

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, April 23, 2026, at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Jessica Cabrera
Curtis Cooper
Mike Cruz
Victor Valladares

Chairman
Vice Chairman
Supervisor
Supervisor

Also present was:

Scott Cochran
Alejandro Aleman
Paul Winkeljohn
Ben Quesada
Terry Glynn
Mayra Padilla
Brian Correa
Vincent Fernandez
Michael De Oliveira
Several Residents

District Counsel
District Engineer (by phone)
District Manager
Governmental Management Services
Governmental Management Services (by phone)
Field Manager
Club Manager
BrightView Landscaping
Waterstone Grand

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

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

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SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
February 26, 2026 Meeting**

Ms. Cabrera: So, next we have the approval of the minutes of our February 26th meeting.

On MOTION by Mr. Valladares seconded by Mr. Cruz with all in favor, the Minutes of the February 26, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

**Acceptance of Audit for Fiscal Year
Ending in September 30, 2025**

Ms. Cabrera: Item No. 3, acceptance of the audit for fiscal year ending in September 30, 2025, is there a motion to approve?

On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

FOURTH ORDER OF BUSINESS

**Discussion of Fiscal Year 2027
Budget**

Ms. Cabrera: Item No. 4, discussion of fiscal year 2027 budget.

Mr. Winkeljohn: Congratulations, it's that time of year again, so we put together staff's recommended budget for you all to look at today. (inaudible comment) You can let us know what you want and we can consider it at our next meeting which is the public hearing for the adoption. (inaudible comment) I was looking at our report, and this anticipates some of the automation (inaudible comment) So, we think that there's enough savings to keep the budget without an increase this year, so there's a little bit of dependency on that project automation, no change to the budget with those three pieces, if any one of them moves we're going to have to look at that others. So, if you had the urgency to do something that isn't being contemplated, the Board would have to direct staff on what it wants. (inaudible comment) It's really just to make sure you get a chance to see how it works, where we're at, and there's no service changes in this other than the anticipation of the second gate being fully automated. (inaudible comment)

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Mr. Cooper: I mean the only thing, I mean there's a couple of things that are pressing that are needing to happen would be the signs that are falling apart, and the paint is falling off of them and whatnot.

Mr. Winkeljohn: The street signs?

Mr. Cooper: Yes, the street signage, and then also too, I know you have a golf cart here, that's rather old, it's on the older side, and it might be something that we need to look into, we talked about doing leases in the past, just some other option but, I don't know if that's going to jog the budget higher, those two things.

Mr. Winkeljohn: Those street signs would be something that Ben might know.

Mr. Quesada: As of 2024 we were looking at as high \$60,000 to \$80,000.

Mr. Winkeljohn: Right, so that would be a very large project that would eat up your capital expenses for the year.

Mr. Quesada: We are going to be able to do like rustoleum touch ups and fix any signs that are completely worn out type of things but, it will be done as sporadic work whereas anything new versus \$60,000 doing everything single street signs and every community sign from soup to nuts.

Mr. Winkeljohn: And that's painting.

Mr. Quesada: Yes.

Mr. Cooper: I mean replacement, which I think may be either cheaper.

Mr. Quesada: I need to double check (inaudible comment) but I think it was about \$1,000 a post, if you guys go with the custom size that you're doing so we have 98 street signs and then about 2 dozen community signs, so you're looking in excess of \$100,000. (inaudible comment)

Mr. Cooper: And that was for the cost to replace it, that's what you're saying?

Mr. Quesada: Yes, because if you look at his proposal for the automation project, he already went and he found, and correct me if I'm wrong, he found a distributor who sells the custom posts that you guys use throughout the community, and they're about \$1,000 a pop which he included and that was already approved by the Board for the guardhouses.

Mr. Winkeljohn: Because it's a unit price.

Mr. Quesada: So, I'm just doing the quick math in my head for 98 street signs you're looking at roughly \$98,000 just for the posts alone.

Ms. Cabrera: Right, and what did you mention about 2024, that we had a proposal?

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Mr. Quesada: So, going back, this is something that we did, and it's been tabled on a few budgets is trying to get the community signs per direction (inaudible comment) and replacing all of the custom decals that are out dated a little bit, and any letters or anything out there, you can buy stickers that mention the community or street numbers on there. (inaudible comment) And the last I reported was in 2024 but the Board postponed it, and it was between \$60,000 and \$80,000 back then.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: So, that's what I'm saying, there are a number of ways to address it. (inaudible comment) we can go and get some rustoleum paint, do the touchup, replace the actual vinyl, I'm sure we can get that number down, and go with the high priority items, and the ones that look bad and the ones that you can't see anything. (inaudible comment)

Mr. Winkeljohn: So a similar option would be to divide it up into worse case areas. (inaudible comment) So, that's a normal maintenance strategy for those things, so it would be wholesale replacement versus \$1,500 a pole.

Ms. Cabrera: Are those the originals that we put in?

Mr. Cooper: I can speak about it, if you want me to.

Mr. Winkeljohn: Yes.

Mr. Cooper: So, we had basic ones, I think on the CDD side and a lot of communities had these decorative ones, and in 2008 we had swapped out with Mailboxes Etc., they swapped out everything, so we replaced all of them. I believe Beautiful Mailboxes also gave a quote, we didn't go with them, I don't know why because I was just new on this Board at that time, but I would like to see maybe if Beautiful Mailboxes could give us a quote because I've been looking at different posts companies to do installs in brand new communities or just replacement, and it might be something, they're still around and they've got good product, so it may be entertain that and see what it would cost to replace everything because it's from 2008, so instead of just kind of doing the piecemeal thing.

Mr. Winkeljohn: (inaudible comment) That's a good point, and I'm just going to do this really fast are you interested in maybe \$100 increase to the residents to try to tackle all the street signs or would you be more inclined to do it within the budget as it's presented in phases.

Ms. Cabrera: Phases.

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Ms. Padilla: Or maybe just try a couple, like maybe contact someone and just tell them, hey can you do two or three and see if you guys like them and then if you don't, then you can make a decision.

Ms. Cabrera: Well, I'm leaning more towards doing them out in phases just because they're almost 20 years old. So, if we could replace them all in phases, have them new, and then every so often or whatever, 5 years or whatever it is, maybe less, make sure that we're keeping up with them, then I'd prefer that, just because they're old as it is, I mean refurbishing these now when they're 20 years old, I don't know.

Mr. Cruz: We just did Outreach in our community, and they look brand new.

Mr. Winkeljohn: Well, my recommendation is to determine that first, and what would their quality of repair be. (inaudible comment) and then say, ok, Ben can go for that, as a small investment he could really learn from it. Most communities, I don't know too many that do wholesale replacement, the main reason is because the newer poles won't match, so if you can't replace exactly what you have easily, and so most do a refurbish. (inaudible comment) and you bought, I think it was like Curtis said, it was only about 10 years ago, maybe a little bit more when you wanted to match the decorative pole, so you went from a U-Channel on a plain pole to a decorative pole, that was a big project. (inaudible comment) From a budget standpoint, do you anticipate or would you be interested in increasing the assessment for something like that, or another project that, (inaudible comment) you have the automation reducing your costs and giving you a little bit of flexibility with your finances to be able to reduce the cost maybe as much as a third because it's a lot of money.

Mr. Cooper: Can we take a couple of posts and try that and then also have Beautiful Mailboxes come out, or a couple of other companies, or if you guys have another company that could also give us a proposal. I mean obviously we have the time because we've got the proposal from before, so we're just added a couple but those are going to be brand new for that.

Mr. Winkeljohn: Yes, all the above, we should try to somebody that we're comfortable with. (inaudible comment) But also start the legwork without getting a full replacement quote.

Mr. Quesada: so, not to exceed of like \$5,000 works and maybe we can work between meetings to get this done with one of the Board members, or whatever fits into that budget, the number of poles and bring it back to the Board at the next meeting to see what you guys think.

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Mr. Cooper: How many posts were you doing?

Mr. Quesada: I don't want to tell you how many, I think if it's \$1,000 per post let's just say, if we can get 3 or 4 done, whatever number you guys are comfortable approving, but I'm just trying to get an approved amount so we can go, and one of you could be a liaison to look for it. (inaudible comment) However many you want, and see how it is and have everybody look it between meetings, and then we can revisit this conversation at the next meeting so you can see the work in the least "X" amount of time.

Ms. Cabrera: I mean he's actually not going to do the refurbishment.

Mr. Winkeljohn: To do a refurbish on one or two of them or some number.

Mr. Quesada: Whatever we can fit into a budget that you guys feel comfortable approving today, so you can see it.

Mr. Winkeljohn: Maybe one that's got a lot of sun exposure, one that maybe doesn't just so you have a good sample. I would think that it might be in our best interest just to do an inventory of the posts and grade them, give them like A, B, C, D, E, F or whatever the differences are, and so probably A, B, C would be my guess to see the quality out there, driving around, documenting them. (inaudible comment) The question is what you have for your residents this fiscal year, keeping the assessment the same, knowing that's what you just described, is it to keep it the same or would it be good to ask for more revenue. I think I know the answer but, I'm saying it out loud for you to decide.

Mr. Cruz: I want to keep it the same.

Ms. Cabrera: I want to do our due diligence, I want to make sure we're covered, everything is covered, that we're doing what we're supposed to do financially responsibly, so it just depends, and I'm sorry I haven't been able to look at the budget, so if you want Curtis, ask your question.

Mr. Cooper: Like if it's costing \$1,000 for a brand new post and we're spending \$1,000 to refurbish.

Mr. Winkeljohn: And that's just the post, not the sign, not the decal, plus labor, so it's probably closer to \$1,500 per install.

Mr. Cooper: Ok, and I just want to obviously make it so it's reasonable like we're not dumping a lot of money to refurbishment, and it's going to be like \$100 or \$200 less than what it would cost to replace the entire thing. So, obviously you have to do your due diligence, we're going to have to compare, I mean I'm ok with painting a few, I mean the

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\$5,000 if you think that's a number that would work and we can get a couple, I just don't want \$5,000 to equate to two poles.

Mr. Quesada: (inaudible comment)

Mr. Cooper: Correct.

Mr. Quesada: So, for refurbishment, \$5,000 is reasonable sum for us to be able to do "X: amount. (inaudible comment)

Mr. Winkeljohn: I'd say closer to \$5,000 to \$10,000 should be reasonable.

Mr. Quesada: Yes.

Mr. Cooper: Ok, and then also we'd be able to do like in conjunction get like a proposal for the next meeting possible to have that so we can at least be able to see the cost for the replacement of everything.

Mr. Winkeljohn: Yes.

Mr. Quesada: I think what's going to be good now is to see how good this refurbishment looks and then getting your feedback would be helpful because I think whether we need to go with it the replacement route, or continue with the refurbishment will help us get you better actual numbers on what this is going to look like overall. (inaudible comment) Again, there's two questions out there that Paul has budget for you guys, if it's refurbish I think that's something we can tackle more of this fiscal year versus replacement we may need to do it in phases if you want to keep the assessment the same.

Mr. Cooper: I would be ok with phases if we need to do that.

Mr. Quesada: Ok. (inaudible comment) And then make a separate motion for the budget and working on that with you guys if you'd like on those proposals.

Mr. Cooper: I definitely want to help out with it.

Mr. Quesada: Ok.

Mr. Winkeljohn: So staff presents the budget with no increase to the assessments seems to be the desire then at your next meeting you can have this proposed budget adopted and you can set the public hearing, there would be no mail notice, with no increase, it would be agreed routine exercise and you all know that we can change the budget throughout the year, so we're handcuffed at all by doing this today. (inaudible comment)

Ms. Cabrera: Anything to add to that, anybody?

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Mr. Winkeljohn: So, we'll get the legwork done on different styles for repair or replacement and have some strategies for you. I do think an inventory makes a lot of sense because then we can get an idea of how big of a problem it is. (inaudible comment)

Ms. Cabrera: Right.

Mr. Winkeljohn: Like why would we do that, if it can be fixed with \$100 work of painting, but if they're structurally cracking or something like that we want to that.

Ms. Cabrera: Right, yes.

Mr. Winkeljohn: Thank you, that's all on that.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Cabrera: Moving on to staff reports, Mr. Attorney.

A. Attorney

Mr. Cochran: I have nothing specific just since we're almost into May, just reminder that your Form 1s are due by July 1st, you'll probably get an emails from the State Commission on Ethics sometime next month, you can login now even if you want with your credentials, and then also a reminder that your ethics training requirements, is an annual ethics training, so you'll have to do those 4 hours again this year and then when you do your Form 1 you'll see the box that you check to certify you completed it last year, so just a reminder to do those. Form 1 is July 1st, and the ethics training is due December 31st, so you have still a while to go on that, but just a reminder to do it but, that's all I have.

Ms. Cabrera: Ok, thank you.

B. Engineer

1) Update on Guardhouse Automation

2) Update on Pool Repair

Ms. Cabrera: Moving on to the engineer, is he on the call?

Mr. Quesada: Yes, Alex, how are you doing?

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

Mr. Quesada: Yes.

Mr. Aleman: Ok, I did one thing, I was checking the cost estimate while you were debating regarding the poles, and I'm confirming that it's \$1,000 not to exceed for permits and install, so that would include the labor for the installation as well, and that's kind of like a ceiling amount, so to be a little more optimistic about getting them for less than \$1,000

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each. I had requested a direct quote from the distributor who was recommended to me, they have the same exact design that's currently in the community and I can forward this sheet over to Ben. I will say that this was last updated in 2024, so maybe the prices have been inflated but, I'm still optimistic that it would be less than \$1,000 each.

Mr. Winkeljohn: Thank you.

Mr. Aleman: So, I'll send the information out. A small update regarding the U-turn permit application, we finally got the building department to intake the application, they were ping ponging back and forth between the building department and the public works but, we finally have a process number so the City of Homestead Building Department is processing it, and we did get a request from the City of Homestead to also run this permit application by DERM. So, we'll be getting the permit application soon from Thomas Headley to process it as well in parallel, I don't foresee there being that much push back from DERM but, the City of Homestead is requesting us to process that through them as well. As it pertains to the pool project, we haven't had any new bidders send any proposals unfortunately, we've had very little participation, we probably reached out to probably over 8 contractors, and I've only heard back from the current vendor that services the pool, and one other company, so unfortunately I don't have much news there. We did inquire about more or less a ballpark cost of what the price would come out to be if we were to replace the entire pool, and I got a conservative number back of \$250 per square foot, so in the event that the Board would want to entrain a complete replacement of the pool that would fall within the range of \$700,000 to \$800,000. So, I'm just throwing that number out there, just food for thought, while we continue to hopefully obtain more quotes or unless the Board would like to make a decision on the current quotes that we already got in hand.

Mr. Quesada: Ok, thank you Alex, you covered that, and I have an update while we're still discussing it, I talked to Kevin on the DML side for the guardhouse 3, we don't have any permitting issues there. (inaudible comment) So, he can start early next week, and some of the items were on back order, so a full breakdown even though it's your report, I was trying to get the best information that I could but, it sounds like guardhouse 3 automation where it's a much more precise schedule versus guardhouse 1 with the permitting and the turnaround.

Ms. Cabrera: Which is fine because we wanted to start there.

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Mr. Quesada: Yes, and it's a good time because we need to test it out. (inaudible comment)

Mr. Valladares: For this work that has to been done on guardhouse 3, we have obtained prior work, we have obtained the proper permits required by the city.

Mr. Quesada: Yes. (inaudible comment) The reason why we didn't get as much assistance is because I think the permit is there is because you already had an emergency turnaround and the city signed off on it, rather than us to do that leg work.

Mr. Valladares: We don't have to have a permit for each gate, like for gate 1?

Mr. Quesada: We do because there are trees back there.

Mr. Valladares: Can that be on the master?

Mr. Quesada: No because the emergency turnaround situation, they couldn't permit it, and Alex did you get an answer why it couldn't be done until after the permit was issued.

Mr. Aleman: Yes, basically because they're treated as separate tracts unfortunately, I have to check if it's all the city tracts but, since there are two different points of ingress and egress, they're requesting them to be analyzed separately, so unfortunately we didn't have the choice of doing it all under one master permit, they have to be dealt with individually.

Mr. Valladares: Thank you.

Mr. Quesada: Any other questions for engineering? (inaudible comment) Any people who respond, just food for thought for you guys, to these quotes is because I couldn't read the scope of work, the schedule that they're talking about because there's a flaw in the way the pool was designed. (inaudible comment) It was approved, it was all part of the plan, and so it washed away very easily with all the other evidence we had, the ground water table, a lake nearby, the vibrations on the pipes every time we set the 7.5 horsepower jump start from all the surges so, it's a combination of all of that's leading to your sediment washing away, so the scheduling, redoing the foundation, I think we definitely have the right scope of work to repair what's existing. Getting people to respond and reply to do a repair job of this scale, and offer any type of warranty on the work, there's not going to be a lot of people responding. So, he's reached out to 8 companies, but I think some people are reluctant to want to take on a project like that because they know it's a difficult job and it's hard to guarantee the work because of all the things I just mentioned, so I'm just putting this out there for you, I appreciate everything Alex, so it's just food for thought so you guys have a comparison, you're looking at probably anywhere

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from \$150 to \$180 per foot to do it now from the two responses that we got Frankie's and Bright and Blue about replumbing and doing everything that's been agreed to so far, and then probably a year from that being completed as long we continue to keep assessments the same, we'll have enough money collected to probably do the diamond bright and some other things. So, based on numbers that we have now, we're looking in the neighborhood of \$300,000 versus \$700,000 to \$800,000 to redo the entire pool. (inaudible comment) There are other advantages of doing the entire pool which is getting more bidders, more competition so you can get better pricing, better guarantees that are warranties on the work, and more longevity out of it but we're obviously weighing the cost in those two scenarios, so that's where we're at. I know the prices are only valid for "X" number of days, so he's going to continue to try to get more bids but, I think the closer we get to the fall and the new amounts coming in when we're ready to pay the deposit, hopefully by then we'll have at least one or two more responses if this is the direction the Board wants to continue to go.

Mr. Cooper: I'm not saying that I'm for this but, I'm also putting this out there for everybody to consider, so he was saying \$700,000 to \$800,000 and I don't know the exact number of residents we have in Waterstone II, I think it's kind of like 1,200 or 1,000 but, at the 1,200 range it was \$667 per house for the year additional, so per month it would have been \$55.55 and that's on the higher end for a brand new pool which obviously if we do that for this one year we could also be done with it then just we get a whole new pool, everything is all done. We could also do the same thing for the \$250,000 instead of waiting to do it piecemeal or however that winds up, we could do the same exact thing and we get it done, and we don't have to keep dancing around with it. Like I said, I'm just throwing this out there, I haven't thought about it too much, so I'm not saying that I want an increase but, that is I would think a plausible thing, I know we just increased Waterstone II more last year but, obviously we didn't know how the pool was going to go this way, so that's my two cents.

Mr. Quesada: No action is required at this time but, that is your update, does anybody have any more questions for Alejandro? Thank you Alex.

Ms. Cabrera: Thank you Alex.

Mr. Aleman: Alright, thank you all, have a good afternoon.

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C. Field Manager – Monthly Report

Ms. Cabrera: Ok, let's move on to field manager.

Ms. Padilla: Yes, so for field, I have repairs for the pavers, there was a car accident in that roundabout?

Mr. Winkeljohn: 41st Terrace.

Ms. Padilla: Yes, 41 Terrace, there was an accident there, one of the signs was hit, so we are repairing it. We're also monitoring the wall, and it's almost done but, I told you guys I would keep monitoring it, and that's it, that's all I have.

Mr. Quesada: And you can see the improvements to the base of the wall and we were worried about how the water was getting in, so it does look like they're still working on it, so there is progress.

Ms. Padilla: And then we were concerned that they had less than that. (inaudible comment)

Mr. Quesada: Vince, is there something you want to say, I know you came to the meeting, do you want to discuss with the Board on the landscaping side?

Mr. Fernandez: Yes. (inaudible comment) I know we discussed last time in reference to the annuals you wanted more change outs, so we're getting ready to do another change out.

Ms. Padilla: It's May 5th.

Mr. Fernandez: No, I thought it was May 1st.

Ms. Cabrera: Yes, May 1st.

Mr. Fernandez: (inaudible comment)

Ms. Padilla: (inaudible comment)

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

Mr. Fernandez: They're breaking up but, we need a change out, so with that said, I know Jessica had said she wants yellow, the only thing yellow I could find was marigolds.

Mr. Quesada: I tried some at my house, and never works. (inaudible comment)

Mr. Fernandez: (inaudible comment) So, the only thing yellow was marigolds. (inaudible comment) You might get 5 months, depending upon the weather and that's a big might. The other one is more like a ground cover.

Ms. Cabrera: I looks more like a weed?

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Mr. Fernandez: Exactly, yes.

Mr. Quesada: There are some coleus which some other Districts are doing this time of year because the weather patterns change with heat and draining, they do better in those conditions so you don't have to worry about what he's talking about with the marigolds, and I'm pretty sure there's enough variety of them to have some yellow ones.

Mr. Fernandez: So, coleus I wouldn't say yellow but, coleus have to have shade, and maybe, there is also planta plants. (inaudible comment) and they're gorgeous but they're tiny, they will give it easy two months.

Ms. Padilla: (inaudible comment)

Mr. Fernandez: (inaudible comment) Yes, and then maybe in August you would do coleus and then they will last probably some more months. Again, that's why I'm coming to you guys, I tried to find yellow, that's the options they had, the marigolds and planta, if you want to go with something, the coleus do have, I wouldn't say yellow, but like a lime green or a reddish yellow mix that they do have, coleus. (inaudible comment) Again, that's why I'm asking now, that's what I'm presenting to you, and you tell me how you want to, or leave it, or no, you tell me.

Ms. Padilla: But you would give us a credit, right?

Mr. Fernandez: So, if you want to at least keep the ones you had, we could do what we've done in the past, if you have some that you want to landscape here, yes, we can definitely do that.

Ms. Padilla: Ok. (inaudible comment)

Mr. Fernandez: Yes, we can get you a proposal.

Ms. Padilla: (inaudible comment)

Mr. Cooper: So, I guess because of the delay getting the flowers that we should have had initially, and now they're growing the way they're growing, now we have a little bit more time and you're saying you want to delay the next change out, or delay, not doing it and then skip and try to go into August with what we have now?

Mr. Fernandez: When you say delay what do you mean?

Mr. Cooper: Well, the initial one was delayed, would you not say?

Mr. Fernandez: No I wouldn't say that.

Mr. Cooper: Ok, so when we have talked about this in the past Vince, and the whole Board was on point and even Mayra, installing annuals that are not budding was never an option I believe for me or any of the other Board members, and I don't know if I'm

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misspeaking here, and so consistently we had last year that happened and we were assured that wasn't going to happen again, and then that change out happened again. So, obviously there's some type of a ball drop with either the plants not getting ordered on time to be able to get them grown but, our community looked really bad for several weeks because of that.

Mr. Fernandez: So, the only reason why they're small and if you remember you nobody had anything, we actually had a windward shift, they grow in a greenhouse, there's nothing they can do to have that. (inaudible comment) They gave us a handful of them, I think it was like 1,000 or 1,200 that they say if you want the best species at this stage, and we put them in and then we restock. (inaudible comment)

Mr. Cooper: Ok.

Mr. Fernandez: Being the largest annual grower is huge, that have to supply Lowe's, Walmart, and yes that's what we're dealing with. (inaudible comment)

Mr. Cooper: Well this is the first I'm hearing of it, I was not informed that was the way it is but, I'm saying the reasoning why this played out this way, like we're months into this and this is the first I'm hearing of it.

Mr. Fernandez: (inaudible comment)

Mr. Cooper: Right.

Mr. Fernandez: So, this is what's going on. (inaudible comment)

Mr. Cooper: Ok.

Mr. Fernandez: And by the way they wouldn't even have the marigolds. (inaudible comment)

Mr. Cruz: So, I guess it's best leaving it the way it is for now.

Mr. Fernandez: (inaudible comment)

Ms. Padilla: And just to let you guys know, we do have the other ones coming in. (inaudible comment) So, they're going to be small and the community is going to notice. (inaudible comment) So, when they put them in because they grow so the next change out would be in August, and use that money to do something else.

Mr. Quesada: I don't know if there's a need, you could do it in July or June or whatever.

Mr. Fernandez: Yes. (inaudible comment)

Mr. Cooper: So does Cost a Bunch have like an annual like a spending habit where it's like a magazine where they have options or is there like a link we could go to?

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Mr. Fernandez: They don't do annuals, they are the ones that sell annuals is True Beauty.

Mr. Cooper: Ok.

Mr. Fernandez: (inaudible comments)

Mr. Cooper: So, what's the name of the place that you guys are getting the annuals from?

Mr. Fernandez: Pure Beauty.

Mr. Cooper: Ok.

Mr. Fernandez: (inaudible comment) Remember they grow for Orlando, Georgia, so just keep that in mind. (inaudible comment)

Mr. Quesada: Do you guys want review this next month?

Mr. Cruz: Of course.

Mr. Quesada: And see if you guys have any other requests.

Mr. Cruz: I'm good with that.

Mr. Quesada: Ok.

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

Ms. Cabrera: I'm good with keeping them.

Mr. Quesada: Ok.

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

Ms. Padilla: And there's an area here that he gave us a proposal for, and I think it was like \$5,000 or \$6,000, how much was it actually?

Mr. Fernandez: I don't remember, it was a while back.

Ms. Padilla: Ok.

Mr. Fernandez: (inaudible comment)

Mr. Quesada: Ok, and it can wait because I have it in the field report to tie it to the annuals, and I think it's advantageous for them to wait to the next meeting and we'll talk about under Mayra's report because it has to the clubhouse, or it could possibly affect the clubhouse.

Ms. Padilla: (inaudible comment)

Mr. Fernandez: That's why we chose those.

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Ms. Padilla: Ok.

Mr. Fernandez: And you can let me know. (inaudible comment)

Mr. Quesada: Thank you Vince. (inaudible comment) All the hardwoods, all the palms, anything that's Terry been involved with doing inspections, meeting with them just to make sure that the shade trees are properly done and we don't see any issues going forward. (inaudible comment) Just for everyone's preference, we left off right in front of the clubhouse last year, so we did the perimeter, stopped at the clubhouse, no I'm sorry they did all the way to the bridge last year, and they picked up where they left off around the bridge, by Waterstone Grand, did all the way from Waterstone Way north, they did all of NE 41st Terrace, and they did the entire north perimeter from 137th Avenue up to the FPL easement, they will pick up next cycle and work their way back.

Mr. Cooper: One thing I do have to ask is what's the plan for the FPL easement, are we looking to increase the mowing when it's raining? What I've noticed in that area and I think the rest of the Board is familiar with it, it was cut on the 2nd, and it's so tall that it's running over the grass, and the other runners that are non-native grass, whatever that's called, weeds, and then there's large ones, or cane grass, and so it's flattening, and then a like a couple days later, they're rising back up again. So, it's something where we can look to see about getting another cut, just like kind of bring, so it's not once a month where it's constantly doing this because I don't it remember being the way it has been in the past, and we're in the same location.

Mr. Fernandez: (inaudible comment) The one you're talking is cane grass, and cane grass grows fast, so if you cut, two days later, it grows again no problem, and that's what you're seeing from your side, it's always been one time. I know last year it was brought to our attention and we did something and you paid for a cut and we gave you extra one cut but, so you were getting two cuts, but yes, it's once a month. (inaudible comment) It's not the St. Augustine grass, it's the bahia grass with cane grass, the bahia grass, it's really thick. (inaudible comment) So it's outrageous.

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

Mr. Quesada: So, I think if it's within our discretionary amount, so let's try to selective remove the pockets of cane grass, kill it off, and plant bahia grass so that it all

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matches the grass, and if we need to maybe even increase as needed during the summer months and rainy months a second cut.

Mr. Fernandez: (inaudible comment) I can get that proposal for you.

Mr. Quesada: Ok, so is the Board ok with us going ahead and getting that done?

Ms. Cabrera: Yes.

Mr. Quesada: Ok, consider it done then.

Mr. Fernandez: (inaudible comment) Anything else?

Ms. Cabrera: Did we decide on waiting?

Mr. Fernandez: Yes, and then we'll come back to you.

Ms. Cabrera: Ok, for me, I'm good waiting until August and getting that credit.

Mr. Cruz: I'm good with it.

Ms. Padilla: Ok, so we won't have an annual change until August.

Mr. Fernandez: (inaudible comment) Ok, I appreciate it, thank you.

Mr. Quesada: Thank you Vince.

Ms. Cabrera: Thank you. Alright, anything else?

Ms. Padilla: So, Mike brought us an email, if you guys go to the second tab, there's an email there, and he wants to address the Board and make a request.

Mr. De Oliveira: Yes. (inaudible comment) I think for Board members from Waterstone I were asking what's the procedure to (inaudible comment) for the master association, just the procedure so they can know, if they need to do better at A-Fram signs here at the club for you guys to post it at Waterstone and things like that.

Mr. Quesada: Just to refresh the Board's memory, per your direction, I just want to make sure, obviously for discussion there is some new Board members involved. One criteria, I know for community events you guys are usually friendly about at least the guardhouse area if it's a community event but, you kind of specific as to what was allowed and what wasn't allowed on the signs. So, I think before anything, if you guys still have the same stance just to make that clear to Michael so he has an answer from the Board so that he can coordinate with the HOA on his side. So, I just want to make sure if there isn't anything specific that you guys don't want to see on those signs, or what you would like to see on those signs, he has some feedback.

A resident: Yes, because I don't know.

Mr. Quesada: Exactly.

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Mr. Valladares: I think we need to have better communication between I and II because in the past we've had some issues with some of the information that we tried to ask for the entire community but, that has not been the case here, and I'd hate to see that continue, so I think that this is a good point, you're here, let's put that behind us and see if we can mutually help each other out with our community events.

A resident: Absolutely.

Ms. Cabrera: I think, if I recall correctly, I think the reason this is even coming about is because, was it a garage sale?

A resident: Yes a garage sale. (inaudible comment)

Ms. Cabrera: Yes, so in my opinion, and this is how I feel, I don't mind at all that we advertise the community events at the guardhouses. I don't particularly feel in favor of putting garage sales, or individual communities up there, I don't mind like events that are benefiting the entire community up there, something that looks nice, easily readable and then that is picked up within a reasonable timeframe, I don't mind that. I don't feel too fond about having garage sales advertised there, visually I don't like the verbiage on things like that and two, it just blocks people in and that's just my opinion, I would prefer that we keep it to events that are community related, like as a whole, things that you're doing for the community, so that's me.

Mr. Winkeljohn: That would also be appropriate as a District.

Ms. Cabrera: Yes.

Mr. Winkeljohn: You don't want to favor one community. (inaudible comment)
Hopefully you'll use your space for serious information. (inaudible comment)

Ms. Cabrera: Yes, I think within Waterstone II, I think we do garage sale advertisements, like in the newspaper, and like at the front of that property, in that community, I don't know that we do it at the guardhouses.

Ms. Padilla: No, we don't.

Mr. Valladares: I have a question, in our events, inside as well or and any outside events like Waterstone ID, how do you recommend that we do, we address the master board, can we go through you and have an understanding that this is mutual?

A resident: At the end of the day I'm just messenger, so it has to go through the master board so they can approve or disapprove. (inaudible comment)

Ms. Cabrera: So you would be the point of contact?

A resident: Absolutely.

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Ms. Cabrera: Ok, so he would be the point of contact.

Mr. Valladares: Ok, but it has to go through the master board?

A resident: For final approval, yes.

Mr. Valladares: So to reciprocate you would have anything that comes, you have to go to Mayra, or Brian would be your contact and it has to be brought in, every item, every time to the master board.

A resident: Yes.

Mr. Valladares: Ok, just to have that clear.

Ms. Padilla: I know one thing that we did face in the past guys was that one time there were signs put up and we weren't told, so that was one of the things that came up, and we didn't know. So, when I went to the guardhouse and I think I spoke to you, it was more like it was ok because they had seen signs out before, so I think that was kind of one of the things too.

Ms. Cabrera: Right, and it is District property so we do want to know what's on our property.

Mr. Cooper: My two cents on the matter, obviously everybody has whatever opinion they have, I know in the past we've done whether it was Waterstone I or Waterstone II, at that time we had signs, A-frame signs that had Velcro and as long as Waterstone I got the approval from the CDD and they utilize the company that we utilized to make the graphics and they got the approval first from the CDD which would be the field supervisor or clubhouse manager, or manager at the time, then they could go ahead and get that and then utilize the signs and put it up there. Obviously, that's a little bit more of a problem I think stickers that are cheaper and obviously could just be put on and taken off, I mean I would be ok with having that.

Mr. Quesada: I think they have the A-frames outside, I think they just want consent to be able to put them up.

Mr. Cooper: To take you're A-frames on and off but, if we were going to allow a garage sale that we would create the graphics for it so it's a uniform look for the entire community and it goes in front of the community, and then said it's a Saturday for the garage, it goes up Friday and then taken down Saturday after the garage sale immediately, that type of thing, and whether that's, if it's your guys A-frame then obviously you guys are responsible for it, if it was something where it was our A-frame then obviously the guards know, hey at this time it's going to be taken down, and they can bring it inside

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and make it easier. So, I would like to see obviously, anything whether it's Waterstone II master or whether it's Waterstone I master, that whatever signs are getting placed out that it's going through management that they get the approval, it's being utilized by whichever sign company that we utilize for the decals or the stickers, then they can go ahead on their own, order it, and then take care of it, so that's my two cents.

Ms. Cabrera: Do you need a vote on this?

Mr. Quesada: I think it's good, it's just an issue to make sure, and again, it's just miscommunication in the past as far as our records. (inaudible comment) I remember one time, like a post guard, you guys expressed, and it was the previous Board at the time, said that they would also like it professionally printed versus a posterboard type of thing. So, I just wanted to make sure you all had a chance to discuss this in a meeting and direction should be good enough for Michael, that he can come to us, Mayra or Brian or whoever, in the future, ask for permission but, just to have this discussion on the record will allow us to get inbetween meetings.

Ms. Padilla: Right.

Mr. Valladares: Well, I think it should be brought to the board.

Mr. Quesada: Ok.

Ms. Padilla: Mike, I have a question, about how often would you say that you guys have this?

A resident: Garage sales, once a year.

Ms. Padilla: Ok, so it would be something that you could bring to the Board.

A resident: Absolutely.

Ms. Padilla: Ok.

Mr. Cooper: But like you guys know that you guys have the Easter event, and then you guys have movie night.

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

Mr. Cooper: I mean I know how frustrating it is and I've stopped doing garage sales at my house because it's like you put all this work into it and then nobody shows up, so having the ability to have more of a visual that obviously sending it out on Next Door and doing Facebook, and Instagram, but having a visual you wind up being into the world

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of you like shopping at garage sales, and you make a right into the community and you don't see it, and then it's down here around the corner, at Pebblebrook or whatever.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: Right or whatever, I know the goal is obviously to get rid of things, and make room for your garage to be able to fit your wonderful vehicles in there but that's my take on it.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: Ok, so are we done the field?

Ms. Padilla: Yes.

Mr. Valladares: Good afternoon, my name is Victor Valladares, as most of you know, and I have an organization that has Waterstone ideas for the last two years we have been doing community activities both in here at Waterstone, as well as outside, and I have been approached this year in the last 2 weeks by three community donors on questions as to what we're going to do this year for the kids, and I said, we have to start from zero, we have to address the Board, we have to get their ok to use the venue. We're looking at possibly going back again to the back packs this time and last year we did 180 back packs and my daughter said we need to get at least over 200 or 250, well we're going to see how that works but, the first thing that we need to do is have the ok from the Board for the venue and ask them for Waterstone ideas and will carry \$1 million or \$2 million insurance policy both for the venue as well as covering every member of this Board in the event that there is any liable situation and in the past 2 years we haven't any issues. The date would be either August 15th or August 22nd and we can determine in the next 2 or 3 days, and by next week we can let Mayra know exactly what date we would like to use.

Ms. Cabrera: When does school start?

Mr. Valladares: School starts either the last week of August or the first week of September, and I don't want to leave it for the last minute like we did before and we end up have 2 or 3 events right in a row. (inaudible comment) So, I would like to know if you can help me out with that.

Ms. Cabrera: Of course I don't see why not, we did it last year.

Mr. Cruz: I'm good with it.

Mr. Quesada: Direction is fine, waive the fee obviously and it's a community event and Brian will coordinate the date for the 15th or the 22nd, is that ok?

Mr. Cruz: Yes, that's fine.

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Mr. Quesada: You guys already have a precedent on community events though.

Mr. Valladares: Thank you everybody.

Mr. Cooper: Thank you.

Mr. Winkeljohn: (inaudible comment)

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

D. Club Manager – Monthly Report

Ms. Cabrera: Moving on to our club manager, Brian.

Mr. Correa: Yes, so starting on page 92 you'll see my report overview and some action items. In regards to the report overview we had a few repairs and a few installations and noteworthy the installation for the Knox box that is for emergency fire personnel if God forbid something were to happen or the fire alarm would go off and no one is present. In our manual Curtis didn't have any contact but, he was familiar with the process to get it closed because we don't have a key for it. I'm actually in the process of trying to acquire the Madeco master key but, once I do have it, I will have everything we need to close it down. I reached out to the fire department by email but, I haven't gotten any response yet, so that is that.

Mr. Cooper: You can call 911 and then tell them it's a nonemergency and then they'll send a unit out, that's the fastest way to go about doing that.

Mr. Correa: Ok. I did want to mention that I was monitoring a leak, and I don't know if you can see it from here but, the pool has droplets but it remains operational. There are some action items, as you can see there, a few things, so as you know we've had some electrical issues in the clubhouse, constant surges, and recently I had called R&M to come and service our equipment, and they repaired the network switch which is basically a receiver that controls the sound system. They put a temporary line in there, so it's currently functional but they provided an estimate which you can also see in the report for \$3,107.98, that is for a network switch and a surge protector to protect from happening in the future. In addition to having all the equipment that's currently in there placed in the cabinet above so that it's more secure because it's currently just kind of out there in the kitchen area, so we got that and I guess we need an approval for that, a motion to proceed.

Mr. Winkeljohn: (inaudible comment)

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Mr. Correa: So that was the network switch surge protector in addition to the rewiring installation

Mr. Cabrera: And the installation total is \$1,125.

Mr. Correa: Yes.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: This is the vendor we're currently using right?

Mr. Correa: Yes.

Ms. Cabrera: I think they need to do better than that.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: So maybe the Board has to push back a little bit, it's a little pricey, the installation to install the switch, \$1,125 what are they doing exactly? When you say moving the equipment, you're talking about the equipment that's on top of the big area?

Mr. Quesada: You have two cabinets in the kitchen, on the bottom is the camera server and equipment and then on top is the audio equipment. So, the last time we went around with this because we specifically asked Yamaha, they didn't include the cost of rewiring it and mounting it to the cabinets so they put them there in between the two cabinets. (inaudible comment) So surges are the cause of your problem which is constant surges going in and out so you guys need more surge protection, so we had to make sure that was included in the proposal so that's going to cover that. In this case, they would go and rewire everything and basically mount it on the top but, I understand what you're saying about the price but that's the scope.

Mr. Cooper: I mean Brian can you explain a little bit of what's been going on and why there is also a need to go ahead and have this rewired and cleaned up.

Mr. Correa: Sure, so one there's constantly over the weekend, I'm constantly coming in Monday morning and either there's no connection to the sound system, it could be as a result of surges, it could be a result of someone touching it, I don't know, I'm just trying to square away all those options, and I think one of them would be to have it secured inside a cabinet as it's supposed to be, so I don't know if that helps.

Mr. Quesada: And thing about the surges, he's relying on having this meeting and I think there's programming involved with the server.

Ms. Cabrera: So, it reprograms and you have to go in there and fix it.

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Mr. Quesada: Right, and a lot of times when one person leaves there's accessibility there, and sometimes he needs a technician because it needs to be hard wired or reprogrammed.

Mr. Correa: Well, in this case when I came in the box itself was going crazy, the lights were all turning on and off and it didn't have any sort of protection.

Mr. Quesada: There is no perfect protection for surges especially when you get big rainstorms as many as we do here.

Mr. Correa: And it happens very often when I come in and have to reset all the servers, pretty much every weekend.

Mr. Cooper: I'm just looking here really quick on this because I didn't look earlier, I mean it's \$700 or \$800 just for the switch itself, and then there's the other one.

Ms. Cabrera: The labor was the main installation.

Mr. Winkeljohn: Yes. (inaudible comment)

Mr. Quesada: So, do you want to table this for now and have him come back with some other options at the next meeting, he can talk to them or somebody else?

Mr. Winkeljohn: Send this to Kevin and also ask him what he thinks of that.

Mr. Quesada: Ok.

Mr. Cooper: Can we do that but then also maybe not to exceed amount, maybe if they can get it lower than this way if it doesn't work getting something cheaper than we can at least get this going so there's no other damage happening to the system, not having a surge protector.

Mr. Winkeljohn: I mean we have discretion on this so we can let staff see what's the best way to do it. (inaudible comment)

Mr. Cooper: Ok.

Ms. Cabrera: And I don't know what a not to exceed number would be.

Mr. Winkeljohn: It's within our discretion so we'll get a price and get it to the finish line as inexpensively as possible.

Mr. Cooper: Thank you.

Mr. Correa: So, another action item I wanted to present was in relation to landscape, well it has to do with the landscaping as well because it's the possible tenting of the clubhouse. I think you guys were informed that it was found some wood shavings, so there were some little shavings that were found, we did an inspection of the clubhouse, nothing was found but we performed a spot treatment anyway just preventative spot

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treatment. We haven't seen any termites flying around it's just some wood shavings but, since then we have a once a month change out, and I spotted on three consecutive days where there were some shavings, and then just the other day I went out those doors and in that corner right off that exit, the door was completely full of wood shavings.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: (inaudible comment) I'm not seeing any wings or any results on that but, it could be expansion or whatever, but I think he just wants an herbicide option to bring this to you guys to check for possible termite situation.

Mr. Cooper: I don't think we tented though, we did something else didn't we?

Ms. Padilla: Yes.

Mr. Winkeljohn: We literally looked at all the high tech options.

Mr. Quesada: We did it 5 years ago.

Mr. Cooper: I thought we did some spraying or something.

Mr. Quesada: No, we tented 5 years ago, I remember, and I want you to know, when we tented 5 years we didn't even see any termites, there were none, so whatever it is you guys have going on out there, and we tried spot treatment like he just said recently, and no signs of any dead termites but we saw these little sawdust casing is what you're seeing, they're sporadically throughout and it's happening on consecutive days.

Mr. Correa: The location that it was occurring at was right at her desk and they stopped there, I haven't seen anything else.

Mr. Cooper: Is there no warranty on the termite spraying, don't they give like a few years or something like that?

Mr. Winkeljohn: It's usually a year.

Mr. Cooper: Just 1 year for that?

Mr. Quesada: He has a proposal.

Mr. Correa: I acquired a proposal just as a preliminary kind of exploratory, and it's \$4,985, and it would be tenting the entire clubhouse, and the reason it has to do with landscaping is because it's going to go over the bed of flowers in the front, so what they told me is it would be 3 days, so let's say they would start on Friday and they would setup, Saturday, and Sunday they would break it down.

Mr. Cooper: This isn't the same company that sprayed the first time.

Mr. Quesada: No.

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Mr. Correa: This is actually our current pest control company, All Florida Pest Control.

Mr. Valladares: Let me ask a question, if we were to tent the clubhouse, we would also close the pool?

Ms. Cabrera: Yes, everything has to be closed, the office has to be closed, they have to be out.

Mr. Valladares: Ok.

Ms. Cabrera: So, they did physically come out here and look and they determined that we have termites?

Mr. Correa: Yes, that was their recommendation, yes.

Ms. Cabrera: Ok.

Mr. Quesada: (inaudible comment) But again we just continue to see evidence of something going on.

Ms. Cabrera: Right, how long is the process, how long is the treatment?

Mr. Correa: Three days, Friday, Saturday and Sunday.

Ms. Cabrera: Ok, that's not too bad.

Mr. Quesada: I would just ask if we are going to move forward we don't do it over the Memorial weekend.

Mr. Correa: We want to also time it if possible with the change out of the flowers.

Ms. Padilla: So, that's why I asked Vince, and what he told me that we're able to take these things out but are going to put new annuals in front. (inaudible comment)

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: I'm just looking real quick on here just for the reviews, that company that you got, there was some negative reviews and I know other companies are going to have negative views everywhere, but there were some other recommendations in South Florida to reach out to some other people and maybe we could get a different quote for that. If there's nothing pressing then maybe bring it back to the next meeting, I'd like to see maybe a couple of other proposals just to make sure because on here it's talking about Native Pest Management, The Termite Guys, there's Man Pest Control, and all have received higher ratings according to YELP review.

Mr. Quesada: So is the Board ok waiting until the next meeting for more proposals?

Mr. Cruz: Yes.

Mr. Quesada: Ok.

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Ms. Cabrera: Ok, so we can move on to item No. 6 if the managers don't have anything else?

Mr. Correa: There was one more thing, the last action item I guess was, there was a Supervisor request to revisit some of the estimates for the gym. As per the last meeting I think Paul mentioned that we had a \$6,000 budget at the last meeting for any improvements for the gym equipment, and I did get some updated estimates for the proposals I had previously acquired which were the multi-station, I think it was a package that includes the multi-station and an additional trainer, and redoing of the floor which in reality that's the only one that we currently can do based on our budget.

Ms. Cabrera: Which one are you saying?

Mr. Correa: Redoing the floor, basically it's the rubber floor.

Mr. Quesada: I can pull it up right now and put it on the screen if you want.

Mr. Correa: And just my thought, that would be a good place to start because we wouldn't need multiple mats, just have one solid floor and it will expand your surface area when we do pick the equipment.

Ms. Cabrera: Do you have the proposal here for the equipment?

Mr. Quesada: Yes, they're all there, including pictures on page 17 on his report which would be pages 100 to 107 on your agendas.

Ms. Cabrera: Ok, so first of all, the machine that was doing the squeaking.

Mr. Quesada: It's gone.

Ms. Cabrera: We got rid of that machine.

Mr. Quesada: Yes the elliptical rider.

Ms. Cabrera: Right, ok. So this was, we were talking about replacing the all-in-one, right.

Mr. Correa: The multi-station is the one.

Mr. Cooper: There's so many different proposals here and this whole thing is very confusing here because I found some other stuff that was even cheaper than what we have here, so I'm trying to figure out what the best course of action would be so we're not like stagnant and being about to do that. So, \$6,000 is the number that we have, we cannot exceed anything further to replace anything in the gym, that's based on the budget that we have and the increases that we had from last year?

Mr. Quesada: Well again, I was reading the February minutes and you guys were having a discussion about the gym and you were talking about pool stuff, all at the same

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time, and you guys were trying to set aside as much of the assessment money towards the capital improvement budget for this year's assessments and next year to do the pool capital improvements. So, there was a discussion at that time all of your financials and looking at all the estimates, and looking into the financing of it, and thank you Brian for organizing it in a way where they can get to it quickly and basically like looking somewhere he was looking at a proposal of the floor, and he's like we can take on a project of that magnitude versus something on a larger scale because this might affect what you guys are doing at the end of the year with the pool, so that's where the discussion left off, so that's where he was talking about just using the \$6,000 to include in here, all the different flooring proposals at the last meeting when you were having this discussion.

Ms. Cabrera: Ok, the leg press is still inoperable, right?

Mr. Quesada: Well, it is operable, the first two weights you can use.

Mr. Cooper: So it's broken.

Mr. Quesada: Yes, so basically if anyone wants to leg press 20 pounds, they wouldn't be able to use that. (inaudible comment)

Ms. Cabrera: Ok, got it. Well, this \$18,000 is out of the question, and this is for the floor.

Mr. Cooper: I mean I found some that were like \$4,000 to \$5,000 for like a new piece of machine that has a lot of different stuff, there's a lot of different sales that are out there than not going with Florida Fitness Solution, or even you know what maybe utilizing them to install it or whatever but it seems like these prices are really up there in price, I mean there's even some that they have like green, one of those companies have like the green grass that you can put in there and have like a logo, and I'm not saying that we need to do that but there's so many different other options we could do like to upgrade it to like 2025 versus something that's older.

Mr. Correa: I actually did reach out to some other companies as an exploratory, and so Florida Fitness Solution who currently services our gym equipment, they don't work with any other equipment so they work with I believe Life Fitness, so if you go on the website you can see those, and that type of machinery that they service. These other companies they distribute the equipment, and if you have vendors they can service that but, we're talking about having two different vendors servicing different equipment. (inaudible comment)

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Ms. Cabrera: So if we purchase an aftermarket machine for example in, they'll refuse to service it or do any maintenance on it.

Mr. Quesada: (inaudible comment) Well, like for a warranty or whatnot, you have to be an authorized vendor on behalf of that manufacturer distributor, so if there's parts and stuff like that it would be covered under warranty, you need somebody that company who sells the equipment allows to work with them to be able to provide the parts and service that.

Ms. Cabrera: So, buying off of any of these other websites would be a problem because then we wouldn't have any way of servicing these machines.

Mr. Cooper: It just seems like they're monopolizing, like there's no competition here, and we're getting like hit up with very expensive pricing because it's either we go with them or nothing.

Ms. Cabrera: And do we have other companies that The Fitness Solution works with that we can explore?

Mr. Quesada: I think so.

Mr. Correa: I received an email just actually today from someone that works with a distributor.

Ms. Cabrera: Ok.

Mr. Cooper: I mean I would like to see instead of us trying to figure this out because we're not weight technicians, we don't know all this stuff, and we've already invested, or I know I've invested a lot of time that we're going to be searching, like it would be nice to have somebody come up with a proposal like hey, this is what the gym is going to look like, there has to be some type of a company out there that says, hey, this is the equipment that we have, this is what we're recommending and this is what the gym looks like, and we don't have to figure out, oh we should put this over here or there, like you maximize the space that we have, you come up with the design, and this is what it looks like and not numbers because this visual because we're very visual people and just numbers, obviously we can make a decision on the cost.

Mr. Quesada: He did give you the specs on some of these, there's you're multi-station there on page 105 and 106, and it has one option, and page 107 has another option.

Mr. Correa: Yes, and I did let them know that those machines fit in the spaces that we currently have now.

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Ms. Cabrera: And is there like a breakdown of the prices, like this inflight one.

Mr. Correa: Yes, the multi-station one for \$18,000 it included rearranging the gym.

Ms. Cabrera: But this machine is \$9,000 pretty much, right?

Mr. Quesada: Yes.

Mr. Correa: Correct.

Mr. Cooper: We're talking about install for something for technical equipment, it's \$3,500 for them to install this, I mean that's seems pretty pricey. I have no problem, I will donate my time and get that thing working so that we have something for the residents because another month is going by and we're here, and it's equipment that gets utilized more obviously when we have a pool that were saving up for but, I mean we're talking about tenting of \$4,000, or \$3,000 whatever ones are coming up and it's like I would like to see some progression on these things versus just let's hold off and wait until another meeting, and waiting to another meeting, but it's hard to make a decision on this because that is a lot of money it seems that's costing more money than it should cost for what we're doing.

Mr. Quesada: I will say for the work it's a good price, that I do know, that' part is legit. (inaudible comment)

Mr. Valladares: And in reference to that I'd like to ask a question, we have the face recognition equipment to gain entry to the gym, and I don't know if Kevin could tell us on a month to month basis, or a week to week basis, how many people are

Ms. Padilla: We're just looking at it today, and we've done some research.

Mr. Winkeljohn: (inaudible comment)'

Mr. Valladares: To get an idea.

Ms. Padilla: We can provide it to you guys but, we have the data, just to let you know in that system you can go and you can put monthly and it tells you anything you want to know, so we just have go and point those parameters in.

Mr. Valladares: Ok, do you have an idea of how much money beside the fact of the floor, how much usage is in there?

Mr. Winkeljohn: (inaudible comment)

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

Mr. Quesada: (inaudible comment)

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Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: There's a company called Landmark, and I don't know maybe you can look them up and find out that's the one that Curtis recommended.

Mr. Cooper: Landmark Athletics.

Ms. Padilla: Ok.

Mr. Correa: Anything specific to order?

Ms. Cabrera: I mean something similar to that multi-station.

Mr. Quesada: That piece of equipment like that, you're not going to worry about maintenance issues from day one. (inaudible comment)

Ms. Cabrera: I know but if we're buying this off of a company like that, could they give us some kind of a warranty plan or maybe something we can purchase for long term, I don't know, and then if they'll touch that, and Fitness Solution, Inc. will do the repairs.

Mr. Winkeljohn: So, no action, we have direction.

Mr. Correa: Just to make sure I'm clear, so Landmark Athletics to see about a multi-station estimate and service.

Ms. Cabrera: Yes, and service for the machine.

Mr. Correa: Ok.

Mr. Cooper: And possibly the flooring to see what they would do for options.

Mr. Correa: Ok.

Mr. Winkeljohn: Thank you.

Mr. Cooper: Give us what they suggested or a range to maximize everything and obviously be able to put whatever equipment on there. This was the other one for \$6,200.

Mr. Winkeljohn: Thank you Brian.

Mr. Quesada: Not making it specific but, we will talk to some other qualified companies that can sell gym equipment that Fitness Solution cannot, to see if there's more affordable options that will be covered under a warranty to a third party.

Ms. Cabrera: Ok.

Mr. Correa: That's it for me.

Ms. Cabrera: Thank you.

Mr. Quesada: Thank you.

Mr. Valladares: One more thing does the manager recommend that we get those safety boxes that have the phone number combinations where you can keep either a set of keys or a FOB so that in the event that battery from the one that being used by the

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weekend people fails, or is left inside the clubhouse, that person can go in and get her the alternative FOB, and get herself back into the premises without having to create too much of a problem, and by the way I think that the combination number should begin on a need to know people not for everybody.

Ms. Padilla: There's an electric one that we can change it.

Mr. Valladares: Ok.

E. Manager

Ms. Cabrera: Anything from the manager

Mr. Winkeljohn: Nothing additional.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Ms. Cabrera: Moving on to financial reports approval for the check run summary and the unaudited financials.

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Cabrera: Ok, next is Supervisor's requests and audience comments, does anybody have any comments?

Mr. Quesada: I do have another update really quick, FPL has finally gotten the final stage with the City of Homestead on 52 light replacements. (inaudible comment) I have two ideas of where to place the poles when they come in either at on the yellow striping over by the median just past the roundabout or Waterstone Way, near the bridge out there, close to where they're going to be doing work, it easily accessible with trucks but, it won't be affecting traffic because you have 25 feet wide striping there, or we have to be careful and selectively by the bridge, because as long as we're not obstructing vehicles from South Florida Water Management to get through, I have a feeling that it's going to be a little bit more because South Florida Water Management will be able more strict but, those are two areas there where accessible vehicles can do their work, and he does have a

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signed permit last week, and we went ahead and sent him a list for information about the shape of the road so they can finalize the permits.

Ms. Padilla: So both of them would start in 2 weeks is the only thing they needed most was that they needed someone to stage that because what they're going to be doing is they're going to be switching them out and it would be too much of a hassle to have to go back and forth.

Ms. Cabrera: And how long would they be there for?

Ms. Padilla: A week.

Ms. Cabrera: Ok.

Mr. Cruz: Would that include the Boulevard at all in the future.

Mr. Quesada: For now (inaudible comment) I do know that there's been some progress, Mayra will let us know.

Ms. Padilla: Yes, I went ahead and she told me she would let me know.

Mr. Cruz: Alright.

Ms. Cabrera: I mean that area is the best option.

Mr. Quesada: Ok, that's fine. (inaudible comment)

Ms. Cabrera: Does anyone have any other requests?

Mr. Cooper: I noticed on the pictures from the field report the repair of the brick pavers around some of the benches, they look great, I would like to make a request to see if that's something we could do is add dirt and sod to cover the cement border that's on the outside so you just see the pavers and not the gigantic cement line going in those areas. It just looks like that would be the next step to do, like I said the work looks phenomenal, they did a great job but, just see if we can do that.

Mr. Quesada: (inaudible comment) I'm going to get them to donate that.

Mr. Cooper: Ok. Also too, the town hall meeting, are we going to have a town hall meeting, and if so when would be the date that we need to schedule it and then obviously announce it and give everybody an opportunity to come?

Mr. Winkeljohn: Yes, that's fine we can do it in August when we adopt the budget (inaudible comment) We haven't set that date yet but, obviously we will.

Mr. Quesada: Whenever you guys set your budget adoption that would be a good time for the public hearing because we have to advertise it anyway.

Mr. Cooper: Ok. Also too, we are going to be coming, hopefully the train is going to start moving real fast with the automation real soon because it seems like the caboose has

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been going backwards but, now I think we're moving forward with that so if we could maybe look into and obviously with everything new maybe pertaining to getting bids for the security company and whether or not we keep the current one or look into entertain other companies with the change that may also have experience with dual soft gates and automation services and see what their points of view would be and whatever suggestions they have that we may not be seeing.

Ms. Padilla: I'll go to other security companies when we start getting to that point.

Mr. Cooper: I mean that's what I'd like to see.

Ms. Padilla: Ok.

Mr. Cooper: I don't know what everybody else would like.

Mr. Cruz: That makes sense.

Ms. Cabrera: I think it's time.

Mr. Cooper: Ok.

Ms. Padilla: Ok, we'll bring you guys proposals next time.

Mr. Cooper: Do we need because of the contract price, does it need to go with a RFP.

Mr. Quesada: For security I don't believe you need to.

Mr. Cochran: Unless it's in your procedural rules.

Mr. Cooper: Ok. Then there was I think you're sending in the documents that I guess for signature from me?

Ms. Padilla: We'll chat after the meeting.

Mr. Cooper: Ok, then I don't have anything else. Oh, one other thing, I also do recommend getting adding, and I don't know if you guys are ok with that, I thought we had in the past, I thought we had one, but we had like a logo and it was like a Waterstone flag, I thought we had them at the guardhouses maybe we didn't but, maybe putting one here at the clubhouse somewhere, not like massive but, just maybe at the guardhouse locations underneath the American flag. What are your guys thoughts on that?

Mr. Quesada: (inaudible comment) The only thing I'll mention is that the last time we did it was way too big, so obviously we're looking for something a little bit better, it needs to be lightweight and durable.

Mr. Cooper: The American flag.

Ms. Cabrera: We do have the flag here don't we?

Ms. Padilla: No, he's talking about remember when we had the Waterstone flag?

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Ms. Cabrera: Yes.

Ms. Padilla: That's what he's talking about.

Ms. Cabrera: But we do have the flag here, right?

Ms. Padilla: Yes.

Mr. Quesada: Make sure it's something lightweight because I remember something about it was so heavy, it was really difficult.

Ms. Padilla: And there's options on Amazon, I can find something.

Mr. Valladares: And with the discussion of flags, I would recommend that you pick up that flag that we have a 137th and bring it in for replacement because the people that were working on the flag today from Henry, had the flag on the ground.

Mr. Winkeljohn: Ok.

Mr. Quesada: (inaudible comment)

Mr. Valladares: Ok, I wasn't the only one that saw it and some people that were walking there they made mention of it, so it has to be replaced and if you want me to I'll take it over to the American Legion because they have ceremonies for this.

Mr. Cooper: One other thing, I have no problem but I don't know when you guys had meetings, and I don't know if you guys know when we had meetings or when you guys had meetings, but if you want somebody, and I'll volunteer, and I don't know if anybody else would like to come, and I know we can't all come at the same time but, I have no problem going to a Waterstone I Master meeting, and then answer any questions or just listen and take notes if you guys have any suggestions.

Mr. De Oliver: I'll let you know, I appreciate it. (inaudible comment)

Mr. Cooper: Ok.

Mr. Quesada: Thank you for coming Michael.

Ms. Padilla: Thank you Michael.

Mr. Cooper: Thank you.

Ms. Cabrera: Mike, you have any requests?

Mr. Cruz: No.

Ms. Cabrera: Victor?

Mr. Valladares: No.

Ms. Cabrera: I do have to send praises as well because the District looks beautiful and I actually got mentioned of the District looking beautiful, a neighbor in my community, so praises to you guys, thank you for keeping everything in order.

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Ms. Padilla: Yes, and we also want to thank Terry from GMS, he's been helping us a lot in the field, he's been coming once or twice a month and it's been very helpful

Ms. Cabrera: Yes, thank you Terry. The only thing I really wanted to touch on quickly was the lighting ceremony, I know we're early but you know we start early, so do you need anything for that, are we in a contract?

Ms. Padilla: So, we learned that I have arranged to reach out to people, the band, I already secured the band, and the day you guys give me the date, I send the flyer out the next month, I do have to touch base on that, so if you guys want at the next meeting, I'll give you guys an update on that.

Ms. Cabrera: Ok.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Cabrera: 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 Aresada

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Secretary / Assistant Secretary

Signed by:

Jessica Cabrera

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Chairman / Vice Chairman

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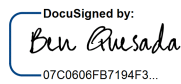
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Ben Quesada

BQuesada@gmssf.com

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Signature

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Signature Adoption: Pre-selected Style

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Signed: 6/2/2026 10:50:22 AM

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Jessica Cabrera

jesssdvcdd@gmail.com

Chair

Security Level: Email, Account Authentication (None)

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Signature Adoption: Pre-selected Style

Using IP Address: 99.83.49.150

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Timestamp

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Payment Events	Status	Timestamps