

**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, February 26, 2026, at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

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

Also present was:

Scott Cochran	District Counsel
Alejandro Aleman	District Engineer
Paul Winkeljohn	District Manager
Mayra Padilla	Field Manager
Brian Correa	Club Manager

(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.

Mr. Cooper: Just let the record show there is nobody in attendance from the audience with us today.

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SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
January 22, 2026 Meeting**

Mr. Cooper: We can go ahead and go to item No. 2, approval of the minutes of the January 22, 2025 meeting. Any changes, or amendments, hearing none, seeing none, nothing from the attorney?

Mr. Cochran: No.

Mr. Cooper: We need a motion to approve.

On MOTION by Ms. Rivera seconded by Mr. Valladares with all in favor, the Minutes of the January 22, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Staff Reports

Mr. Cooper: Moving on to staff reports, Mr. Attorney, you're up.

**A. Attorney – Consideration of Request for Adjustment to District Counsel
Fee Structure**

Mr. Cochran: Thank you. So, in your agenda packages on page 27 we have a letter from Mike Pawelczyk at our office and this is never a fun conversation to have but, we've had our current fee structure in place since 2023. I think at that time we adjusted it but, it's been a really long time since we've done it prior to that. So, like a lot of your other contractors our costs are increasing as well, the cost of living and everything else. So, we like to do this far ahead time it doesn't impact the current budget year, so we have our adjustment of our rates that would be effective October 1, 2026, so beginning next fiscal year and the current fees are \$275 for partners, and \$225 for associates, so we're just requesting a \$25 increase to each of those rates, so the partners would be \$300 and associates would be \$250, so we would request a motion to approve that.

Mr. Valladares: I have question.

Mr. Cochran: Sure.

Mr. Valladares: You're request is in line with the budget?

Mr. Cochran: Yes.

Mr. Valladares: Ok.

Mr. Winkeljohn: I would also from staff report to you that your historical legal fees have always been below budget and when staff prepares your 2027 budget when this

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would take effect for Scott, we do not anticipate having to change your line item for it because historical fees are usually more than sufficient to cover that. (inaudible comment)

Mr. Valladares: Ok.

Mr. Cooper: Does anyone else have any further questions? Jessica, do you have any questions for what we're talking about, or do you know what we're talking about right now?

Ms. Cabrera: Yes, nothing from me.

Mr. Cooper: Ok, so I need a motion to approve from the Board to approve the \$25 increase for those two items.

On MOTION by Mr. Valladares seconded by Ms. Rivera with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

Mr. Cochran: For now that all I have to report unless anyone has any questions, and just to clarify that's effective October 1, 2026, beginning of your next fiscal year.

Mr. Cooper: Ok, thank you.

B. Engineer – Update on Pool Capital Improvement Project and Guardhouse Automation

Mr. Cooper: Alright, moving on to Mr. Engineer, update on pool capital improvement project and guardhouse automation.

Mr. Aleman: Yes, so regarding the pool we've been in communication with the pool company for additional services that we last discussed which would be the pipe running from the pool shelf to the pool equipment, as well as some pool equipment, or whatever is associated with swapping the pump out. We did get back one pool proposal from Frank Keys at Blue Green, they stated that they would also like to participate, they were a little bit late in returning to us their proposal but, they do seem interested and also provided that, so I'm not sure if they provided it before the agenda.

Mr. Winkeljohn: Right, I didn't get it from them.

Mr. Aleman: Ok, so I discussed this with Ben as well, giving the magnitude of this project I still encourage the Board to give us more time to have more participating bidders. We are expecting any day now to get a proposal from Blue Green, the maintenance

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company that works on the pool now, and we'd at least like to have a third participating bidder.

Mr. Winkeljohn: I think it's Bright and Blue.

Mr. Aleman: Ok, I'm sorry, thank you for the correction. So, I'd say personally I think it's best for us to wait until we have three bids before moving forward with this item. I know it's time sensitive but, again, given the cost associated with this contract I think it's what's best. I don't know if the Board has any questions pertaining to that but, we'll do the best we can, and we reached out to at least 7 plumbing contractors, and typically they want to do the entire quote, they don't want these repair contracts, so unfortunately we've seen a lot of lack of engagement on this bid but, we'll keep working with the contractors to get a second and a third bid hopefully before the next Board meeting.

Mr. Cooper: So, for that they would want to completely dig up the pool and recement everything and do everything from scratch is that what the consensus would be from them?

Mr. Aleman: Yes, most pool contractors would want to demolish the entire pool and reconstruct it for liability purposes, they don't want to have any sort of bid that they're liable for because they cut the existing system of the pool but, with that being said, there are contractors that did say they were interested in participating, they just haven't submitted their bids yet, so I'm hopeful that we'll have 3 qualified participating bidders before the next Board meeting.

Mr. Cooper: So, with the changes what was the price difference from what we previously had?

Mr. Aleman: So, Frank Keys set is aside as an optional service, so that would be the price difference stated under options, and on the second page I believe there's a line item listed as optional service.

Ms. Padilla: Yes, there is.

Mr. Aleman: So, that would be the additional cost of replacing some of the pump components and the pipe run from the pool shelf to the pool equipment.

Mr. Cooper: Ok.

Mr. Aleman: So, this is just a frame of reference, and I'm hoping to see the rest of bidders participating for the next coming meeting.

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Mr. Winkeljohn: (inaudible comment) We also asked for opinions on what's the urgency of this level of repair, we're done with the repair, the pool is open, and say summer goes by we wait but the pool would stay open without any unusual interruption or a planned interruption is the right way to say it, and then take this up probably a year from now, or coordinate in December timeframe when the pool is not very active that's when you would schedule a repair. So there's two benefits to that, one, the obvious, we don't interrupt the higher peak usage of the pool, and the second benefit is it's timed better to your most recent assessment increase because you won't realize that value of that cash until next year because you'll have to save this year's, plus next year's revenue to really have a treasure chest to attack this level of project and that's what was considered, that's one of the reasons, you don't want to raise your assessment twice as much, it's just sort of collected over time, and you have to see how you go out through the year if the room caves in, or something weird happens, then you're really in trouble, you're using all your reserves or something like that but, given the fact that this can wait, staff recommendation is to consider this a 2027 project, build out really good quotes, and say we're going to start and pull the trigger after October 1st when the weather cools off and have the least amount of impact on your residents.

Ms. Rivera: Yes, I think so more than anything because last summer the pool was shut down most of the summer.

Mr. Valladares: Yes.

Ms. Padilla: Because of leaks, and the Master Board did reach out to us too so they could do their Taste of Waterstone so they kind of wanted to see when we were going to do it, we can do some activities here too for the HOA, so I think it's a great idea for us to try to wait, during December because a lot of people don't come, and wait for us to do it then.

Mr. Winkeljohn: That's staff recommendation, in concert with our engineer who says there's nothing urgent that forces us to do it quickly than later.

Mr. Valladares: In the interim are we going to be getting other companies.

Ms. Padilla: Yes, that's what he's saying.

Mr. Aleman: Yes, that's our option to have multiple participating bidders.

Ms. Padilla: And we did get another quote but, they didn't include the replumbing of it, so we just wanted to give you guys that information.

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Ms. Rivera: And will they hold the price 6 months out.

Mr. Winkeljohn: We talked to them about that.

Mr. Aleman: That could be something I could coordinate with them.

Ms. Padilla: Yes, and sometimes he can sign contracts and say, hey will you hold the price for us.

Mr. Cooper: So, we did have plumbing replacement in the first scope of the work, correct.

Mr. Aleman: That's right.

Mr. Cooper: And then this for the \$32,018.76 from Frank Keys, that's just for the additional from where we were going to do for the equipment, right?

Mr. Aleman: That's correct, yes sir.

Mr. Cooper: Ok.

Mr. Winkeljohn: (inaudible comment) There's no direction other than nods and that's a good plan.

Mr. Cooper: Yes.

Ms. Rivera: I think I'm good with waiting.

Mr. Winkeljohn: Alright, no objection, thank you, back to the engineer.

Mr. Aleman: Ok, so as far as the U-turn for the guardhouse automation project, I spoke to Thomas briefly before today's meeting and he is coordinating the plan with the City of Homestead Public Works, so as soon as they approve that we should have a green light to proceed with that project, so that's where they currently stand at. I know City of Homestead has been quite backed up, there have been a few other projects that they're taking quite long to review plans and get back to us with comments but, that was submitted a few weeks ago, so we're hopeful again that by the next Board meeting we'll have an update on that as well and hopefully a green light to proceed with that project. Just as a reminder, that's part of the paving U-turn at the entrance to get the green light from the city to automate the gatehouse.

Mr. Cooper: Is there anything else that we can do on our end to help expedite that, or do you see a way?

Mr. Aleman: No, at this point it's in the city's hands but, I could talk to management to see if maybe there's another point of contact but, other than that, the agent has been

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the one that's familiar with this project from the beginning and we reached out to her regarding this and also expediting it but, it's out of our hands.

Mr. Cooper: Ok, thank you very much. Any further updates?

Mr. Aleman: Yes, I do have a third item and it's not part of the agenda here but, we did get a request to look into some sound wall that is being built as part of the widening project at the Turnpike. There were some complaints regarding the rubble and debris from the project site encroaching on to the District property, and we looked into it, the project is tentative but, it's likely to be finalized in late 2028 so they're mobilizing and still working on it but, what we could do is keep tabs on their waste management and debris management, and if it does show to be a trend that they're not picking up after their debris then maybe I would say we could take action but, for now, I would just say we continue monitoring it for now and keeping tabs on that since the project is going to take another couple of years to finalize. So, just something to keep in mind, I did type up a formal email, so maybe that could be included in the following agenda but, otherwise I say that we'll continue to monitor that.

Ms. Padilla: And also we have been on our drives, we've been checking on it, actually one of our Board members came to check it with us, so it's included in the report.

Mr. Aleman: Oh, it is.

Ms. Padilla: Yes, it's included in the report, we've been monitoring it.

Mr. Aleman: Ok.

Ms. Padilla: So, we've been taking pictures of the area, and it's on page 34 of the agenda.

Mr. Aleman: Ok, and as far as encroachment is concerned we did find the engineering plans for this and that wall is supposed to be offset 8' from the District property line, so the only way to know for such would be with a surveyor, and I don't know if that's warranted at this point of time but, it's about a 500,000 kilobyte file, it's a huge file but, we could provide it for the Board to look at, or maybe the sheets that show it.

Mr. Winkeljohn: Yes.

Mr. Aleman: I think that would be more practical because otherwise it's huge file to transmit and move around but, maybe that could be provided at the following Board meeting.

Mr. Winkeljohn: (inaudible comment)

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Mr. Aleman: So, that's intended to be the offset from the property line 8' to be determined.

Mr. Winkeljohn: It's 5' to 8', so it's very close, usually the property line is at the crest of that hill, and then there's sometimes another 15' or 20' so in this case obviously it's a shorter easement but, that doesn't look very big.

Mr. Cooper: Don't we have our survey that we did, the survey of the entire District, that would show where the property line is?

Mr. Winkeljohn: Yes, we have the one that we did for the property lines.

Mr. Aleman: So, one thing that we could do is we could superimpose that survey with the design work and see.

Mr. Winkeljohn: Ok.

Mr. Cooper: Just let the record show that Mike Cruz is physically in the building and in attendance.

Mr. Winkeljohn: So, we'll pursue that and give you a report.

Mr. Cooper: Ok.

Mr. Valladares: Really you have an easement, the CDD easement and then you have water here.

Mr. Winkeljohn: (inaudible comment)

Mr. Valladares: Then in the next picture where the trees are you can see it.

Mr. Winkeljohn: Yes, but that's not land, so there's no maintenance, so the maintenance to the end of the tree line or the property line is different than that.

Mr. Valladares: Right but up to there, it's fine.

Mr. Winkeljohn: so, let us get the facts and then we'll see what we can do to consider it but, this one is a little tight, like if you had to fix that lake bank with heavy equipment, you're not getting a big machine in there for sure. (inaudible comment)

Mr. Cooper: Is there anything like the Turnpike has done for communities that are impacted by these wonderful walls, the sound detecting walls?

Mr. Winkeljohn: You mean for free?

Mr. Cooper: Well outside of that, the noise reduction, aesthetically wise, obviously it has these really cool indentations that looks like real brick, as far as like putting like edging in behind it on the other side, have you heard of that? Does that happen because that would impact the walls to help out the communities aesthetic wise?

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Mr. Aleman: So, as far as hedges to line the wall, I could see their landscape plans to see if that's something that they have in mind. I know one side is going to be lined by a chain link fence, and that's the most aesthetically pleasing for the perimeter. So, I can check out the landscape plans to see if their intention is to line it up with some form of hedges. Honestly I don't think so because hedges imply irrigation and maintenance, so I don't think they're going to do but, I can look into it. Then we also have a public relations point of contact, I provided that not today, so obviously it's not going to be part of the agenda but, that could also be a useful resource.

Mr. Winkeljohn: I know the FDOT will not install bushes. (inaudible comment) They make it look like full brick, you see the ones that have like the animals, those were all negotiated improvements over the last 20 years, so that's when the walls became popular. You weren't supposed to get them, this was supposed to be naked and then the latest widening project that came out of the sky, we never saw this until they started rebuilding.

Mr. Aleman: I understand they're in the process of doing that.

Mr. Cooper: That's funny because the back story was the specific lake that this picture was taken from, the community, those trees that are on the bank across the way there, those were all planted by the HOA because they didn't want to see the other houses that were left unkept, and unmaintained, and so they put these wonderful barriers up.

Mr. Winkeljohn: And those also are much taller than the original that's there on both sides and the rest of the Turnpike have a smaller wall but, we'll find out for you.

Mr. Cooper: Thank you. Does anybody else have any further discussion on the topic? Jessica, online, do you have anything?

Ms. Cabrera: Nothing on my end.

Mr. Cooper: Ok, alright, thank you Mr. Engineer.

C. Field Manager – Monthly Report

Mr. Cooper: Moving on to field manager, monthly report, you're up Mayra.

Ms. Padilla: Yes, so for me I just have two things, like I said, we are monitoring that wall, I've been monitoring it since December. So, I have two things, and I'm going to pass this around, so as you guys know we put some lights at the playground, so when we did it we installed new poles and when they did it, they painted it, so what happens that now the playground is one color and the poles are another color, but it's the same color, it's just that the old paint is faded out. So, I asked the contractor how much it would be for them to

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paint the whole thing just to entertain it, and he told me it would be \$1,800. So, I just wanted to see if that was something that you guys were interested in, or you just wanted to hold off, I know that for the pool you guys said you wanted to hold off but, maybe do the park now and then when we do the pool, do it later. Whatever you guys want but, I just kind of wanted to put it in front of you guys to see what you guys thought.

Mr. Cooper: The one thing I didn't see on here was like a square footage of what he was painting.

Ms. Padilla: Yes, so just the playground area.

Mr. Cooper: No, I understand that but, just to kind of compare what he charged in the past versus this, for the same type of job I guess.

Ms. Padilla: I mean because he was here, so I just kind of wanted to see what that was.

Mr. Winkeljohn: We can measure it.

Ms. Padilla: Yes, we measure it but, he was already here so I asked him, how much would you charge to paint the whole thing and that's the number he gave me, so I don't know if that's something you guys want to hold off on or not.

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

Mr. Cooper: Can we just take a pause really quick and then just kind of walk out there just to see the look of it.

Mr. Winkeljohn: Yes.

Mr. Cooper: Ok.

Mr. Winkeljohn: So, on the record, we are walking outside for a fact finding mission, we'll be right back.

Mr. Cooper: Alright, just let the record show that we're all back in the building now.

Mr. Winkeljohn: Any facts you'd like to share?

Mr. Cooper: So, I think what we found out is that if we decide to go through with painting that specific area, then the rest of the pool area that isn't painted will then stand out and then we'd be coming back to the next meeting with doing the entire whole thing, so I think we're going to wind up holding off on it until we can maybe paint the entire area all at once whenever that decision is made.

Mr. Winkeljohn: Good idea.

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Ms. Padilla: Ok, and so if you guys go to page 35, there are some pictures of some walkways where the ground is not level anymore, it cracked because of the roots, so the second price is for that, and that's for \$12,000, that's for 1,560 square feet that he's going to replace. So, I wanted to see what you guys thought about that, and the pictures are on page 35.

Ms. Rivera: Is it just these four areas?

Ms. Padilla: No.

Ms. Rivera: So, there's more?

Ms. Padilla: Yes, there's more, it was just way too much to take pictures of.

Mr. Cruz: I think because of the price, I think that's a good price for that.

Ms. Padilla: Yes, and the square footage is there.

Mr. Cruz: Yes.

Ms. Padilla: And usually what we do is we do like one area and then the other area, and this time, you know we did the other area now, and it's usually like every 2 years that we do it.

Mr. Cooper: And none of these areas had root barrier previously installed by a company, do we know?

Ms. Padilla: Yes, we did that on the others, so this is the other side.

Mr. Cooper: So, this is a totally different area.

Ms. Padilla: Yes.

Mr. Cooper: Ok.

Ms. Padilla: But that price includes the root barriers.

Mr. Cooper: Ok.

Mr. Cruz: That sounds good to me.

Mr. Cooper: So, Victor, do you have anything you want ask as far as that?

Mr. Valladares: No.

Mr. Cooper: Ok, Desiree?

Ms. Rivera: No.

Ms. Cooper: Jessica, you online, we're talking about root barrier with a price of \$12,000, for 1,560 square feet of asphalt to be replaced and root barrier installed, do you have anything?

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Ms. Cabrera: No, I don't have any questions or anything to add. What area is this, clarify the area for me?

Ms. Padilla: It is right inside, so Jessica, when you're cutting through Waterstone Way.

Ms. Cabrera: Hello, are you there?

Mr. Cooper: When you're cutting through Waterstone Way, the side where Waterstone Estates Community is at.

Ms. Cabrera: Ok, got it, thank you.

Mr. Cooper: And that hasn't been addressed yet from any of our previous projects.

Ms. Cabrera: Ok.

Mr. Cooper: So, I need a motion to approve not to exceed \$12,000 from Ortiz Construction Services for the replacement of the asphalt, and removing and disposal of the debris.

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, accepting the proposal from Ortiz Construction Services for asphalt pavement repairs in an amount not to exceed \$12,000 was approved.

Mr. Cooper: Anything else from you?

Ms. Padilla: No, that's all, that's all I have.

D. Club Manager – Monthly Report

Mr. Cooper: Moving on to our club manager, Brian, you're up.

Mr. Correa: Just a few things from me, at our last meeting there was discussion about getting price checks on the monthly maintenance for the pool, there is some pricing from three different vendors starting on page 57, I believe the vendor that worked with us was called Commercials Properties, so what you're going to see is that most of them given the size of the pool, I gave them a range, and they all told me that it was much more than what we're currently paying, the rate.

Mr. Winkeljohn: In this exercise let's make sure we're not overpaying or that we're getting a good value.

Mr. Correa: Yes, absolutely. I think what we were previously paying was \$1,300 and they went up to \$1,430 and given the size of this pool, to have someone here let's say

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2 or 3 hours to clean it, it's going cost you no less than I would say about \$500 more than what you're currently paying.

Ms. Padilla: So, they come here, just to let you guys know, they come Monday, Wednesday and Friday, right?

Mr. Correa: Currently it's Saturday, because they do switch, twice a year, so it's currently Saturdays, and I believe it's Tuesdays, and Thursdays.

Ms. Padilla: Yes, and then sometimes we request an extra cleaning or whatever, so right now they come three times a week, and then when we request something extra, then they come but, for now it's 3 times a week.

Mr. Winkeljohn: So, what are the prices since he came back?

Mr. Correa: \$2,600.

Ms. Padilla: So, I know you guys wanted us to price check it and it's going to be more.

Mr. Winkeljohn: So, the request from staff is to authorize their CPI increase, that's what generated this project and we identified that it's a very normal price and we're very happy with their services, so staff recommends approving their CPI increase.

Mr. Cooper: What was the cost, do we have that?

Mr. Correa: \$1,430, up from \$1,300.

Mr. Cooper: Ok.

Ms. Rivera: Sounds good.

Mr. Cooper: Does anyone else have any further discussion on that?

Ms. Rivera: No.

Mr. Cooper: Jessica, anything on your end?

Ms. Cabrera: No, nothing on my end.

Mr. Cooper: Alright, I need a motion to approve the CPI increase for our current pool maintenance company.

On MOTION by Mr. Cruz seconded by Ms. Cabrera with all in favor, accepting the CPI increase from Bright & Blue Pools for monthly pool maintenance services not to exceed \$1,430 per month and authorizing staff to amend the agreement was approved.

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Mr. Correa: So, you've already seen this but, in our last meeting we also discussed lighting the tot lot, it was installed as you can see, it is locked so residents can't access the switch that we installed but, now there will be efficient lighting to the tot lot area when we have special events like The Taste of Waterstone, or whatever, and it looks great. There's also additional signage that we're adding because of it, we've said that the park hours are sun up to sundown and so we put one at each entrance. In addition, we also just received notice from the Knox box vendor, that they received it and they shipped it off to us. We received a two key Knox box which is basically what's required when there's an emergency situation so they don't have to break down the door, they will have access. So, there's also a bunch of fitness quotes in there, and quotes that were tabled until we get the pool fixed.

Mr. Winkeljohn: Right, so there's two things, there's a price quote for \$10,000 for the multi-station one.

Mr. Correa: Right, so there's one for the multi-station, and there's one for placing the rubber mat across the entire gym floor, just so things aren't sliding around, and there's one to rearrange the gym equipment.

Mr. Winkeljohn: Are they recommending anything else for that?

Mr. Correa: Well, we were tabling it just because we were trying to wait for the pool to be done, unless you guys have any questions.

Ms. Padilla: One more thing that I want to add is that Brian now is checking the guardhouses, one time a day, so he's going to the guardhouses now and making a maintenance list, sending it to Ortiz, so now we have extra eyes on that so it's really helping and we got some refrigerators switched out and stuff like that, so for the next report we'll add it so you guys can see it.

Mr. Valladares: Who's supposed to provide for the cleaning of the guardhouse, who is the current person to supervise that?

Ms. Padilla: That falls under me.

Mr. Valladares: Ok, so my question would be how often do you manage that and the work that's being done as opposed to having to pay the guards to clean it?

Ms. Padilla: Because we have a group chat Victor, so when something, so he's checking it one time a week, and we have a group chat that we're all included in, and when something happens then we're all included.

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Mr. Valladares: But do you think once a week check in is sufficient?

Ms. Padilla: I mean we can increase it, that's fine.

Mr. Winkeljohn: Well, it's like I just said, the guards are in there 24/7 when then they need the most useful source to tell us how the cleaning is going.

Mr. Valladares: And you see the guards, they do have to post it.

Mr. Winkeljohn: Well, some of it's in their job description.

Mr. Valladares: Ok.

Mr. Winkeljohn: So the guards do an area sweep, the pick up palm fronds, they're responsible for their perimeter, that's part of their job.

Mr. Correa: But I do speak to the guards every now and then, when I'm making the rounds, and I do try to spend some time with them to find out what's going on, what they need, and those types of issues. I know that the guard at gatehouse 2, she's very thorough and she likes her area to be very clean, so that's probably why you see that.

Mr. Valladares: Yes, I know that.

Mr. Correa: But I'm checking on that too.

Mr. Winkeljohn: So, this is the question, do you think it should be more frequent?

Mr. Valladares: Well, what I'm saying is like, let's say, for example, if you say Monday is the standard day, and then one of the days at random you check it, so when they don't know, or when his work allows him the time to go and check.

Ms. Padilla: Yes, he knows to do that, so for the next report, he'll add it to this but, I just wanted to let you guys know that we're doing that.

Ms. Rivera: And I haven't been to the gym lately but, how are we doing with the machines, I know the leg one is still out, is that the only that's out?

Mr. Correa: Currently, yes.

Ms. Rivera: Ok.

Mr. Cooper: As far as that goes, are we putting maybe a pause on the construction or the pool corrections, would that be something that we would like to entertain some of these proposals you have to maybe update the gym and the equipment that's broken before any of that occurs?

Mr. Cruz: I don't know, do we have the money?

Mr. Winkeljohn: You can afford some of these smaller projects, you might have to do a whole fence painting, just off the top of my head. There's proposals in here for a pool

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area to repair that looks like it could use it but, it's your job to decide, to look at the priorities of staff as presented to you are acceptable and if you want take one off the higher priority, that's one way to look at it. At today's request there's nothing specifically asked because of all these moving parts, now that we know that pool might be, and the consensus was to postpone that, how about if you give us one more meeting to put things in a priority list and maybe a few more type of things of some of these proposals.

Mr. Cruz: That makes sense to give you the time to do that and come back with what's going to work, what's not going to work.

Mr. Winkeljohn: There's a request for another \$500 to fix a dumbbell, staff should just do that. (inaudible comment) But like this ground repair, that's a perfect example, I wouldn't touch that because you're going to put money into it, but you might touch now but, you may damage it, so that's the kind of analysis they can do and decide, you know that would look good.

Mr. Cruz: So, I'd rather wait until you come back and let us know, that's the best way.

Mr. Winkeljohn: And that's my recommendation, the gym equipment, that's like \$10,000, that's a little bit bigger price tag. (inaudible comment)

Mr. Cruz: And I'd rather wait for you to come back and let us know.

Mr. Winkeljohn: Alright.

Mr. Cooper: Does anybody else have any discussion about the pool equipment or the gym equipment?

Ms. Rivera: No.

Mr. Cooper: Jessica, anything with regards to the gym that you want to add.

Ms. Cabrera: It was very hard to follow what you guys were talking about.

Mr. Cooper: So, just to recap, I had asked everybody if they were ok, and Mayra was just finishing up her report, and I just asked, since we had the postponement of the repair of the pool project for right now, that seeing if anybody wanted to entertain any of the proposals for the gym equipment and flooring and whatnot, and pretty much Mike said that he's ok with waiting another month. Paul said that he would rather give it another month to be able to compile all the information as far as affordability and cost with that and be able to prepare things a little bit better since they have been focusing on the pool

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information, so Mike agreed with that, and everybody else in in agreement, so that's kind of where we're at.

Ms. Cabrera: Ok, yes I agree with that, we can wait and give them time to gather more information.

Mr. Cooper: Ok. Mayra, anything further with your report?

Ms. Padilla: No, that's it.

Mr. Cooper: Alright.

E. Manager

Mr. Winkeljohn: I have a manager's report.

Mr. Cooper: Sure.

Mr. Winkeljohn: Curtis and I have been having a conversation the last few weeks about the idea of, and he's been helping me think about ways to really improve the automation process, and one suggestion I'll give him credit for was why don't we get rid of the fee for the decals, and my recommendation is that at the very least, that we should consider that a great way to sub-rate the use of the barcodes right before the automation project kicks off because that would really help people understand that the automation is coming, so you kind of kill two birds with one stone, to any of those that are non-decal users alert them, and say, hey automation is coming and make the decals free for a month or two months or three months, maybe 6 months, I don't know, so there's no excuse not to make the transition if they resisted it all this time. The guards could be giving a little handout, like hey if this resident keeps coming through the visitor lane, give them this, and that kind of thing. The same with forwarding their face, match that with a waived fee for some period of time. I'm not going to recommend a permanent removal of the decal because that will cost, it does add up and it pays for a lot, it's over \$30,000 a year I think we looked at, and that's meaningful, and when you give something away for free it loses its useful value, you know what I mean, like the psychology of it, so a little charge, I think we want that sweet talking mood during the automation rollout, so that's staff's recommendation is that the Board authorize a fee waiver, and we've already started the NPR campaign but, I would like to edit the NPR campaign to sort of utilize free decals, automation is coming, some onsite where their face and their bodies are going through the gate where it will all trigger that, hey I need to do this.

Mr. Cruz: As we get closer to completion.

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Mr. Winkeljohn: Starting now, and then when the automation is working then you switch back to normal.

Mr. Valladares: How about like doing it for a period of 60 days and wait 2 weeks from today to start counting the 60 days so we actually have time to get the information out.

Mr. Winkeljohn: Ok, I don't care, I need this in all one package which we've already started the communication, I think we use our A-frames to get visible, tell the guards kind of what I just said, give them full information and then add to that.

Mr. Valladares: What would be the amount of time that you consider to be reasonable, 60 days, 30 days?

Mr. Winkeljohn: I wouldn't put a number on it because it might be to our advantage to shorten or lengthen it depending on how the reaction is.

Mr. Cooper: And then they'll wait until the very end.

Mr. Winkeljohn: Right, and then make sure you utilize that this is a temporary relief of the fee and then they'll know not to wait because they're going to get charged for that, so that's my recommendation.

Ms. Rivera: Because we don't have a timeline yet exactly.

Mr. Winkeljohn: We're just recommending that it's all going to be very subjective at it plays out, it's smart to really cement your plans after you eliminate it a little bit because there's unintended consequences.

Mr. Cooper: Is there something that we could do maybe, like a QR code to try to help with?

Mr. Winkeljohn: Yes, that's a very good idea.

Mr. Cooper: And then be able to set it up where they can check it out, and be able to make an appointment I guess, or something along those lines.

Ms. Padilla: So, hold on, when you say free, is it like because some people have 8 people in their house, some people have 2 people in their house, so are we going to do it free like the first 2 free?

Mr. Winkeljohn: We have a rule I believe who is eligible.

Ms. Padilla: So, there is a number, that's what I wanted to know.

Mr. Winkeljohn: It should be in our rules.

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Ms. Padilla: So, that's what I was going to say, our system, like it has for Marbella Bay, there's only 3 stickers that are allowed, or two stickers that are allowed.

Mr. Winkeljohn: We leave that to be in concert with the HOA rules.

Ms. Padilla: Yes, so that's something that we have.

Ms. Rivera: What about in Oaks, what would that be like 5?

Ms. Padilla: I think it's 4 or 5 that we have, I have to look at the system.

Ms. Rivera: Ok.

Mr. Cruz: Let me know what mine is too.

Ms. Padilla: Ok.

Mr. Cooper: Alright, so we're going back to the other, you said Marbella Bay as two stickers that they're allowed?

Ms. Padilla: Yes, because they only have two parking spots assigned.

Mr. Cooper: So, I'm just asking out of curiosity because I just don't know, so husband, wife, whatever the case is, that's two stickers right there basically for two vehicles, and then if they have older kids.

Ms. Padilla: So, they have guest parking, and usually I would play it by ear through the HOA, like if we could prove that they live there, we give them a third one but, like those are very limited because their rule says two, and there's been a lot of back and forth about that but, they're going to have to go into guest parking.

Mr. Cooper: Ok.

Mr. Winkeljohn: So, is there consensus from the Board to initiate that program?

Mr. Cooper: Yes.

Ms. Rivera: Yes.

Mr. Winkeljohn: Any disagreement?

Ms. Rivera: No.

Mr. Cooper: Jessica were you able to hear everything, any disagreement on waiving fees, unknown time and frame currently for the E-Pass?

Ms. Cabrera: I heard a little bit more or less.

Mr. Cooper: Ok, so it was just that we'd also done this previously when we did something change in the system, the rollout to get everything, I think maybe somebody sent a picture, so everybody is kind of in agreement for waiving the fees right now.

Ms. Cabrera: Yes, agreed.

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Mr. Cooper: Perfect.

Mr. Winkeljohn: That's all I have, thank you.

Mr. Cooper: Alright, thank you Mr. Winkeljohn.

FOURTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Cooper: I need an approval for the check run summary and the unaudited financials.

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

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Cooper: Supervisor's requests and audience comments, we'll start with Victor, do you have anything?

Mr. Valladares: I'm good.

Mr. Cooper: Ok, Desiree?

Ms. Rivera: I'm good.

Mr. Cruz: I have a question.

Mr. Cooper: Mike, go for it.

Mr. Cruz: Question only, can I change positions as vice chairman with Curtis or someone, just changing from vice chairman to assistant secretary?

Mr. Winkeljohn: Yes, you just call for election of officers.

Mr. Cruz: Yes, if I could.

Mr. Winkeljohn: Ok, you can do it right now.

Mr. Cruz: Ok, so I would like to change positions.

Mr. Winkeljohn: So, you would just make a motion, you would move that you would like the slate of officers to be rearranged.

Mr. Cruz: Yes, I would like to make a motion to change the slate of officers.

Mr. Winkeljohn: So, just tell me who you want where.

Mr. Cruz: Ok, so for Curtis, I would like to switch positions with him.

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Mr. Winkeljohn: So, you would like to become an assistant secretary and Curtis be vice chairman?

Mr. Cruz: Yes, he would become vice chairman.

Mr. Winkeljohn: And all others to remain the same?

Mr. Cruz: Yes.

Mr. Winkeljohn: Is that your motion?

Mr. Cruz: Yes, that's my motion.

Mr. Cooper: Jessica, any comments?

Ms. Cabrera: Did he just asked to change positions?

Mr. Cruz: Yes, I did.

Ms. Cabrera: Ok.

Mr. Cooper: I don't have a problem with switching positions or titles.

On MOTION by Mr. Cruz seconded by Mr. Rivera with all in favor, Election of Officers, electing Curtis Cooper to serve as Vice Chairman and Mike Cruz to serve as an assistant secretary, and keeping all other officers the same was approved.

Mr. Cooper: Jessica, do you have any comments or requests?

Ms. Cabrera: No comments.

Mr. Cooper: Alright, I have one and I'm trying to remember what it was right now, and I'm drawing a blank. Alright, I don't have anything right now.

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Cooper: I just need a motion for adjournment.

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

DocuSigned by:
Ben Arisada
07C0606FB7194F3
Secretary / Assistant Secretary

Signed by:
Jessica Cabrera
3F11DA8B28AE7A8
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 07A3E325-CAC6-8C1F-82BD-7345A9ACDF51
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 Source Envelope:
 Document Pages: 21
 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
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 1001 Bradford Way
 Kingston, TN 37763
 eacosta@gmssf.com
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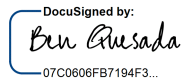
Record Tracking

Status: Original
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 eacosta@gmssf.com
 Location: DocuSign

Signer Events

Ben Quesada
 BQuesada@gmssf.com
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 (None)

Signature

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Timestamp

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 Using IP Address: 8.29.7.127

Electronic Record and Signature Disclosure: Not Offered via Docusign

Jessica Cabrera
 jesssdvcdd@gmail.com
 Chair
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 (None)

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 Signed using mobile

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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Completed	Security Checked	5/19/2026 11:43:05 AM

Payment Events	Status	Timestamps
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