078,314.35	\$ 170,799.45	\$ 801,324.96	\$ 601,023.92	\$ 3,651,462.68	

100.00%		Percent Collected
\$ 71.26		Balance Remaining to Collect