

**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, January 22, 2026, 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 (by phone)
Curtis Cooper	Supervisor
Victor Valladares	Supervisor
Desiree Rivera	Supervisor (by phone)

Also present was:

Scott Cochran	District Counsel
Alejandro Aleman	District Engineer
Ben Quesada	District Manager
Paul Winkeljohn	Governmental Management Services
Terry Gynn	Governmental Management Services (by phone)
Mayra Padilla	Field Manager
Brian Correa	Club Manager
Marcos 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
November 20, 2025 Meeting**

Ms. Cabrera: Alright, let's jump right into our agenda, item No. 2, approval of the minutes for November, I need a motion to approve.

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On MOTION by Mr. Cooper seconded by Ms. Cabrera with all in favor, the Minutes of the November 20, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

Discussion of Proposals for Pool Replumbing

A. Frank Keys

Ms. Cabrera: Next is discussion of proposals for pool replumbing.

Mr. Quesada: Alejandro, do you want to give the Board an update on where we're at on the pool replumbing?

Mr. Aleman: Sure. Hi, good afternoon everyone, can everybody hear me ok?

Ms. Cabrera: Yes.

Mr. Cooper: Yes.

Mr. Aleman: Ok, so we've been working on obtaining proposals for the pool replumbing, we've been in contact with about 4 to 5 contractors, one of them being the maintenance contractor, and so far we've only been successful at acquiring one quote. Now, I do suggest that the Board allow us more time to collect additional quotes but, so far we have one contractor that's presented the quote for the materials and labor of the pool plumbing repairs.

Mr. Cooper: Who was is?

Mr. Quesada: Frank Keys.

Mr. Aleman: It's on page 38 of the agenda, a company that goes by Frank Keys.

Mr. Cooper: Can you tell us a little bit about this company, how did you wind up coming across their proposal, and has he done work in other Districts, or other locations you're familiar with.

Mr. Aleman: Ok, so no, they do not have a record working with other CDDs, this company, I know they branched out from a bigger company called Miami Pool Tech and they have their CPC license, they are qualified to perform the work but, that is as much as I can tell you. I could obtain warranties from this company to see about some form of coverage and backing for the work that they're presenting here to perform but, as I mentioned, aside from that I would strongly encourage the Board to allow us a little bit more time to have the rest of the contractors that have presented interest in participating in

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this bid to also send their proposals in. So, not much information I can give you about these guys but, I did verify that they are working with a commercial certified license and I do feel they are confident but, they don't have a record working with other CDDs.

Ms. Cabrera: Then we need to just wait and see if we can get any other proposals.

Mr. Quesada: (inaudible comment) I know again on our end with Bright and Blue Pools, they had a question and Alejandro right away was able to answer them, so I expect them to respond too. (inaudible comment)

Ms. Cabrera: Ok, I mean as long as we can hopefully try and get something by the next meeting because we need to figure out what we're doing before the summer comes back.

Mr. Quesada: Understood.

Mr. Cooper: Can you explain a little bit about what we're looking at doing with the pool as far as the repairs, the replumbing, what's going to be different now versus what we have existing so that we're not going with the same thing moving forward with issues of leaks.

Mr. Aleman: Of course, so the intent was to excavate and dig out all of the existing plumbing, the intention is to match all the pool diameter piping so that much stays as is. We are upgrading all the materials to Schedule 80, which is a more rigid stronger pipe. What that would offer would be a less likelihood of breakages at the joints, at the elbows and whatnot. Right now another issue that we're having is the material on which the pipes are intended lay upon has erode and cavitated and that's putting stresses on the pipes themselves. They're also supposed to be supported by hangers, those hangers have also been corroded and they're no longer providing the support of those pipes, so we're proposing for the trench to get dug out, a concrete slab on the bottom that would help maintain structural rigidity of the plumbing, new material to be added to that trench, wrapped in filter fabric, again in efforts for the sediment to not be eroded away as time passes which is another reason why the pipes have started to fail, and this trench repair is going to be along the perimeter of the pool because that's where all the elbows and other joints have failed but, the rest of the run that goes to the pool equipment should remain untouched.

Ms. Cabrera: Ok, and everything is in the scope of work.

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Mr. Cooper: Is there anything else looking at the big picture, is this the be it all fix, is like the repair that's going to fix all your issues or is there something else that could be done? So, is this just like a patch, or is this a repair that's going to be complete so that we're not in 5 years, because we've taken up half of the pavers already a few years ago and then we did all the plumbing and did hangers and changed out the soil and all that stuff for that repair and that was supposed to alleviate what was going on, we did that half and just never did the other half, so is this going to be the fix that we need or is there something else that could be done because we're just going to be looking to spend all this money to do it now versus pushing it down the road.

Mr. Aleman: Sure, yes, good question. So, up until now most of the repairs have been spot repairs to wherever there was failure that's where the excavation has taken place and you mentioned, it's undergone all those procedures as you mentioned. What we're proposing here is for the entire pool perimeter to be dug out and restabilized. Now, as far as what repairs has been, I would say they're more remedies than they are repairs because it has been spot failures in other instances. So, when a spot gets fixed, you have another break at another point, so the pool plumbing should be sound from this point onward with this repair and replacement however, there are cracks on the pool that are getting looked at and this does not cover any form of staples or any form of other repairs to the pool shell itself, this is only for the plumbing to be sound and to be under warranty. So, with that being said, as far as failures, we shouldn't experience any more failures after this is executed as far as plumbing is concerned. There are other things that we're looking at as far as the pool shell and some visible cracks that have appears over the years, and that's something that we'll continue to monitor but, right now I would say that the bigger concern is the pool plumbing and any time there's a leak that also wears off the sand base underneath the plumbing, and hopefully not but, it could also compromise the sand base underneath the pool structure. So, that's why we're prioritizing the pool to get replumbed and then we'll address any structural issue if they come, as they come pertaining to the pool shell.

Mr. Cooper: Ok.

Mr. Aleman: I could also add, as far as the repairs that have taken place, they replaced the plumbing in time so that they're using Schedule 40 which is lighting PVC gauge that is more susceptible to breakages due to stresses but, I also think in this

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solution that we're providing, we're providing an envelope wrapped in filter fabric to avoid any potential erosion which is something that hasn't been done for any of the spot repairs that have taken place. So, if there's erosion or wash away of the sand layer that supports the pipe right now, that could also be happening at the places where the repairs that took place because there's nothing containing that envelope. Now, as far as this proposal, and as far as the exhibit that we provided to the contractors, they will be wrapping the entire plumbing envelope in filter fabric and there's going to be a concrete slab underneath to provide some form of base and efforts to stop any further sedimentation or erosion on the base of the plumbing, and I'm sorry I think I cut you off before.

Mr. Cooper: No.

Ms. Cabrera: No.

Mr. Cooper: One other thing, so with the upgraded piping what is your thought process of just redoing all the piping, going all the way to the pumps with a sturdier piping?

Mr. Aleman: Yes, good question. Most of the failures have been observed at the bends and elbows that wrap around the pool or that bend and introducing to the shell of the pool, there hasn't been any observed failures in any proximity to the pool equipment run, so our idea was to again, reinforce and replace the plumbing around the pool which has been as history shows problematic but, again, I haven't had any reports of these types of failures on the run from the pool shell to the pool equipment. So, I think as long as we secure the pool perimeter, that's a segment that has minimal bends and minimal fittings, I don't think should be problematic or present any failures in the foreseeable future. One thing I'd like to add, upgrading to Schedule 80 is costly, right, a good portion of these proposals, a good portion of their fees are going to be due to the materials themselves, so I was hesitant to add materials for that stretch to go all the way to the pool equipment just because there hasn't been any reported failures, it's going to be considerable amount of added costs to this project if we add the pool plumbing run all the way to the pool equipment so that was another reason to omit that from the total quantities.

Ms. Cabrera: Is that something that we would want to see?

Mr. Quesada: (inaudible comment) I do know this, again, based on the reputation with Bright and Blue, keep in mind the assessments remain the same next year, and Diamond Brite is a cycle and we discussed this. (inaudible comment) So, I would like to, once we get this addressed, is revisit the pumps, not that they're failing, they're operational

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at this point in time but, there may be some variable drive pumps that have a little bit more common place. So, as we check boxes and we get some of our problems addressed we can revisit that next year and maybe look at our pumps, look at swapping out and that would require engineering plans, electrical plans, etc. but, I can get, assuming we keep assessments for the clubhouse at the same level we would have the additional funds there to be able to take on other items. So, just kind of going in order or priority.

Mr. Valladares: Let me ask you a question, do you foresee the pool being completely repaired or being able to stay open say by spring break?

Mr. Quesada: Right now it's part of the conversation, I think spring break starts the 20th of March and since we haven't gotten a response yet, or the amount of responses that we want, we're probably going to have to bring this back to you guys at the February meeting which is the 26th, so considering that short timeline. (inaudible comment) Alejandro, how long do you anticipate a problem like this would take from start to finish roughly, what timing do you think the pool needs to be closed for roughly?

Mr. Aleman: Yes, and that's another good question, if I'd have to give a ballpark number I'd say about a month or so, maybe a little less but, I'd say a month to be conservative.

Mr. Quesada: Ok, so assuming we get this actionable to the Board by February 26th, my recommendation would be to wait until after spring break so it would be little convenience to the community. (inaudible comment)

Mr. Valladares: And before we start getting a lot of the rain.

Mr. Quesada: Yes, so I would say April would be a good realistic window where it's closed for a month, you probably ready by Memorial Day and summer.

Mr. Cooper: With regards to this project, personally I would like to see, and I know obviously financially we're constrained with what we can do this year, to have what the cost would be for the additional run so that all the plumbing is taken care of, maybe have it on a separate part of the proposal so that it's not being included to everything else so we can kind of say to you, this is what this is, and then also too, if we're looking at upgrading the pumps, then are those pumps, or is the piping the right size of the pipes, so if we're getting these upgraded pumps does the piping go along with those pumps. So, we're not going to be constrained, like doing all this work in there, getting all this structure, 80 piping in there, and then now we're getting two new parts for the system and now the capacity is

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off because we could have done different sized piping to yield a better outcome for the flow for the pool.

Mr. Aleman: Right now the pool is permitted to work under a certain amount of horsepower, I could dig through the actual horsepower rating of that pool but, as long as we're matching the horsepower rating on the proposed pump I don't see an issue with reusing the plumbing at all. Now, if the Board were to want to entertain I don't know, using a smaller pump or something like that then that would be a different scenario where we would have to reanalyze. Typically for these types of runs the suction lines and the return lines, have a certain feet per second that they have to meet to comply with code, and again, since this pool was approved using a certain horsepower rating and the certain pipe diameter, so as long as we match that horsepower rating, or give or take, we say half horsepower, we should be ok to reuse all of the plumbing but, if the Board would want to entertain I don't know, a replumb with a different size pump or something like that, then that would be a different story, so I think we should be ok to replace the pump and use the same plumbing that's currently in place.

Mr. Cooper: It was I think more so for an efficiency standpoint, not necessarily a smaller pump but, whatever we wind up going with I'm not a pool tech, I don't think any other Board members claim to be pool techs or knowing anything as far as the pool service but, I think it would be best for me to see the cautions we have for the pump, and then if the pump is compatible then with the piping that we're going to be putting in and replacing, and if so if that's a potential maybe like we've done other things, leasing is there a way to maybe do monthly installments for these pumps so that we can maybe get them done now but, pay over the course of time so it's not like a huge cost upfront, or we can maybe pay monthly for the pumps.

Mr. Quesada: Curtis, I say the price the pump themselves is not going to make or break that type of improvement, I think that would be something manageable. I think making those type of modifications to your equipment, is the engineering plans, and the electrical plans, and maybe the building department, those are probably going to be beyond what the pumps itself would cost, plus the labor or whatever, I'm just telling you. (inaudible comment) So, I think it would be more the labor and the engineering fees, drawing the plans.

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Mr. Winkeljohn: And you still have some costs in engineers fees. (inaudible comment)

Mr. Cooper: I just don't want to limit us to, now we just did all this work and now we're pigeonholed into this specific pump or type that's not going to be as cost effective or savings in the long run, where it would be something where having all this information together we could make a better decision and still moving forward.

Mr. Winkeljohn: (inaudible comment) So, the goal in February is to bring you other price estimates and get a decent price for the package, as an option with a pump.

Mr. Cooper: Yes, and we just said that we're closing the pool month and then imagine we just do all this work and then all of a sudden there's another issue 8 months later or whatever and now we look really bad in front of everybody, so I just want to try and avoid that.

Ms. Cabrera: That's why I mentioned it, that I think that would probably be something that we'd want to see to just replace the plumbing that goes to the equipment because we're already doing this heavy work, it's almost like patching it because we still have this other area that's not up to date with what we just did, or all this work we did.

Mr. Quesada: (inaudible comment)

Mr. Aleman: Yes, absolutely and I guess my only question would be is would the Board like to entertain this as an optional service, or are we fully committed to replacing all the plumbing just so that I inform the contractors how to present the bids as a complete replumb or as an optional service to do the extra stretch to the pool equipment.

Mr. Quesada: (inaudible comment) And it also makes since we're discussing it now but, just to have that in front of the Board in February would be helpful and we can get better numbers like Paul said.

Mr. Aleman: Ok, and then as far as the replacement of the pump, I second what Ben said, that the pumps are going to be ranging from \$5,000 to \$10,000 so it's going to be a minimal fee compared to the rest of the repairs, is that something that we would like to also include as part of the proposal, or that could also be something that maybe the maintenance contractor to tackle as a side thing, or we could also include it as part of his fee, I would just ask the Board just to be specific what the idea is with the pump and we'll go ahead and request from the contractors.

Mr. Winkeljohn: Yes.

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Ms. Cabrera: Yes, please.

Mr. Aleman: Ok, so replace the existing pump with a variable speed and kind that would be compatible with the plumbing, and include that as part of the proposal.

Ms. Cabrera: Yes.

Mr. Quesada: As an option.

Mr. Aleman: Ok.

Mr. Quesada: Or whichever, if it's not variable something that's 2026 that's more efficient.

Mr. Quesada: We have discussed this with the electrical engineer and I think everyone is on the same page with Alejandro. (inaudible comment)

Mr. Aleman: Ok, absolutely, ok we'll go ahead and introduce that to the scope and hopefully get a good amount of bids before February comes around.

Mr. Cooper: We have an automatic feeder in there now, I'm not sure if it's working or not working, would that work with the pumps that we're looking at upgrading or is that something totally separate?

Mr. Winkeljohn: We'd have to look at it.

Mr. Cooper: Ok.

Mr. Aleman: Ok, I'll take a look at the specific feeder that the pool currently has showing on the pool plans, so that's a good question, I'll go ahead and coordinate that with the contractors to make sure that the feeder will be compatible otherwise, propose the replacement of that equipment as well.

Mr. Cooper: Thank you.

Mr. Quesada: Thank you for that Alejandro.

Ms. Cabrera: Thank you.

Mr. Winkeljohn: I think we have direction.

Mr. Quesada: (inaudible comment) And before you go, since you're on the phone, before you go, if you want to talk about anything else.

Mr. Winkeljohn: Yes.

Mr. Quesada: So, we had a preconstruction meeting with Kevin, so we're probably looking at window of mid-February where he can come in and just start the installation at guardhouse 3, he would only be there at the Boulevard. It would give us enough time to get the word out to the community, he shouldn't be closing more than one lane at a time to

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be able to do the things that he's doing. The City of Homestead already approved the permit for that. So, I think by then we'll have another meeting in February, the 26th, and we can dive in a little bit more and Mayra has received some pamphlets. (inaudible comment) And it summarizes what we discussed over the course of a year at all our meetings.

Mr. Winkeljohn: The parameters are built on the existing gate software and the automated gate system so we have time parameters pretty dialed in. (inaudible comment)

Mr. Quesada: So mid-February is what we're looking at as far as working with the HOA and getting the word out via email, and like I said, other than periodic one lane closure at a time with Marcos.

Ms. Cabrera: Ok, sounds good.

Mr. Quesada: And as far as guardhouse 1 goes at guardhouse 1 the emergency turnaround, the permit application was yesterday and it should not affect school traffic. (inaudible comment) We already have the blessing from the city to begin construction on the turnaround, it shouldn't take more than a week for the demo, so our plan is to try to get that done, and as far as doing it the week of spring break, because that starts on the 20th of March, which is a Friday, and it runs for the whole next week. (inaudible comment)

Mr. Aleman: Agreed, yes, absolutely, and I'll come visit.

Mr. Quesada: Ok, so that's your update on that.

Ms. Cabrera: Ok, thank you.

Mr. Cooper: So, mid-February you said it's going to start over at the Boulevard, and that's going to be how long?

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: And that's installing all the equipment and everything.

Mr. Winkeljohn: Yes. (inaudible comment)

Mr. Cooper: Ok.

Mr. Quesada: (inaudible comment)

Mr. Cooper: So then we would be looking to start that then?

Mr. Winkeljohn: Whenever we want.

Mr. Cooper: Ok.

Mr. Quesada: It's like hitting a play button so we might not go live at the beginning but, when we meet in February we'll have a lot of new items.

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Mr. Cooper: Ok.

Ms. Cabrera: Ok, thank you.

Mr. Aleman: Thank you.

FOURTH ORDER OF BUSINESS Staff Reports

Ms. Cabrera: Ok, let's jump into staff reports, Mr. Attorney.

A. Attorney

Mr. Cochran: I don't have anything to report unless there are any questions.

Ms. Cabrera: Does anybody have any questions for Scott, no, ok.

B. Engineer

Ms. Cabrera: So we already talked to the engineer.

C. Field Manager – Monthly Report

Ms. Cabrera: Moving on to the field manager report.

Ms. Padilla: I don't have anything for you guys unless you guys have something for me. We did remove some coconuts but, I don't have anything else. We did remove all of the Christmas decorations and it looks like there's still some lights on, so I did call him yesterday and I'm going to send an email today just to follow up but, we did also do some fence repairs but, that's all I have, unless you guys have anything for me.

Mr. Valladares: Ben, have you been able to check the easement at lake 5 and follow up with the wall?

Mr. Quesada: Yes, we we're waiting to put it on the agenda because they were going to get back to us, I think possibly tomorrow he may be available and I'm going to circle back to him and I'm going to schedule a time where we can walk out there.
(inaudible comment)

Mr. Valladares: Ok, thank you.

Ms. Cabrera: Ok, thank you.

D. Club Manager – Monthly Report

Mr. Correa: Moving on to club manager.

Mr. Correa: For me, there's not much to report other than a few minor repairs.
(inaudible comment) Marcus noted that we were having some issues and we've been

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going back and forth with the arms, and there was like a delay issue where it wasn't communicating properly with some type of signal with fire rescue and after much back and forth we finally got a new radio. (inaudible comment) Other than that, just a few minor repairs, oh there is one thing, the service agreement with Bright & Blue, it did increase slightly, it would be \$130 a month, which comes out to \$1,560 more a year.

Mr. Valladares: So, it would be \$130 more a month.

Mr. Correa: Yes, a month.

Ms. Cabrera: Additional.

Mr. Correa: Yes.

Mr. Quesada: I checked the budget we have the money here to be able to afford it, so it would be a matter of the Board authorizing counsel if you're interested in having him amend the agreement.

Mr. Valladares: Can we look for another company and get a proposal?

Mr. Winkeljohn: This is for our pool contractor?

Mr. Quesada: Pool maintenance.

Mr. Valladares: So, get a couple more proposals and compare it.

Mr. Quesada: Ok.

Mr. Cooper: When is the last time we had an increase?

Mr. Quesada: I believe it's been like 2 or 3 years but, I can look it up, it would be roughly 10% increase. (inaudible comment)

Ms. Cabrera: It was only a matter of time.

Mr. Quesada: (inaudible comment) So if you guys want to table it and we can bring some other options back to the next meeting.

Mr. Valladares: Yes.

Mr. Winkeljohn: We might be able to negotiate with them.

Ms. Cabrera: I'm good with negotiating.

Mr. Cooper: Regardless if we stay with them or not can we please just hold them accountable to clean the sides of the pool, the tile so it's blue, not white.

Mr. Quesada: Ok.

Mr. Cooper: Like when they come out their job is to clean the tile that's on the side of the pool, not underneath in scuba gear or anything like that but, the actual visible part for everybody to see.

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Mr. Quesada: Ok, got it.

Ms. Cabrera: When did we start with Bright & Blue, I know it's been a while?

Mr. Quesada: I think it's been about a year.

Ms. Cabrera: Ok, and prior to them?

Mr. Quesada: We were with Blue Magic. (inaudible comment)

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: I would say maybe we can find some local vendors that want the bid, a little hungry for the bid, I mean ideally we would like them to stay but, you never know, maybe if you tell them we're going to bid it out they'll come back with something more enticing. Ok, any other reports?

Mr. Quesada: Not for that.

E. Manager

Ms. Cabrera: Ok, nothing else from the club manager, moving on to manager.

Mr. Winkeljohn: Nothing to report.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Cabrera: Ok, we can move to item No. 5, financial reports, approval of check run summary and the unaudited financials, is there a motion for that?

Mr. Winkeljohn: Nothing to remark about. (inaudible comment)

Ms. Cabrera: Ok.

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Cabrera: Supervisor's requests and audience comments, let's jump into the audience, that's you.

Mr. Villanueva: So Marcus Villaneuva from Mavrick Security, so I have a few things to report since September we received.

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Ms. Cabrera: Do we have anything that goes with this, like a report or anything?

Ms. Padilla: No.

Mr. Villanueva: If you want I can send you one.

Ms. Cabrera: No, I was just asking so we can open it if we had anything.

Mr. Villanueva: So, since September we received 12 complaints, since September 11 out of 12 complaints, the guards were exonerated, there was no policy violation. We were about to have 100% compliance until January 12th, and on January we received a complaint a blue mustang that was driving around the outside of the community, somebody had a dash cam and captured the blue mustang going to the gym, the blue mustang slowed down caught the person waving and initially we received the complaint, we investigated and we looked at the camera, and evidently the camera had a time stamp of 12:00 and they're going to fix that (inaudible comment). Her response was again, he gets in twice a day, and I checked it again. Right now we're at 94% compliance (inaudible comment) so I hope you guys see the difference. I did have a conversation with Mayra last year around Christmas or New Year's, one of those nights, and I also had a meeting with you Brian and an email about the transition. So, I'm still open as far as that transition, whatever you guys need, I'll go along with whatever you guys need here. We still don't know what our future with Waterstone is but, I believe you guys know what you want, so I guess we're here to figure it out together. What I will recommend to you guys is implementing some sort of system where you hold the residents accountable for going in through the visitor gate, about 80% or 90% of the road that goes to the front gates on the visitor side or whatever, the residents just get lazy who refuse to get the FOB to go through resident side. If you actually to an automated system, it's just going to have an unnecessary road if you figure out a way, or figure out way for us to assist you with that while you go through that transition, you're going to have less gate impacts, just be prepared for that. The last meeting you asked if we were willing to come and fix the gates or whatever, yes, whatever it is that you guys need. (inaudible comment) If there's some other innovative ways that you guys can lower your security costs, while increasing enforcement provided, there are license plate reader cameras, sensors, dual live cameras, but you have somebody monitoring, so we're willing to help. (inaudible comment) And I know how difficult it is especially with the holidays where you guys discuss something, and then you have to kick the can down the road for the next month and sometimes it turns into

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3 months later. (inaudible comment) So, whatever it is that you guys need I'll be contacting the staff, be in contact with Kevin from DML, we can have a sit down, a meeting of the minds, we have what's called a strategic time session and then we can come to the Board and say here's what we recommend by doing so that would give your operation the necessity, it also will make it easier so we're open to do that. (inaudible comment)

Ms. Cabrera: Does the guard keep any kind of record of the people that she or he is having to manually let in through the resident side?

Mr. Villanueva: So we can, we have tags, and we know who the residents are who come in every single day, you think if you work an 8 hour day, you know who these people are, and the problem is always complacency, and human decency, you see the same person every day, hey go ahead in, and that's where we get complaints regarding the guard popping the gate. So, we know that 89% of the people going through the gates are residents because we see them twice a day, we see them when they leave and when they come back.

Mr. Cooper: I'm sorry, maybe them asking a follow up question when they come through and they see the resident, hi just out of curiosity, is there a reason why I see you every day, why you don't have a sticker on your vehicle, is there something that we can do to help you get one because then this way then they could either jot down that license plate or whatever, and if somebody says, oh, I just don't have any time, or I don't want to spend the money, or whatever the case is and this way maybe we start having a little bit more knowledge and maybe can figure out how to get those individuals out of that lane and into the other lane.

Mr. Villanueva: Right, so we actually did that the first year that we were here, Mayra, I don't know if you remember, the guards were handed out E-Pass information.

Ms. Padilla: So, what we did was that when the guards received that, like the information for the E-Passes, and they were like, hey go get an E-Pass and they would give them the information, and the clubhouse was swamped but, it's good though because I mean we can go back to that if you want.

Ms. Cabrera: Yes, I think we need to.

Ms. Padilla: Yes.

Ms. Cabrera: I think that maybe if it's the same people over and over again, the guard maybe not so much dialogue because you have to keep people moving but, if the

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same person is coming through, are you a resident, yes, ok, well he's the paperwork that you need to fill out to get the sticker because you're going to need that in order to continue to come through this lane, or whatever.

Mr. Villanueva: So, I do this my other communities, I'm just going to give you some of my experience, if you're going to do that I would strongly request just send an email to your residents saying, hey we're going to start requiring this because there's some residents that you can't have a conversation with and the guards have identified several residents. So, if you guys can help us with that by sending an email, and then we can go ahead and identify them, we'll get with staff, we'll print out 500 of those papers or whatever, we'll pass them out and say we know this is a new requirement, please go to the clubhouse. It's a step in the right direction because what has been happening is, on your visitors side, when it comes to automation, which Kevin was talking about this, the load that happens, it breaks, so the less load you have, the more longevity you have with the actual system. The last thing you need is for DML to come out here every single week, or several times a week which is going to happen in the beginning so prepare for that because you're going to have gate stress, and then also figuring out what kind of gates you can have, or yes when you strike it does it break. So, we'll report back to you guys and figure out what's what, I'll get with Brian and Mayra next week, and then, I hate to say it but, in September of last year you gave ok to reduce the hours, and when labor goes up, my costs go up, so if you guys can help me I'd really appreciate that. (inaudible comment) So, my costs go up, and I have to give my costs to my clients, I always make sure that the orders stay the same but, if you guys have that conversations I would really appreciate it. (inaudible comment) Other than that, I have nothing else unless anybody has any questions.

Ms. Cabrera: Any questions? No. Thank you Marcus.

Mr. Correa: (inaudible comment)

Ms. Cabrera: But that's not a requirement that we have in place any way.

Mr. Winkeljohn: (inaudible comment)

Mr. Valladares: It's more of a HOA deal.

Ms. Cabrera: What do you mean?

Mr. Winkeljohn: You can't make people use a decal.

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Ms. Cabrera: Oh, right, but he's referring to, you have the requirement where your address has to match, right, that's what I'm saying but, that's not something that, I mean the attorney would probably know best because I might misspeak here but, I think that the county does require you when you move to register and change your address.

Mr. Quesada: They require it in the State of Florida.

Ms. Cabrera: Right, in the State of Florida.

Mr. Quesada: Well, if you change your primary residence which is anywhere you're living, you have up to 30 days to update your address..

Ms. Cabrera: Yes, so my point is that isn't really even something that we are requiring, we require it but, the State of Florida is requiring you to update your address.

Mr. Quesada: (inaudible comment) And second to that for the renter, you have to keep in mind that's why we have the system which is the homeowner that sells are what's paying the Non Ad Valorem Assessments to the District, that's when we have our tax roll that's our way to collect.

Mr. Winkeljohn: So, it's not our problem.

Mr. Quesada: Our business is with the O&M, so we just want to make sure we have that cross check.

Mr. Winkeljohn: (inaudible comment) So, we can't force it but, we can ask the HOAs to enforce that equation, so he's right about that, you want to get your known people out of the visitor lane as much as possible, so the due dates are done in time to have all the visitors arriving, so that's always the goal.

Mr. Quesada: (inaudible comment) And Mike, Pebblebrook II has that part of your application process for renters, right?

Mr. Cruz: Yes, that's correct.

Ms. Cabrera: They require the renters to change their address on their ID.

Mr. Winkeljohn: (inaudible comment) It already had a barcode on it.

Mr. Quesada: Correct.

Ms. Cabrera: Yes, to have the barcode but, are they requiring them to have their license match in order to get that barcode?

Ms. Padilla: Yes, because they can't get it without that, so with this application process that's how we do it, you have to get a sticker basically, and they have to do that to get a sticker so, yes.

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Mr. Winkeljohn: Something to think about. (inaudible comment)

Mr. Cooper: Would that be a master thing to put that, link it?

Ms. Padilla: Yes, and honestly to be honest with you Curtis, when I was doing that job and it was like that, there was a time when I think Marbella did it, and I think Pebblebrook II did it, and it was like they already knew, so it was easier for them to get a pool card, it was easier for them because we were all on the same page, so when it came here, they already knew what the expectation was and so they got a pool card, they got a sticker, they got their stuff for the HOA, so it was just like everybody was on the same page.

Mr. Winkeljohn: Maybe our team can try to reach out to the managers and say, hey this is coming, the HOAs involved.

Ms. Cabrera: I don't think it would be an issue, I just want to make sure that's something we could enforce.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: Ok. Anything Supervisor's requests?

Mr. Cooper: Yes, where are we at with the contract for the streetlights for FPL?

Mr. Quesada: I spoke to Carlos and I met with him the other day, the only holdup before was some kind of invoice, that was done, he said that the construction team should be spending the day with us. (inaudible comment)

Mr. Cooper: Ok. A couple of lights are out on the bridge, I don't know if you got those reported yet but, there's like 2 or 3 of them out.

Mr. Quesada: We have that on the project list.

Mr. Cooper: Ok. Also, with regards to the alarm going off here and the fire department not having access, I'd like to see if we can get a knox box installed over here, and a knox box is basically is a fire department box that only the fire department has a key for and it basically has a key for the location of the clubhouse, and basically they would have access if an alarm does go off in the future, they don't have to break anything, they could immediately get in and address what's going on and it's a little bit more streamlined, so I don't know if you need an approval which now we just lost our quorum, so.

Mr. Quesada: (inaudible comment)

Mr. Cooper: So, unless somebody sees a problem with that, it seems like it's going to work out and be beneficial.

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Mr. Quesada: Knox box?

Mr. Cooper: Yes, knox box.

Ms. Cabrera: And so the box itself would have a clicker or something that they could use to get in?

Mr. Cooper: I mean you could put a clicker in there but, typically just a key to get in, there's a key access on the outside.

Ms. Cabrera: Do we have a key access?

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: Whatever access is going to be beneficial, they'll put it back and if they don't you can just call the fire department and have the guys come back out. I know Mike, maybe next meeting would be a little bit better but, if we're going to discuss having a town hall meeting again, and if we are, what date that's going to be, if that's something we want to do.

Mr. Quesada: Can I make a suggestion, I don't think it's a bad idea but, maybe moving on to more clarity of the automation that would be the perfect talking point at the town hall, make sure everybody is educated.

Mr. Cooper: You mean prior to the installation, it coming online or?

Mr. Quesada: Well, I would say right now we still haven't finalized our operational plan for how the automation is going to work, so we'll have more up to date information but, I think that's a good time to have the town hall meeting when we're ready to go live, and maybe send an invitation to the community and let them know.

Mr. Cooper: Well, March, we talked about doing like stuff during that time while school is out, correct?

Ms. Cabrera: Yes.

Mr. Quesada: Yes.

Mr. Cooper: So, I mean realistically April would be the best time I think considering May there are a lot of people graduating and then you start getting into the summer.

Mr. Winkeljohn: April is the right month.

Mr. Cooper: So April will work out.

Ms. Cabrera: Yes.

Mr. Cooper: I mean we could finalize it at the next meeting.

Ms. Padilla: Yes, I think that would be good.

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Ms. Cabrera: April's meeting would be the 23rd, right?

Mr. Quesada: Yes, April 23rd is the fourth Thursday.

Ms. Cabrera: Ok.

Mr. Cooper: So, we'll have a pause and then do the meeting the second half or whatever.

Mr. Quesada: Ok, so April 23rd at 6:00 p.m.?

Mr. Cooper: Well, regular meeting time and then I guess take a pause and then 6:00 p.m., yes.

Mr. Quesada: Ok.

Mr. Cooper: Alright.

Mr. Quesada: So, we would recess and reconvene at 6:00 for the town hall.

Mr. Cooper: Yes. As far as the website, has everything been updated that's supposed to be updated, or are there still things pending?

Mr. Quesada: I haven't heard anything, I know that there was a resident who reached out to me about a month ago, and everything that was required was all done.
(inaudible comment)

Mr. Cooper: Ok. Maybe you could send an email, and I don't think it's something that we need to approve but, you know how we have our pictures in the guardhouses, have those been updated in a while?

Ms. Cabrera: They have.

Ms. Padilla: Yes, we got with the designer, and I actually just updated them, I have to put them up, I actually just got them updated.

Mr. Cooper: Ok, and then maybe, I know we go through guards like water but, maybe hopefully we're solidifying a little bit more but, maybe getting pictures of the guards with a name, kind of the same way they have ours, the we just maybe have an email address.

Ms. Padilla: Ok, so maybe what we could do is we could put like the supervisors, the ones that are the supervisors for now, you see what I'm saying, and then start from there.

Mr. Cooper: Well, not there but, maybe just like monthly showing, hey these are current guards, for us.

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Ms. Cabrera: Yes, like keeping us in the know of some sort, whose working the guardhouses.

Ms. Padilla: Ok, yes.

Mr. Cooper: So, just a picture of the employee, with their name, and this is who is currently working for you this month.

Ms. Padilla: Got it.

Mr. Quesada: Once a month.

Ms. Padilla: Once a month, ok, understood.

Mr. Cooper: I don't know for me, I know we're starting out the year, we have a lot of money we're talking about for the pool and all that out aspect, I know we focused a lot on that, I kind of want to also focus on the rest of District as well and there's things that we put off for years and maybe not put off, it depends on what you're looking at but, for this year I'd like to see obviously our street signs that are need of refurbishment, and I don't know what the proper thing would be because they're pretty old, they're from 2003 and we're coming up on 30 years and so I don't know if the cost associated but, I think we're getting there, just over 23 years, anyway it's getting up there. If it would be beneficial because there's a whole bunch of them that are damaged, if the cost of painting them or stripping them, refurbishing them would be greater than just getting new signs installed, I'd like to see the two different options because I know this is a project that we talked about doing for a couple of years now, and I don't know which way is going to be beneficial.

Mr. Winkeljohn: Well, you have to do an analysis and then get pricing, and get apples to apples proposals.

Mr. Cooper: Ok.

Mr. Winkeljohn: So, if the Board would like us to start that process we could definitely, is that good for the two of you?

Ms. Cabrera: Yes.

Mr. Winkeljohn: Ok, and we do have two on the phone, as well.

Mr. Cooper: The other thing was, and I know this obviously, have everybody discuss this but, the landscape lighting, there was three phases that we initially have on there, just seeing if we could tackle doing one of those, and I guess a few things with this, it improves the look of our community, it's also safer at nighttime because it's bringing more lighting to certain areas that are dark on a consistent basis. So, as people are

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walking it's a little bit safer, it also brings a different look to the community, it's also a selling feature moving down the road, like anything we do aesthetically-wise I believe from what we've seen in the past it's yielded more people wanting to be in Waterstone. So, we are very deficient, the only lighting we do have really outside of the bridges which is the newest lighting that we've done, has been the Waterstone monuments, and at one point they were all lit up with the landscape lighting behind and obviously they go damaged a lot, and then we just overlooked that and then we just went for the reverse channel lighting which is what we have now and one spotlight that goes up to the tower. So, if not the landscape lighting, at least looking at the monument area and that front part of the community coming in as seeing what we can do to brighten those areas for 2026. Only two other things, the golf cart I think is in need of change, it has a lot of years on it, it was a refurbishment, it wasn't even a brand new golf cart when we got it, and it's squeaking, and I'm not in it all the time but, Mayra is driving around, I mean it could be due for refresh and then lastly would be potential two fountains for the lakes, at least one, if we could do two that would be great. That's kind of my vision, I know we spent a lot of time with maintenance and sidewalks and all this other stuff, actually really putting into the community improving it so that when people over the next coming year see all these wonderful changes, obviously affordability-wise assuming they can say, wow, we really did some stuff in the District and it's really noticeable for residents and visitors alike. That's all I have.

Ms. Cabrera: Ok. I do agree that the lighting is something that we've heard from residents often so, if we could do something in regards to that, I think that would be a great idea, that we do have it up for repair. There's a lot of dark areas and people love to walk and run, so I agree with that. I would love to see the fountains but, I don't know what that would look like in terms of costs. I did want to ask if we had any updates on the playground, I know we were talking about lighting?

Mr. Correa: I spoke to Henry in the middle of March, I'm going to meet with him tomorrow.

Mr. Cooper: Ok, I'm on shift tomorrow.

Mr. Correa: (inaudible comment)

Mr. Cooper: I mean you could call in if anything.

Mr. Correa: Yes, absolutely. I mean we spoke about it. (inaudible comment)

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Mr. Cooper: Paint the poles, six of them, 3 and 3.

Mr. Correa: Anchor it.

Mr. Cooper: Yes, anchor it in the center.

Mr. Quesada: (inaudible comment)

Mr. Cooper: Yes, paint it to match the other ones.

Mr. Correa: (inaudible comment)

Ms. Cabrera: If you could ask about maybe some flood lighting instead, just to see both because I don't know, the lighting over kind of concerns me a little bit, but maybe we can compare the two.

Mr. Correa: Ok, I'm good with that.

Ms. Cabrera: Ok.

Mr. Cooper: If it doesn't make sense, like I said, I don't know how sturdy that is up on the center, it might not be a good anchor point to do that, so if not, having the posts go up and be able to square it versus on an angle, like I said I don't want to have any issues where kids are climbing on that and fall.

Mr. Quesada: (inaudible comment)

Ms. Cabrera: I had something else, I don't remember now. When we do have more discussions about the plants for like now that we're doing the exit route or whatever we want to call that, did we include the school in any conversations or in any plans or anything like that, are they aware?

Mr. Quesada: No, other than, if we can get this confirmation from them to do the demolition that week, where there's no school, I mean as of yet, remember, the city did not include anything at the guardhouse 2, so nothing that we're going to be doing should affect school traffic but, I do think to add on to these items, we need to revisit the permitting, once we do the emergency turnaround at guardhouse 1 because what the city indicated was that was that the county needed to sign off on inspections were already done at the Boulevard. (inaudible comment) In this case because we're adding an emergency turnaround, the county may want to get involved before we get going for guardhouse 1. The city has already told us guardhouse 1 and guardhouse 3 are doable, so guardhouse 1 we're going to revisit with the county and the city, once the demolition and all that turnaround stuff is done, so I won't have any information on that until then but, I could probably when we start getting there I may want to go back to that.

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Ms. Cabrera: Ok. That's it, I don't have anything else.

Mr. Cooper: I did have one other thing, the palm trees, what's going on with them in front of the guardhouse, I've never seen palm trees die before, and it's just very odd that one location is having so many issues.

Mr. Quesada: Terry, are you on the phone?

Mr. Glynn: I'm here.

Ms. Padilla: So, just to let you know Curtis, and Terry, I'm telling them a little bit about the palms the ones that are in front of the guardhouse, the ones you and I discussed.

Mr. Glynn: Ok, good, go ahead.

Ms. Padilla: So, we did report them, they did tell us that they were feeding it, Terry suspected it because it was yellow, and he said that they tested them, and do you want to piggyback on that Terry?

Mr. Glynn: Yes, we lost the other king alexanders, and I recommend that we don't put any more king alexanders in there that we use solitaire palms which are at the other Waterstone gate and not as susceptible and BrightView ensured us they would warranty those palms.

Mr. Quesada: I don't think it was the right location for those kind alexanders, we had a lot of issues around the median to the guardhouses. (inaudible comment)


SEVENTH ORDER OF BUSINESS Adjournment

Ms. Cabrera: Alright, we just need a motion to adjourn.

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

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Secretary / Assistant Secretary

Signed by:

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Chairman / Vice Chairman

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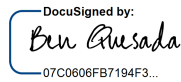
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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
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Payment Events	Status	Timestamps
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