

**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, November 20, 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
Victor Valladares	Supervisor
Desiree Rivera	Supervisor (by phone)

Also present was:

Scott Cochran	District Counsel (by phone/in person)
Ben Quesada	District Manager
Paul Winkeljohn	Governmental Management Services
Mayra Padilla	Field Manager
Brian Correa	Club Manager
Marcus Villanueva	Maverick Security Services
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
October 23, 2025 Meeting**

Ms. Cabrera: Ok, next is approval of the minutes from October 23rd, is there a motion to approve?

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On MOTION by Mr. Valladares seconded by Mr. Cooper with all in favor, the Minutes of the October 23, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

**Consideration of Resolution
#2026-01 Budget Amendment for
Fiscal Year 2025**

Ms. Cabrera: Item No. 3, consideration of resolution #2026-01 budget amendment for fiscal year 2025.

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, Resolution #2026-01 Budget Amendment for Fiscal Year 2025 was approved.

FOURTH ORDER OF BUSINESS

Discussion of:

- A. Revocable License Agreement with Waterstone Charter School Holding, Inc.**
- B. First Amendment to Revocable License Agreement**

Mr. Cabrera: Item No. 4 discussion of revocable license agreement with Waterstone Charter School Holding, Ben, I give you the floor.

Mr. Quesada: Yes, so recently the school approached one of the Supervisors and asked if it was possible for them to do any maintenance to their school signs, so we did a little bit of research and actually found that they have an agreement in place since 2011 as far as the installation of these school signs, technically located on District property but, there's a joint participation agreement so to speak, for them to be able to use that area for the school sign. So, it sounds like they want to be the ones as far just making the improvements to the sign, and the thing is that this is an old agreement and for now everybody is honoring the terms of the agreement, and so the question came up whether or not it needed to be refreshed or updated since it is kind of an old agreement. So, I know Scott is joining us on the phone, and he's there if you guys have any questions for him to see what would be done or what needs to be done to make sure that we were staying current with this so any changes that the school is planning on making that they include us and continue communicating with the District to make sure that it meets everybody's standards.

Ms. Cabrera: Ok.

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Mr. Cochran: Ben.

Mr. Quesada: Go ahead Scott.

Mr. Cochran: Yes, I was just going to add, so whether we're operating by agreement under the terms of the existing written agreement or otherwise, it's really the same, if they were going to make some kind of change or replacement or improvement or anything to the sign that would be something either under the terms of the agreement or just by the fact the District owns the property, that would be something they need the District to approve but, as far as the agreement itself is concerned that would be up to the Board whether you want to just continue because the way the original agreement provides is that it's subject to renewal by agreement of the parties, by mutual agreement of the parties, it doesn't necessarily state that agreement has to be expressed in writing. However, the original agreement, the first amendment are actually recorded in the public records so it might make sense if the District desires to continue the agreement with the school just do either an additional amendment of an amended and restated agreement and have that recorded just so that it's all clear in the public records, that's all I was going to say.

Mr. Quesada: Thank you Scott.

Mr. Cooper: Would we just do like an additional like time in this amendment of 5 or 10 years?

Mr. Cochran: That would be up to the Board, I mean I would just may want to take another look to see if there are any additional legislative changes that would be required to be included in the agreement. I think if we did a formal amendment or an amended and restated agreement that there would probably be a few additional things that we have to include, they wouldn't really be substantive, per se, they would just be kind of legislative requirements but, the main issue would just be extending the term.

Mr. Cooper: Ok.

Ms. Cabrera: And the current agreement was for how long? Was there a term?

Mr. Winkeljohn: I think it's just was just determined by each party deciding the term.

Mr. Cooper: I believe there was a time limit on that.

Mr. Winkeljohn: Yes, and it's a license so it's not a lease or anything, I don't know, I don't see any kind of a term of 5 year or 2 years.

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Mr. Cochran: There is a term provision in there but, like I said, it provides for an additional term and then a renewal term, and I believe those terms would have expired by now but, it also says something to the affect that it will continue pursuant to the mutual agreement of parties unless otherwise terminated in accordance with the agreement. So, like I said, I think that's what has been happening is the parties have actually agreed to continue with the agreement, they just haven't reflected that mutual agreement in writing but, under the agreement it just requires mutual agreement, it doesn't require that be expressed in writing.

Mr. Winkeljohn: I think it was 10 years.

Ms. Cabrera: 10 years, ok.

Mr. Quesada: And it does say an additional 5 years, so I think we're ok for now, if I'm reading it right, it says 10 years from the date unless terminated earlier upon the mutual agreement of the parties and renewed for an additional 5 years, in perpetuity.

Mr. Winkeljohn: Again it says until terminated, so you're fine on the terms unless you want to update like Scott said. (inaudible comment)

Ms. Cabrera: And the experience that we've had, we've been fine, is there anything that we feel we would need to amend?

Mr. Winkeljohn: There is a reference in there to a parking space, I don't think we use it but, we are eligible for a parking space for security monitoring.

Mr. Cooper: And also to be able to put any kind of information from the District's standpoint.

Mr. Winkeljohn: Like messages, yes.

Mr. Cooper: And messages which we haven't been able to use that in a while or ever.

Ms. Cabrera: You mean add like a message that they would send?

Mr. Cooper: No, like on the sign, to say like hey, the tree lighting event and having that as one of their messages going through there.

Mr. Cabrera: Ok.

Mr. Winkeljohn: So, my recommendation is that those are two terms. (inaudible comment), that would be my understanding.

Ms. Cabrera: Ok.

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Mr. Cooper: So then, in 2026 when it expires, it will renew again for another 5 years.

Mr. Winkeljohn: Yes, another 5 years until we decide to terminate.

Mr. Cooper: Ok.

Ms. Cabrera: Do you need anything from us?

Mr. Winkeljohn: No, just direction, leave it as-is.

Mr. Cochran: I think just for clarity, I'm not suggesting there needs to be any action taken on the agreement, really the point of it is, if the school is looking to put something on there, or if they're changing the form of the sign or replace it or whatever, in terms of the agreement it would have to be approved by the District, so that's the main reason for this for you is just so everyone is aware of it since they indicated they intend to do that, that's something they would need our approval to do it.

Ms. Cabrera: Ok.

Mr. Quesada: So, I can make a note for us to reach out to the principal just to say, hey, whatever plans you have just let us know ahead of time so that we can run it by the Board for the agreement just as a courtesy, is that ok, we just need direction from the Board just proposing a short term attempt to communicate with them and bring back verification to the Board.

Ms. Cabrera: So, why are we bringing this up today anyway?

Mr. Winkeljohn: Because we heard they were about to do something to the sign and they wanted to make sure you knew that before we said go ahead.

Ms. Cabrera: Ok.

Mr. Winkeljohn: And we just needed to find out, as the agreement says, what they want to do, get as much of the facts in front of you, and everything is no big deal, and then you say, thank you very much.

Ms. Cabrera: You mean they reached out to you guys?

Mr. Quesada: They reached out to one of your Supervisors who asked that we put it on the agenda so we could discuss it with the Board.

Mr. Winkeljohn: It came to us, yes.

Ms. Cabrera: Ok, but I guess I'm just not understanding.

Mr. Winkeljohn: They're planning to review their signage and we were informed of that through from one of your Board members, I think it was Desiree.

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Ms. Cabrera: No, it was Curtis.

Mr. Winkeljohn: Ok.

Ms. Cabrera: So, what are they asking for?

Mr. Cooper: The sign is not working, so the principal is completely new within the last 7 years, and there was another gentleman there from the Charter School Associates and he was unaware of that it was even on the District's property and they just said, hey, we're looking to see what options we have for the sign, oh you guys own the property, can you send me the information, which hasn't been sent to them yet until obviously we all went ahead and see if there was some kind of adjustments from them and send it.

Ms. Cabrera: Ok, got it.

Mr. Cooper: So, it's not working right now so they're seeing what their options are as far as replacing that.

Mr. Winkeljohn: And technology is much better now.

Ms. Cabrera: Ok.

Mr. Winkeljohn: So, we can send them an email with a copy of this and let them know that the Board is anxious to see what they're plans are, and I'm sure we'll get something like community welcomes you, and that's it.

Ms. Cabrera: Ok, but ultimately whatever they decide to put up there, they have to run through us.

Mr. Winkeljohn: Yes.

Mr. Quesada: (inaudible comment)

Ms. Cabrera: Ok.

Mr. Cooper: I mean ideally it would be them replacing that electronic sign with an updated one that would do the same thing.

Mr. Winkeljohn: The only thing I anticipate is that they might redo the shape of frame to get more video space out of it because it is kind of an out of date looking, make it a more modern screen like the ones they have at sporting events. (inaudible comment) So, that would be my wild guess as to what they would ask for.

Ms. Cabrera: Ok, sounds good.

Mr. Winkeljohn: We'll bring it back.

Ms. Cabrera: Thank you.

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FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Cabrera: Ok, so we can move on to staff reports, Mr. Attorney, Scott, can you hear us?

A. Attorney

Mr. Winkeljohn: You can probably table him until he's back with us.

Mr. Quesada: Scott, we're going to table you for now because we're having difficulty with your signal, it's fading in and out.

Mr. Cochran: Ok.

Ms. Cabrera: So, we'll come back to you.

Mr. Cochran: Ok.

B. Engineer

Ms. Cabrera: Moving on to engineer.

Mr. Quesada: He's not here with us today, but I don't think we have anything under engineering.

C. Field Manager – Monthly Report

Mr. Quesada: If you want we'll jump into Mayra's report, give me one second. It should be in your tablets and for those of you who don't have one, or how familiar you are with the I-Pad, but I'll pull it up.

Ms. Padilla: So, it's the second tab guys, that's the DML, right?

Mr. Cruz: No, it's not in there.

Mr. Quesada: Ok.

Ms. Padilla: Ok, so it's three tabs guys, it's the second tab.

Mr. Quesada: So, I have for you guys proposal #6138, and I can pull it up just so you can have it in front of you.

Ms. Cabrera: Ok.

Mr. Quesada: Ok, so proposal #6138 is basically an update so when you guys first looked at your proposals for the automation project, which you guys approved the permit fee. Kevin was successful after a lot of collaboration with your engineer, myself, Kevin the City of Homestead and they were able to obtain a permit for Kevin to begin automation, installation at guardhouse 3 and the Boulevard. So, this is an updated proposal just for the

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one location, guardhouse 3, that you have in front of you with they approved our assessments to make sure we had enough to take on the cost of this project. Then obviously you have an invoice there if you guys decided to approve that amount today with a deposit, just to let you know it's 5 payments and he can start the work. So, two questions for you, number one, is the Board happy with this, or he's made himself available via phone call if you guys had any other questions but, we've already went into the specifics of the scope of work, everything is apples to apples as far as the specs, the scope of work which we discussed over several meetings, so now it's just a matter of asking if you want to approve the amount, and also when you would like to see the work scheduled. He did ask for a little bit of lead time to order some of these supplies, how things are coming out, so he said he could be ready to rock and roll by the second week of January if the Board is ok with that, so I did talk to him already.

Ms. Cabrera: We have to let them know we have our lights up.

Mr. Quesada: Correct. So, discuss it among yourselves, and if you have any questions I can make a quick call to Kevin.

Mr. Cooper: One question for me is, what is the contingency, how does the system work with police and fire, with their lights and sirens?

Mr. Quesada: They already told me they have the have the YELP system, that they would have that, and then obviously you would have the program as you would see fit, so you have timing with that. (inaudible comment) So, there's going to be multiple layers of redundancies, you're going to have a timer, you're going to have one of the guardhouse at minimum and somebody watching the cameras, so there's going to be a manual way to do that. You're going to have the YELP system so you have at least 3 different ways for the emergency vehicles.

Mr. Cooper: Ok, as long as we have the YELP system.

Mr. Quesada: Yes.

Mr. Valladares: Just a question because we've heard so many things, so it separates the Boulevard, is that in any way included when the city first agreed to Waterstone Way in the agreement, I want to pull the paperwork because I'd like to see it, I'm hearing too many things from people that were here for so long, that those gates have to be manned, that's part of the contract with the city.

Ms. Cabrera: Yes.

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Mr. Winkeljohn: Not exactly they were originally permitted mostly for the way the road would be used but, we described the operation we gave them while a certain timing happened, that either the guard or the gate would open and allow people through. Before that timing was designed to enter so the stacking time would be better, and that's what was in our mutual agreement to allow us to build the gate. This whole process was, go to the city, ask them for permission to have that interpretation include automated, no guard situation. So, guardhouse 3 is the first one to go through the process to get approved.

Mr. Valladares: Well, yes, I understand that but what's happening to the traffic flow.

Mr. Winkeljohn: I just wanted to get it on the record. So, one of the objectives is to never impede the flow of traffic on 137th.

Mr. Valladares: Do we have a copy of that document available?

Mr. Winkeljohn: The original?

Mr. Valladares: Yes.

Mr. Winkeljohn: I think we have it.

Mr. Valladares: Alright, I'd like to see it because I have people telling me, and I like to have basic information to answer their questions.

Mr. Winkeljohn: Yes, I get it, but I can get it to you, I just gave you an overview.

Mr. Valladares: Yes, and I trust you but, I'd like to see that.

Mr. Winkeljohn: Ok, we'll get you a copy of it, we have it.

Mr. Valladares: Ok because I'd like to see it.

Mr. Cooper: One other question I had was with regards to the take home government vehicles, access for them to be able to get in without having to wait on the queue for it to open up. What options are they going to have anything like that?

Mr. Quesada: From my understanding it would be the same as we have now, which is you have a private channel remote in place. (inaudible comment) That has a controller that's he's going to be communicating with, it's going connected directly to the operator of the gate.

Mr. Cooper: Ok.

Ms. Padilla: So, wait, just to clarify when you say county vehicles you want us to give a sticker or that option to anybody who works for the county?

Mr. Cooper: Any type of governmental like if they have a take home vehicle.

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Mr. Winkeljohn: So, in that scenario, yes it varies, if you have a situation where that would be any kind of delay and they don't want to put their numbers in or whatever and they ask for the clicker access, staff would go through and make sure they make protocol, and you described, they would be issued an initial clicker. The ones that already have one will continue to work but, ones who don't choose to use the clicker can do it the traditional way.

Ms. Padilla: But Paul, I'm asking that question because as it is now, just to give you guys a little bit of background, as it is now what we do is, if somebody is a police officer, we give that, and they meet the protocol, but what he is saying is, anybody who works for the county, so that's something else.

Mr. Winkeljohn: Not necessarily.

Mr. Cooper: No, they have a vehicle that cannot get a sticker on it because it's from the county or a governmental agency.

Mr. Winkeljohn: Yes, and for the protocol, is what Mayra has described, in similar situations, detectives, unmarked cars, if they come to us and let us know, hey I have this situation, I also include in that somebody who in other communities, not necessarily here, owned a car dealership and they drive a new car every day, and they're here all the time, and that kind of thing, so somebody like that, would also need to be management tested, for lack of a better phrase, where it's in the community's best interest for them to not delay traffic having to use the visitor lane, they're definitely a resident here, and we know for fact and we can confirm that and we can issue it.

Mr. Valladares: Yes, I had when I first moved here because I was issued so many units, I had a car.

Mr. Winkeljohn: Exactly.

Mr. Valladares: But I can see that for law enforcement, but somebody that works for the county, or somebody is calling in an emergency.

Mr. Winkeljohn: Right, and the goal is for the gates, is to give the guard the maximum amount of time on visitors, that's the goal because that's where we obtain the best data, the best deterrent. The residents, there's no value to delaying them unnecessarily other than the management of that other process. So, anyone who meets that protocol where it's in the best interest of the community because of their needs, and the way they use their car, I also had another rule with my other clients, there's a couple

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here also, but the current people use the barcode, and there's no way to get them through, and so they get a clicker, like those would be the examples but, the goal is for everyone's common understanding is to maximize the amount of time that we can observe and obtain data from the visitors. So if we get somebody we know lives here, staff for instance, out of that visitor lane, that's whole benefit to the community, and that's the goal of this.

Mr. Valladares: The thing with that is that in the past giving those clickers and so on, and people have passed them on to their wife's or to their girlfriends.

Mr. Winkeljohn: Yes, and so that's where the challenge is and so that's why we give it to management, and what management does is if they sense, if they have that private conversation with them, and say look, if somebody steals this or something happens, we can turn it off, issue you a new one, like we want to work on a one on one basis with them and express the value of not undermining the barcode's database, or the quality of that database by other people handing clickers out to everybody. So, it's a delicate balance, it works really well the way we do it here and in other communities and it's awesome.

Mr. Valladares: In my community I have a guy that works in parks and recreation, and he has a county car, and he's been here for 3 years, and hasn't had any problem, I can't see now all of a sudden he can't get in.

Mr. Winkeljohn: We don't have a problem with him now and we won't in the future because we're not changing anything.

Mr. Valladares: Alright.

Mr. Cooper: The only thing I would say, on the record, if we could have some type of a system where it's good for whenever they receive it, it's good for either 6 months or a year and then they know that they have to show their documentation from the entity saying that they still have a take home vehicle and that they have obviously a need for it, so that we have checks and balances, and let them know if it's caught being used by spouses and anybody else that's not part of that vehicle, that it will get deactivated.

Mr. Valladares: I think if that individual was to bring a letter on some kind of letterhead from the agency, that would be fine. I don't want this to go into favorites for somebody else for future endeavors.

Mr. Winkeljohn: Right, I don't think it's abuse but, if we see any situation, or we think it is, we know how to act.

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Mr. Valladares: And why expose him to abuse, why not just say, look, you need to bring a letter, I had to bring a letter from my department head.

Mr. Winkeljohn: That's part of the protocol.

Mr. Valladares: So anybody needs from the county parks and recreation department, or the police or wherever, get a letter from your department head, on department stationary, now we know it's not something that we're going, I think that's very important.

Mr. Winkeljohn: That doesn't change.

Mr. Valladares: But are we going to require that?

Mr. Winkeljohn: We do.

Ms. Padilla: Now we do.

Mr. Valladares: Ok.

Ms. Cabrera: And I also feel like 6 months would be too long.

Mr. Winkeljohn: Well, once a year is good.

Mr. Valladares: Yes.

Ms. Cabrera: Ok, if it were up to me, I would make them, I don't know every 60 days, I mean in 60 days you just have to come in, check in, update, and say that I'm still an employee, but I don't know.

Ms. Padilla: So, because we've had that happen in the past too before Paul, where we gave something to someone and the wife came, so yes, when that happens we just turn it off.

Mr. Winkeljohn: Right, turn it off.

Ms. Padilla: Right, take it back, turn it off.

Mr. Winkeljohn: And start the process over from the beginning.

Ms. Padilla: Right.

Mr. Valladares: No, if that happens, turn it off and that's it because you give him another and he's going to do the same thing.

Mr. Winkeljohn: Well, we're not giving him another one, they have to start over with an application and the approval process that they meet all the checks but, it's not going to happen, so it works.

Mr. Quesada: And this happens less than 5% of the time as far as people meeting all the right criteria that we just discussed so, he's going to set a calendar invite in those

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scenarios where he's going to get an email reminder in the South Dade Venture club email so that it automatically has the contact information of whoever it is that had the clicker, and follow up with them, and currently we're discussing timelines, 60 days, or 6 months, or 3 months, or whatever, how often do you guys want that check to happen?

Mr. Cooper: How many vehicles tentatively do we have in this because obviously that's going to create more work, so if we're talking about 10 vehicles, that's not a lot of work but, if we're talking about 100 vehicles that's a lot of work.

Mr. Quesada: How often do you want to do that?

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

Mr. Winkeljohn: We'll speak with the ones that don't meet the requirements.

Mr. Quesada: Correct, and it's maybe at the most a year.

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

Mr. Cooper: Ok, so I'm fine with 6 month for now and see how that works out and then get a reminder a month prior, this way you can say, hey, just reminding you have 30 days to come in before your clicker gets deactivated.

Mr. Quesada: Ok.

Mr. Winkeljohn: Ok, so we have your input but, we need to get back to the DML proposal because we do need action from the Board today to move forward and get the order started so that we can have this as part of the records. So, back to the important part, before you is the cost for gatehouse 3 and staff recommends that we approve this tonight so that we can move forward with this.

Ms. Cabrera: Alright, we need a motion.

On MOTION by Mr. Cruz seconded by Mr. Cooper with all in favor, accepting the proposal from DML to proceed with the gate automation at guardhouse 3 not to exceed \$27,474, work to commence January, 2026 pending execution of the Small Project Agreement was approved.

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Mr. Quesada: Mayra, we're still under the field, so is there anything else you want to discuss with the Board under the field report?

Ms. Padilla: No, I'm just happy to announce that we had our lighting ceremony, and it was a long day but, we had the lighting ceremony and it was great, thank you guys for your help with that. Jessica was here since 8:00 o'clock in the morning and so thank you guys for everything, it was a great success. For the field, I don't think we have much, I think the District looks great, we did do a drive the night before the lighting ceremony, and I did send you guys a note individually just to let you guys know, hey, this is where we're at. I did come up the next day, and so for the most part, unless you guys have anything for me, I would like to know if you guys would like to set the date for next year because the vendors are already reaching out. So, if you guys would like to look at the calendar and maybe we can set the date for next year.

Mr. Cooper: Do you want to say what I sent you?

Ms. Padilla: You sent it to me through a text?

Mr. Cooper: Yes.

Ms. Padilla: Ok, so Curtis sent me this, he said, November 8th is the race, that I guess Homestead has a race, so he suggesting the 14th for the lighting ceremony next year.

Mr. Winkeljohn: Is the race here, next year?

Mr. Cooper: Yes.

Mr. Quesada: So, November 14th, does anybody have any issues with that, setting the date?

Ms. Cabrera: No, I was going to suggest the 14th also.

Mr. Quesada: (inaudible comment)

Ms. Cabrera: Ok. Anything else?

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

Mr. Cooper: The lights, I don't think they changed the one light out from around the railing on the monuments.

Mr. Quesada: I saw that at guardhouse 1. (inaudible comment) I thing Waterstone Way to 296th Street, I can confirm it because that's where I happened to be while it was on for the evening hours.

Mr. Cooper: Ok, so both sides have changed.

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Ms. Padilla: I'll check tonight, which guardhouse did you say?

Mr. Cooper: Guardhouse 1 exit and entrance, not the guardhouse but the monument.

Ms. Padilla: So you're not sure that it's changed or you're saying it's not changed?

Ms. Cabrera: Why don't you just confirm the list?

Mr. Quesada: Well, he's saying that both sides are.

Ms. Padilla: Ok, we'll double check tonight, on our way out we'll double check.

Mr. Cooper: And then they just verified that the Menorah is operational, the lights went on, and the photocells, they all got changed out, everything is working now?

Mr. Quesada: I think there's just a pair of palms right here, other than that the entire common area entrance, everything is on both sides.

Mr. Cooper: Ok.

Mr. Quesada: I'll follow up on that, other than that, I think we're good.

Mr. Cooper: Ok.

Ms. Cabrera: That's it?

Mr. Cooper: Yes.

D. Club Manager – Monthly Report

Mr. Correa: So, just a few things from me, I'm sure you've noticed the hedges in front of the clubhouse was replaced, the flowers, I guess you guys chose at the last meeting I believe, in addition to the fence as well. We also restriped the parking lot, had it pressure cleaned, in addition to the sidewalks. We had a flag put up in front, we also had the water cooler that you guys approved installed, under the price of the threshold that you guys wanted which came out to \$3,650, and that's about it. Actually, I have a small thing, we had a timer replaced on the exterior patio lights so now they come on and off on schedule with the exception of one on the back end, and that's it.

Ms. Cabrera: Ok, that's it?

Mr. Correa: Yes.

E. Manager

Mr. Quesada: Oh, one other thing because I know we just got it done this week is, some speakers on the lake side, and tomorrow there will be an inspection of all the

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speakers that we have in the pool area and any adjustments or repairs that need to be made they'll make the necessary repairs while they're here.

Mr. Valladares: And you guys are going monitor the repairs, the waterline in front Portofino Bay.

Mr. Quesada: Yes, so there was mainline break, thank you Victor, our Portofino Bay liaison reported to us, we did report to BrightView, they were making sure that it was fully left on just to turn on the annuals but they had to order some supplies, so all of that should be done by tomorrow.

Ms. Cabrera: Ok, and I'm guessing that this gym stuff had been tabled before?

Mr. Quesada: Yes, he's keeping things in there that were table from the past meetings, and I did talk to the engineer so, they're going to get back to you guys at the next meeting with multiple proposals for the pool plumbing so that we can get it done well before springtime. So, we'll have two things going on, we're going to have the guardhouse automation happening in January, and when we meet them in January we'll have all the information in front of you guys, the hard numbers that you guys need to be able to make a decision on the pool plumbing so that we can get it done by February if necessary, so that by spring break everybody is enjoying the pool again.

Ms. Cabrera: Ok.

Ms. Cabrera: Alright, we don't have anything else from the manager.

Ms. Padilla: Do you want to go back to the attorney?

Ms. Cabrera: Yes.

Mr. Quesada: Scott just joined us in person.

A. Attorney (Cont.)

Mr. Cochran: Yes, sorry I'm late I was just coming from the last meeting in Palm Beach Gardens so it took a while to get down here. So, really just your usual reminder if you haven't already done your ethics training, you need to knock that out, it's due by December 31st and GMS has the info if you need it but, there are some different free options but, that's really all I have.

Ms. Cabrera: Can we have those options sent to us again please?

Mr. Winkeljohn: It's on your website also.

Ms. Cabrera: Thank you, ok I'll look on the website.

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Mr. Winkeljohn: No problem.

Ms. Cabrera: Ok, anything else?

Mr. Cochran: That's it, unless anyone has any questions for me.

Ms. Cabrera: Thank you.

Mr. Winkeljohn: I have one manager's comment, just to confirm that we've been discussing I think at the last three meetings that there will not be a meeting on December 18th.

Ms. Cabrera: No, no meeting in December.

Mr. Cruz: Ok.

Mr. Winkeljohn: It's not necessary but if you want to you can.

Ms. Cabrera: Ok.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Cabrera: Ok, moving to financial reports, approval of check run summary and acceptance of the unaudited financials, is there a motion for that?

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Cabrera: Supervisor's requests and audience comments. Desiree, can you hear me?

Ms. Rivera: Yes, I can hear you.

Ms. Cabrera: Ok, do you have any Supervisor's requests or comments?

Ms. Rivera: No, but I was going mention about a tree that I saw was a little bit low right in the front by the clubhouse but, that's about it. I don't know if they trimmed tree, it looks a little low for the street side.

Ms. Padilla: Desiree, I did send it to BrightView, and they are going to add it to their notes for Monday, and I'll make sure that it's done.

Ms. Rivera: Ok.

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Ms. Rivera: And you know what, did the sprinkler schedule change?

Ms. Padilla: Why?

Ms. Rivera: Because now when I'm running they on, and they weren't before, so did we change the sprinkler schedule? What time is that supposed to go on, do you guys know what time that's supposed to go on?

Mr. Quesada: There's only one in the very early morning hours, and then there's one at noon just for the annuals, nothing else. So, I do they for the last 2 days they've been doing the wet check, so they were making repairs, other than that, I think it's the normal schedule, very early in the a.m. before most people go running, and one at noon for the annuals.

Mr. Cooper: What time are you running?

Ms. Rivera: I'm running really early that's why I asked, ok.

Mr. Quesada: I'll get the details as far as the timing schedule and then I'll text it to you Desiree.

Ms. Rivera: Ok.

Ms. Cabrera: Anything else?

Ms. Rivera: No that's all.

Ms. Cabrera: Ok, thank you. We'll start on that side of the table, Curtis go ahead.

Mr. Cooper: Do you want to do audience first?

Ms. Cabrera: Oh, yes, sorry, any audience comments? Go ahead Marcus.

Mr. Villanueva: Yes, hello folks. So, I have a few things for the Board to discuss, the last time I was here I promised you guys that I would go back and review the video, it was 72 hours prior to the meeting. We reviewed the video, we didn't find any deficiencies. (inaudible comment) So, went over the procedure with the guard, whenever a resident or a Board member or staff has a complaint on a guard, the guard is not performing within policy what we will do is we will go ahead and review the video, pull the video, and send it to Mayra for transparency. So, whether the guard is doing his or her job, or not doing their job, full transparency, we'll bring it back for the Board to review, pull the video and send it to Mayra. We also recommend that whoever complains to us, or it's your decision, but whoever complains that we send them the video, we will not we'll send it to management and what you guys do with that video after that is really up to you guys. (inaudible comment) Aside from that full transparency, every single night we have a guard that when

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we began his contract, you had assigned that guard. That guard has been here since we have been here, that person is a supervisor and that person's job is to review video every single night and do spot checks and integrity checks of all three gates of all videos. When the guard is not performing their duties, when they don't have any traffic, especially on their next shift they're pulling video, and then they also have video footage of him pulling video, so we can verify that he's doing his job. Obviously, in today's labor market we're never going to have 100% compliance, whether it's a fire fighter or a police officer, or whoever, you're going to see individuals on their phones, social media, talking to people, so we can't get 100% compliance. We've been actively trying to find our guards by giving them policy. I want to be able to report to you that we have somebody violating the policy, but we haven't found them, so we have that information. Also, we suspect that we have an idea as to why the perception is the way that you have stated, whenever guards go on lunch break or meal break, they take their lunch in the guardhouse, and they're sitting there in the guardhouse eating. When they do that, at whatever time it is, you guys can sit there and say, this guard is not doing anything, prior to the guard going on their meal break or lunch break, the guard will go on the chat and put, I'm taking my lunch break. Management has full access to the chats, they can review the chats and see the chats at that time, so if anyone, a Board member, or a resident, if anybody where to complain about the guards doing something, management can immediately go to the chat, look at the gate, look at the time, look at the guard and say he or she is on break. I suspect that's one of the reasons why this time, we haven't been able to find our guards out of compliance. Secondly, if they go on bathroom break, you're not going to see a guard. If out on lunch break, you're not going to see the guard, there are times where we'll see the guard not holding the tablet, and we think where going to catch them out of compliance, and we go to chat, charging the tablet, that's why he's not holding the tablet. So, again, there's no way to get 100% compliance, and we'll actively try to find guards not being in compliance. The last person that we removed as far as an employee was concerned was one of our guards on September 7th because that guard was in a verbal argument with a resident, and the decision was made not to terminate the guard, we removed the guard and placed him somewhere else. (inaudible comment) When I came through the gate I purposely tried to go though, and I told him I was going to the clubhouse, the guard asked me to stop, he said where are you going, I said I'm going to the clubhouse, and he said, sir in order to

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enter you need to have ID. Now, I said I'm going to the clubhouse, and I don't need to show ID for that.

Mr. Quesada: Well, it is a soft gate system.

Ms. Padilla: But what he's saying is that, let's just say I go through the gatehouse and said, I'm going to the clubhouse, that they're not supposed to ask you for ID, no, so the answer is, technically they have to let you in the gate Marcos, but you can't just say, I'm going to the clubhouse.

Ms. Cabrera: Going to the clubhouse isn't excluded.

Ms. Padilla: Exactly.

Ms. Cabrera: Having to show ID.

Ms. Padilla: Right.

Mr. Villanueva: Ok, so I wasn't under the impression that it was like that but, the guard did stop me.

Mr. Cooper: No, everybody they tell it to is I have to see your ID and they say, no I don't want to do it, ok great, have a nice and go through but, they can delay them. At one point we were jotting down descriptions of the person, like we had sheets back in the day where it was like that, and it was documented, they could delay them for like 30 seconds or 45 seconds, but then they have to let them through.

Ms. Padilla: So what they're doing now is that when somebody is not giving them an ID, what I see on the chat is they'll say, this person refused to give ID and they take a picture of the tag and then tag is in the chat. So, let's just say that I say, oh an incident happened at 5:30 last week, we're able to look at it on the chat to that's what they're doing now.

Mr. Cruz: Don't they take a picture of the tag?

Ms. Padilla: No, they take it with their phone, and then they put it on the What's App Chat.

Mr. Cruz: But the tablet is used for taking pictures of the tag too or just the driver's license?

Ms. Padilla: Just the driver's license.

Mr. Cruz: Ok.

Mr. Villanueva: May I approach and hand you guys this?

Ms. Cabrera: Yes.

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Mr. Villanueva: Ok, here you go sir. Here you go. So, here is the information that we gathered based on data, we had 18,461 vehicles that came through the gates that our guards registered. Our system is a secured system that we used to compile this data. The 18,461 is showing that our guards are actually doing the job, the guards are letting people in. Aside from that, wherever we had a incident where we have somebody that's not showing ID, we had 1,132 photos of tags taken and logged into chat. So, whenever somebody refused to show ID, we go to the rear of the vehicle, we let them in, and we go ahead and we take a photo of the tag, and then tag is then in the chat, and you all have access to the chat. On gate 1 and gate 2, there were 158 photos of tags, and gate 3 was 497 photos. Now, here's a number just for future reference for you guys, or if you guys have a solution for this, and we also come to you for guidance on how you want us to handle this from here on out. We noticed that 45%, roughly 40% to 45% of all entries through the gates are residents not visitors, which means that they're not going through the resident side for X,Y, Z reason, we'll see somebody go in through the gate and they were doing it, and we stop them and we tell them hey, go to the clubhouse to get a pass, they won't do it. So, I don't know how you guys want to move forward with that because if you have somebody who is refusing to get that, whether it's the FOB, or the clicker, or the sticker, or however you guys want to handle it, it's very difficult for us to have compliance. So, all we do is, every day they see the same person, and then the guard starts to know it's a resident, and they say, he's a resident, and the resident complains you see me every day why are asking for my ID, and I'll be honest, there was a time when you see somebody, hey Doug, and they just let them in, they won't show ID, well we starting getting complaints for that, saying hey, you don't care. (inaudible comment) So, there is that information, and I wanted to show you that because again, I think complaints versus my understanding that I'm not hiring world scholars, I'm not hiring NASA astronauts, we're hiring individuals for a labor service and up until now, my management team, along with personal friends of mine have tried to gain access in here, my friend lives just outside of Waterstone, and I am in Homestead a lot, and when I mean a lot, I have a lot of business in Homestead, I have a lot of communities in the City of Homestead, so I am the police consultant for the City of Homestead Police Department, so I'm in Homestead several times a week working hand in hand with the police department. (inaudible comment) I'm also the police consultant for Biscayne Park, so I am a consultant for various law

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enforcement organizations for police consulting, and police accreditation. My name means way too much to me to get caught in a lie on something. (inaudible comment) Some issues that we're having, that we seek counsel and guidance from you guys, we're having issues with internet, we're having issues with cameras. So the internet goes down a lot, and when the internet goes down our guards can't perform, so when I surf the What's App, they document every time the internet goes down so I can give you a report to you all. October 1st to November 17th, we had 9 times it went down on whatever gate this was, and it's gone down several times, and again, we get, hey we're working on that and we'll figure it out. So, I don't have the technology works with that aspect, I wanted to give you that information.

Mr. Quesada: We have surge protectors, so Homestead is working on it, and I think most of the Board here knows, it's notorious for surges. So a lot of it is dealing with our account server, and it's constantly using power, the modem goes off, the internet is off, so we do have a lot of internet in and out issues in this District and it usually coincides with the Homestead grid, so in this case it would be guardhouse 2 are usually the ones that are most affected by those type of issues.

Mr. Cruz: Yes, it's like that, I have surges all the time on my end.

Mr. Cooper: One of the things I noticed here and I'm not saying anything, and I request to Paul on our end, November 2nd, November 9th, November 16th, and November 17th all on Sundays are at gate 1, but essentially the entire month so far on a Sunday, that's odd that the cameras are always down, so do the guards have access to maybe turn them off, and I'm not saying that they are but, do they have access to turn of the Wi Fi, or do they have access to the system I guess?

Ms. Padilla: Maybe it's disconnect.

Mr. Cooper: Is there a way that we can make it so that is more secure?

Mr. Quesada: I will tell you Kevin went through the trouble when he got the new fiber, he did let us know that since everything is fiber now, he spent a little extra at our request to have it all locked up in a cabinet out there so that it's ventilating properly and people don't start tinkering with things that they don't know what they're doing, and unplugging the wrong wires because there's a lot going on there electrically, that's why you have a preventative maintenance contract, that's why they're here every Monday. On one or two occasions, I think recently like the last two months and Mayra, correct me if I'm

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wrong, but with AT&T there was an outage, so I called everyone on the Board, and he went in there and took a little bit longer to get the internet, and that was a surge protector but, all the things that I know, in the last two months, we've only had one incident where AT&T needed to send a tech out, the rest was from my understanding is it was due to some of the service that we had, and DML was able to troubleshoot a lot of the issues that they do experience remotely on their computers because they have remote access from their desktops. The other thing I'll tell you, so you guys can have peace of mind that these cameras are always recording as long as there's power, so even if it's not connected to the server at that time, they have enough storage on them to store almost a month's worth of footage so that when it's synchs with the system all that footage becomes available.

Ms. Cabrera: Ok.

Mr. Villaneuva: And if I could answer that, (inaudible comment) what I can tell you is that the cameras don't stop recording, and obviously you mentioned that, and you have footage of the guards that would be going to those items, we thought of that, we checked it, and by the way, we can enter that procedure where whenever we check, we can send it to Mayra, and it's going to be a lot of video. (inaudible comment) Whenever it's a complaint, I recommend to Mayra, hey let's just do this, let's be completely transparent because I can see the frustration in your eyes. I don't mind coming here and hear what you have to say, and I don't care what you say, the guard is done. As an organization, it's my company, I hear that our service is not perfect, and I'm doing everything in my power to make sure that we provide the service necessary. In comparison to the previous company that was here which is the largest company in the world, we're a million times better than they ever were but, we want to hear complaints, we think complaints are important for our organization because that's the only way to get better. (inaudible comment) So, I encourage you, please, you guys want to call me personally, I don't care if it's 3:00 o'clock in the morning, call, I leave my cell on, and that night I will have the guard check and I will check into the complaint, or exonerate the officer. (inaudible comment) If the guard messes up, hey the guard messed up this is what happened. Just a few other things here, the lawsuit, so my insurance company settled that case, everybody got paid. I told my insurance company do not settle, unfortunately, they decided to settle that case, and they settled for \$15,000. I don't know if you guys have much experience with lawsuits and settlements but a \$15,000 settlement is not ok, and either way I paid a \$2,500 deductible.

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Mr. Winkeljohn: I'm sorry to interrupt you, we're still in that suit, and I don't think any of this is appropriate for today's meeting, and I'd rather you just stop right there.

Mr. Villaneuva: Yes, sir, understood. So, the last thing is I told you guys that because of the minimum wage law went up every single year until next year, 2026, when the minimum wage will be \$15.00, I am forced to raise the billing. I do not want to raise the billing but I have no choice, September 30th I have to give everybody an increase, so I wanted to let you guys know, I raised it \$1.00 an hour, and that \$1.00 increase doesn't really cover my payroll burden, my payroll burden for my employees is about \$2.75 an hour at whatever rate they're being paid. So, I do something to my clients that other people don't do, I tell you what I make an hour, I make \$2.75 an hour off my guards, 504 hours a week of service, you do the math, that's what I take a year, I don't make a zillion dollars. (inaudible comment) So, I can't take the hit, adding \$1.25 at that point, it is what it is. So, this is proposed increase, the supervisors we're charging \$21.00 an hour, we're now going to be charging \$22.00 an hour. The two gate fees, we're charging \$20.10 an hour, that will be \$21.10 an hour, the guards, we charge \$18.85, now we're charging \$19.85 an hour. So the total increase to your budget is roughly \$26,000 a year, and the labor costs it is what it is, I have no choice, and then next year in 2026 in September, we have to meet the labor requirement which will go up, so that's what I have for you today. Have you guys notice a change in the guard service?

Mr. Cooper: I already a noticed on my end coming in, outside of the normal breakdown which I know about.

Mr. Villaneuva: Ok, so I want you guys to, and you guys have my cell, and if you don't let me know, I'll give it to you. I have lots of communication with Mayra and Ben are cc'd on all our emails, and I give it to her straight, she gives it to me straight, if our guards mess up, we admit it, so the last incident we had was September 7th, I wasn't here but my management team hey, listen this is what happened. (inaudible comment) Ok, thank you for your time.

Mr. Cooper: Thank you.

Mr. Cabrera: Thank you.

Mr. Villaneuva: Oh, one last thing, I noticed the previous vote you guys had, are you going to automation sometime in January? What does that mean for our service, and when is that happening? (inaudible comment)

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Mr. Quesada: It's not for me to tell because obviously we need to have some discussions with the Board, and this is just the installation of it sometime in January, so let's assume we meet in January, which I think is highly likely, by the end of the month, we'll have some conversations with the Board. I do think and we've discussed this in previous meetings, and correct me if I'm wrong but, we're not going to do anything right away as far as hours until after we train everybody and how the nuances of the system works. I think it's at least a quarter of the community versus going all out at once, so I think we're going to be working on this and making sure that we're all on the same page, and how the equipment works properly and we'll share that knowledge with the security staff that's there and try our best to mitigate that information to the guards as well. (inaudible comment) So, I think we need to make sure that everything is working properly and we'll educate everyone on that. (inaudible comment) Again, residents will still have the E-Pass opportunities, and again if anybody has trouble figuring any of that out, after a set period of time, then we'll help them, and we'll have enough time to capture people's faces and their tag information.

Mr. Villaneuva: Ok, so you guys are going to have the face recognition software.

Mr. Quesada: Recognition, as far as that no, but there is going to be a camera where you'll be able to see and observe to describe the vehicle.

Mr. Villaneuva: Ok. (inaudible comment) So, you have my solemn promise that whatever time that takes while we're here, we're going to do the job as expected and get you the very best information to make sure and again, I will take into consideration based on the guards to verify that information to give you guys real time of that and if automation works for you guys, I completely understand, so on that, thank you for having me.

Mr. Valladares: I have a question at gate 2, sometimes I'm coming in the entrance through that gate, and the poles are up, and it's 4:30 or 5:00 o'clock sometimes and at 4:00 o'clock they're down, do we know what time they're supposed to be up and what time they're supposed to come down?

Mr. Quesada: The last I heard there's three dismissals, there's 2:30, 3:00 and 3:30 or 3:40 whatever it is.

Mr. Valladares: So, by 4:00 o'clock there's no excuse.

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Mr. Quesada: Barring the occasional event that happens at the school where there's non-stop cars coming out of there, they're supposed to use common sense in those scenarios, correct, you're right.

Mr. Cruz: But that doesn't include gatehouse 3 right?

Mr. Cooper: Correct.

Mr. Quesada: Correct, only guardhouse 2.

Mr. Cruz: Ok, so guardhouse 3 should be shut down at 3:00 or 4:00.

Mr. Quesada: Yes.

Mr. Cruz: Ok.

Mr. Cooper: Except for when they're on break.

Mr. Cruz: Yes.

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

Mr. Villaneuva: Ok. (inaudible comment) So, I can answer that question, we have a general rule that when guards come on duty, they cannot take their break until they work a minimum of 2 hours, so if somebody is taking a lunch break at 5:00 or 5:30 that would be one of the reasons why.

Mr. Valladares: No, I understand that and I know that there's residents coming through there, working at gate 2. (inaudible comment) Gate 1 should not be involved in going up when gate 2 is down.

Mr. Cooper: So, I think what he's saying is that if he was working at guardhouse 2, you might think that guardhouse 1 goes up as well, and may not realize it's only at the school location that's supposed to happen. So, I guess maybe just making sure everybody is aware that only the school from those three dismissal times is the one that's going to be open outside of breaks for the guards.

Mr. Villaneuva: So, I know that my staff notified me that we did make a switch when we moved a guard from one security gate to another. I know that he did switch, I can find out and go back to my notes, and give you that information to figure out when that happened.

Mr. Winkeljohn: It was up today at 3:00 o'clock.

Mr. Villaneuva: At 3:00 o'clock?

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Mr. Winkeljohn: Yes. (inaudible comment)

Mr. Villaneuva: (inaudible comment) Ok, I can find out because that gate is not supposed to go up. (inaudible comment) What I can tell you is this, from when we began to what we are now I've never seen long lines.

Mr. Cooper: I did have two questions though, one of them was, are the guards capable of once we move towards automation and obviously you all are still here to some capacity, are they capable of fixing the arms if they get hit, are they capable of placing the arm back on, like if we had a rover guard in the community or whatever, are they capable of coming and reinstalling the arm that was knocked down if it's just putting bolts in?

Mr. Villaneuva: So, I'm going to tell you my guess, any other organization is going to say no based on worker's comp. My company is Maverick Security Services, but service is very important to me, and if my client makes a request and says, hey can you do me a favor, here's a pole, here's a wrench, if it goes down, can you fix it, absolutely.

Mr. Cooper: Ok.

Mr. Villaneuva: I don't have a problem with that. Most companies won't do it, but I don't have no problem with that.

Mr. Quesada: Just to add to that, so the new operator that we swapped out I think they're the lift master are usually just like a plastic arm.

Mr. Winkeljohn: Right, they're the breakaway ones, and they're easy to reinstall. (inaudible comment)

Mr. Valladares: (inaudible comment)

Mr. Villaneuva: So, if I could make a recommendation, when you guys have these gates and once the residents figure out the gates can damage your car, have you guys considered a mantrap where it's two gates, where it's economical, it helps you achieve your goal. (inaudible comment) However you want to try it, or going into a rover system, or whatever, we'll do whatever you ask, and if you want us to go ahead, I'll train a specific staff member to do that, and it would have to be a roving, and you just need to give us the tool. So, long as I can document it to my insurance company and to my attorneys that I have trained my personnel, I'm covered for the liability, so whatever you guys ask. (inaudible comment) Something that I offer to all of my clients is watch orders, so if you go on vacation, I give the guard as many things as possible to do, so if we have 13 residents that on vacation, the guard must go to that resident location, take a picture of the house,

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walk around the house and make sure all the doors are secured, and they have to add it to the chat, that way it gives the guard something to do, and then we can offer free watch owner service to your residents, so it's a control service that I offer. If you implement that patrol service, this is what we mainly turn it into, a lot of female residents that are coming home late at night, will actually call the guard here because they're afraid they'll fall or whatever it is, whenever that occurs, this is a request that you guys voted on, we turn on the body cam, and whenever there's an interaction, we turn the body cam on. (inaudible comment) The GPS tracker will tell us that it's happening, and then we just keep them as busy as possible, they're check your clubhouse, they'll check your tot lots, they'll check whatever you guys have. If you guys have a problem resident that is becoming a nuisance or whatever it is, that's what a roving system does, and with a rover you get a completely different person than a guard, you'll get a security officer. So, if you do go ahead and eliminate one gate and you want to try this, I strongly recommend that you go to a rover. I do have to be very careful because I am a consultant for the Homestead Police Department and I know Homestead does patrol in here. (inaudible comment) So, whatever you guys ask, I have a lot of years of experience, I have 20 years of experience involved, and I have many different facets, so I'll give you innovative solutions, I'll recommend technology, if you LPRs, great, I'll recommend solutions to make this place safe. (inaudible comment)

Mr. Cooper: That was question one, question two is, real quick the body cam, I guess we went ahead at the last meeting, we went ahead and approved that I believe for the use.

Ms. Padilla: So, we got with Scott and we're drafting something.

Mr. Cooper: Ok.

Ms. Padilla: So we wanted to make sure we put things in first so, we'll reach back out to you Marcus.

Mr. Villanueva: I do as I'm told, I do have to purchase the body cams. I'll figure out what's what.

Mr. Quesada: Within the next month you should be getting something from us because I know he's working on just adding that. (inaudible comment)

Mr. Villanueva: Sure, and the issue with that is that the normal body camera that law enforcement uses called Axon, and Axon has a cloud and it's unlimited. So body

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camera service in law enforcement, the actual apparatus is not what is expensive, it's the data collection that's expensive. So, any police department is paying upwards, it's a minimum like a million dollars a year just for data collection, in their cloud. For security, the way that we would ensure the client for public records is very simple, each device gives you a set amount of memory, and based on that set amount of memory we can either add a chip, take it out, and then send it to you guys, we wouldn't even have access to it, we'll send it to you guys and you guys do with it what you will, so if there's a public request for body camera footage of this day, and this time, you're going to have it, and you don't even have to ask me for it, so that's not a lot. I would recommend, of course, when you guys ask, but that and that's how I recommend as an organization, just so my company doesn't violate a public request.

Mr. Winkeljohn: Understood.

Mr. Villaneuva: (inaudible comment) Or, I could just whenever there's data, I put that camera down, it was used from this day to day. (inaudible comment) Obviously, I would have to have 3 cameras or whatever, obviously, you're going to have to battery life, you're going to have a charger, we'd have to put it on the chat body camera was activated on this day and this time but, once it's charging, they would put, charging body cam. Does anybody have any other questions?

Mr. Cooper: No.

Ms. Cabrera: Thank you.

Mr. Villaneuva: Happy Thanksgiving to everyone.

Ms. Padilla: Happy Thanksgiving Marcus.

Ms. Cabrera: Do we have any other Supervisors requests?

Mr. Valladares: Yes, I have question because I was approached by two of our residents in my community, and I told them I have no idea that's why I asked you if we had any surplus money last year and if we project to have some this year based on that, if we could have, or how do you feel about having additional security during the holidays.

Mr. Winkeljohn: It's great.

Mr. Valladares: I mean people go away, a lot of people get a lot of packages.

Mr. Winkeljohn: The answer to that is you can adjust your schedule as you see fit. I would recommend that you don't have to spend more money, you just allocate the hours, concentrating if you think they're more valuable to you.

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Mr. Valladares: How does the rest of the Board feel about that, it's additional work for the management, for Mayra, and probably for Yanko or whoever does it.

Ms. Padilla: We could do it if you want.

Mr. Valladares: Ok.

Mr. Cooper: I have no problem with that, I mean whatever we need to do to make everyone safer for the holidays.

Mr. Valladares: Ok.

Ms. Padilla: So, I'll work with you Victor if you want.

Mr. Valladares: Alright, I appreciate it, I have nothing further.

Ms. Cabrera: Anything else?

Mr. Valladares: No.

Ms. Cabrera: Mike?

Mr. Cruz: No, we already spoke about the tree at the roundabout, that's is, so I'm good.

Ms. Cabrera: Ok, Curtis?

Mr. Cooper: Yes, I have like a short list. I was going to ask for analytics and he provided that, so I'm impressed, I'm very impressed. So, thank you so much, the Christmas tree lighting event was amazing as usual, I think it's been the best so far. A lot of hard work went into that, Mayra and team Waterstone, and the Board as well, I appreciate it. One thing I did notice was the playground was dark, and then I was thinking about not just necessarily for the tree lighting event but, this is the playground, and if you could imagine this and it shouldn't be that expensive to do this, I mean Costco has got strands for 60' and we get four, five or six strands and just attach some aluminum posts, paint it teal, and we could illuminate throughout the week up until 9:00 o'clock or whatever so it's not like it's a hang out place late at night but, when people are going for a walk, so they can at least go out there.

Mr. Winkeljohn: Just for a seasonal thing.

Mr. Cooper: Yes, just see how it goes for temporary during the season, see if that's something you guys are alright with.

Mr. Winkeljohn: That's really good idea.

Mr. Cooper: Because you saw these lights, like something like that. So, putting like a bolt on top of the tower for the playground and then having these come up 9' so that

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people can't just grab them and kind of make a light canopy, it should be that expensive for aluminum poles and some paint.

Ms. Cabrera: I like it, yes.

Ms. Padilla: Yes.

Mr. Cooper: Is that something we need a motion for?

Mr. Winkeljohn: First let's get a price.

Ms. Padilla: Yes, I'll get you a price.

Mr. Cooper: Well, we're not going to be meeting until January, so that's why I'm asking.

Mr. Quesada: So, if the Board is comfortable with it, just allow Curtis to work with Brian and bring back to the Board some appropriate pricing on getting poles and string lights for the playground.

Mr. Winkeljohn: (inaudible comment) You could do a not to exceed amount.

Ms. Cabrera: Yes, that's exactly what I was going to say, how much do we need to spend.

Mr. Cooper: So, not to exceed \$5,000 and then if it's lower that's good.

Mr. Winkeljohn: \$5,000 is good.

Mr. Valladares: Let me ask a question, instead of doing electrical wiring with bolts and all of that, what about 2 or 3 posts with lights that work on solar, or with a sensor, if there's nobody there, the lights are off.

Mr. Winkeljohn: You could put a motion sensor in there.

Mr. Valladares: Right, and then when you come in, we have one in the corner of my house.

Mr. Cruz: Well you could do a wall pack with a photocell sensor which is even cheaper.

Mr. Winkeljohn: We'll work it out.

Mr. Cooper: I would think it would be fine, but I think it would be cheaper than that.

Mr. Winkeljohn: I just wanted to put an order of magnitude in front of this that way it gives us latitude.

Mr. Cooper: Right.

Ms. Cabrera: So, who makes the motion?

Mr. Cooper: I do.

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On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, authorizing a not to exceed amount of \$5,000 for string lights to be placed at the playground for future evening community events at the Waterstone Bay Clubhouse was approved.

Mr. Cooper: Then just to Yanko, please, I don't think they've done anything with the police in Waterstone Way, we were standing out here during the election at 7:00 o'clock at night and people were flying around that bend, so like people just don't care about speeding here.

Mr. Winkeljohn: We had a free consultant here earlier.

Mr. Cooper: Right but, I didn't want to continue the conversation but, if we need to incorporate them into this, by all means we can.

Mr. Quesada: We did send an email to Major Rodriguez and he said that he would pass it on to Major Owens because he's in charge of traffic now.

Mr. Cooper: Ok, and then last thing, and I'm assuming we're tabling the gym equipment until we get another change on that, so lastly if we could maybe, as I was thinking this because we want to maybe try to add things to the tree lighting event and more on Mayra's plate but, this shouldn't do that just organizational-wise here that day of, I want to see if we can open it up and have the community bring out golf carts for those who want to go ahead and decorate golf carts, and be able to enjoy the parade, and maybe have some type of prize for the best decorated golf cart, so something like that, I think that would be great, and we if need to start the parade over by the school if we get enough then have them come here and turn around, at least it's a little bit longer of a parade too.

Ms. Padilla: So the concern with that is our irrigation system because let's just say we have 10, or let's say we have 100 golf carts.

Mr. Cooper: Well, I think during the parade but we could set a cap, like hey, send out a registration, and say we're taking 50 golf carts, or whatever, and you have to register, because you just don't show up, hey I'm here for the parade, so you have to be registered, put a cap on it and make it so that there's not 300 golf carts out here.

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Ms. Cabrera: I mean I like the idea but we have to consider how we would get around of a natural route and that it would be longer because it's too short right now. So, my boy has a championship game tonight, so I need to go home.

Mr. Cooper: Bye, and I just noticed as I'm mentioning it because I'd like to reach out to, and obviously we have connection with the Master, if you can send an email out, we could do a flyer, get ahead of the game and keep reminding people and then this way.

Ms. Padilla: Can we put you in charge of that?

Mr. Cooper: I don't mind.

Ms. Padilla: Ok, I would appreciate that.

Mr. Cooper: And I think also too with that, I think maybe we can help the burden and like everybody gets a responsibility so that this way, if anybody else wants to do more stuff here maybe being point person.

Ms. Padilla: That's what we did this year Curtis.

Mr. Cooper: Oh, I didn't know that, so I wasn't aware.

Ms. Padilla: Ok.

Mr. Valladares: One of the things is, when we do take up additional things for the parade or for the golf carts, or whatever, we have to take into consideration that we're asking the management team to come over, we have some Supervisors that are here at 12:00 o'clock, some can't do it because of their schedule, so it can't be all the time to take the people away from what they need to do.

Ms. Padilla: And that's why I'm saying that Victor because I'm going to be very honest with you guys, it took a lot of time, it took a lot of work and I'm going to be very honest with you guys, it's very demoralizing when it's the day of the event and certain Supervisors come up to you and say, you should have done this better, and that and that, and I'm going to be honest with you guys, like there were people here since 8:00 o'clock in the morning, and I have to be honest, that's not fair, that's not right.

Mr. Winkeljohn: You have to be part of that too, they're not entitled to say anything to you, and I'm not speaking to any specific individuals but, your job is to ignore them and it's our job to communicate, hey you have to get out of our way, you're not helping, like you guys are mature enough to deal with that, and that's fair.

Ms. Padilla: But Pual, I'm only one person.

Mr. Winkeljohn: And we're going to fix that too.

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Ms. Padilla: Ok.

Mr. Cooper: Which why I was suggesting having additional roles for other people.

Mr. Winkeljohn: Right, and it's been 10 years of this, we need to redefine the roles and who's doing what.

Mr. Cooper: Ok, that's it.

Mr. Cruz: Anything else?

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Quesada: Ok, we just need a motion to adjourn.

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

DocuSigned by:

Ben Quesada

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Secretary / Assistant Secretary

Signed by:

Jessica Cabrera

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Chairman / Vice Chairman

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South-Dade Venture CDD

Certificate Of Completion

Envelope Id: 92255862-B73E-4650-AC2B-87FF9C48418A
 Subject: South-Dade Venture: Complete with Docusign: 11-20-25 Minutes.pdf
 Source Envelope:
 Document Pages: 35
 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
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 Ellen Acosta
 1001 Bradford Way
 Kingston, TN 37763
 eacosta@gmssf.com
 IP Address: 162.199.192.217

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Signature

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Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Jessica Cabrera
 jesssdvcdd@gmail.com
 Chair
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 (None)

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Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	1/24/2026 6:53:27 AM

Payment Events	Status	Timestamps
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