

**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, May 28, 2026, at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Jessica Cabrera	Chairman
Curtis Cooper	Vice Chairman
Mike Cruz	Supervisor
Victor Valladares	Supervisor
Desiree Rivera	Supervisor

Also present was:

Scott Cochran	District Counsel
Paul Winkeljohn	District Manager
Ben Quesada	Governmental Management Services
Terry Glynn	Governmental Management Services (by phone)
Mayra Padilla	Field Manager
Brian Correa	Club Manager
Michael De Oliveira	Waterstone Grand
Several Residents	

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

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
April 23, 2026 Meeting**

Ms. Cabrera: The first item is approval of the minutes of the April 23rd meeting, I need a motion to approve.

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On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, the Minutes of the April 23, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Cabrera: Item No. 3 is the resolution for the proposed budget for the 2027 fiscal year.

Mr. Winkeljohn: (inaudible comment) The budget proposed for you today has to do with and discussed at the prior meeting has no increase to the current assessment level, the good news with that is today's approval sets the ceiling where there's not any increase and if you chose to lower it, I don't know that you will, at your adoption hearing which you set today you could do that still, and as well the line items can be adjusted throughout the year even before the adoption you can lower them or adjust them up or down, as long as we don't cause ourselves to have to increase the assessment level when we do it. (inaudible comment) We all know the security issues, and with the automation this budget reflects that, and later on in today's agenda I know that Ben has some reports for you all, some good news about the security. So in short, I think this decision is quite easy to adopt this resolution, the hard part is picking the August date, which I think is the right timeslot that meets the rules and it's a good time of year for us to have the adoption hearing. There's no increase, so there's no public notice required to let the residents know, and you also understand that there's some conflicts with other meetings because the way the rule works is you can't coincide your meeting at the same time with other governments, School Board, and county and the city. So, there's a recommendation from staff to adjust the adoption date and what would that be Ben?

Mr. Quesada: The date would be August 20th if that's ok, and it would be exactly one week earlier, and it would still be a Thursday, just like this but a week before the 27th which would be August 20th. Does that work for everybody?

Ms. Cabrera: So, August 20th?

Ms. Rivera: Yes.

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Mr. Winkeljohn: So, staff recommends approval by motion and the date and time as stated.

Mr. Cooper: So August 27th meeting would be the 20th then, correct?

Mr. Winkeljohn: Yes, we'll move it up a week.

Ms. Cabrera: Ok, so everyone is ok with that date, yes?

Ms. Rivera: Yes.

Mr. Winkeljohn: And if you want you can do your town hall right after that, that's a good time of year.

Ms. Cabrera: Ok, so August 20th for the public hearing.

Mr. Winkeljohn: Is there a motion?

Ms. Rivera: It would be the same time, right?

Ms. Cabrera: Well, if we're going to do the town hall it would probably be the same time and then afterwards.

Mr. Winkeljohn: That's what we usually do, the Board meeting, and then a recess, and then the town hall meeting.

Mr. Cooper: Colleges are starting that weekend or whatever, so no one has a conflict with that?

Mr. Winkeljohn: What was that?

Mr. Cooper: Colleges, whoever is going to college.

Ms. Cabrera: That's fine.

Mr. Cooper: Ok.

Mr. Quesada: So, August 20th at 4:00 p.m. works everybody?

Mr. Cooper: Yes.

Mr. Quesada: And it's not tied to this motion but we discussed at the previous meeting the town hall would be the same day at 6:00 o'clock.

Ms. Cabrera: Yes.

Mr. Cooper: Is 6:00 o'clock going to be too early?

Mr. Winkeljohn: For the town hall, whatever you want, we can do that.

Mr. Cooper: Yes, ok I would say 6:30 for people to give them an opportunity to get through traffic and all that stuff if everybody is ok with that.

Mr. Cruz: That's fine.

Mr. Quesada: Ok, got it.

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Mr. Winkeljohn: Can we go back, I didn't write down who did the motion.

Ms. Cabrera: Oh, we need a motion.

Mr. Winkeljohn: We did a motion, I just heard Curtis.

Mr. Valladares: And I seconded.

Ms. Cabrera: Ok, so Victor seconded the motion.

On MOTION by Mr. Cooper seconded by Mr. Valladares with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on August 20, 2026 at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida was approved.

FOURTH ORDER OF BUSINESS

Discussion of Security Services Proposal with Veridian Group

Ms. Cabrera: Item No. 4, discussion of security services proposal with Veridian Group.

Mr. Quesada: Ok, so on page 57, and let me just kind of give you guys a recap of the last meeting, there was a Supervisor that came up at the end of the last meeting.

Mr. Valladares: What was that?

Mr. Quesada: At the end of the last meeting there was a Supervisor's request that came up at the last meeting.

Mr. Valladares: Yes, but when you say the Supervisor requested, can you be more specific, I just wanted to know.

Mr. Quesada: I believe it was Jessica, was it you that requested it, I'd have to look at my notes.

Ms. Cabrera: No, I think it was Curtis.

Mr. Valladares: Ok.

Mr. Winkeljohn: It was under the agenda, under Supervisor's requests.

Mr. Quesada: Yes, so it was requested that we audit security services just price tag it and see what else is out there. The only one that responded that I received in time for today's agenda is from Veridian Group, and they have proposal starting on page 57 there's a breakdown of their services. They do already have a footprint in Dade County and I know they're doing two other CDDs in Dade County, one up north and one a little bit closer to you guys in the Cutler Bay area. Again, I'm just throwing numbers because that's what

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the Board asked but, I can provided them with the exhibit that we've used in previous agreements just for an apples to apples quote on security services, and you have here in front of you, if you go to page 65, you'll see the total breakdown of what the annual cost would be. Right now you guys are paying, you guys are somewhere near, close to \$600,000 so it's quite a difference as far as their pricing goes. I did received a response today, late this morning from another company, US Security, and if you check your emails, I sent it to the IPads, and I asked that they always put as part of the update so we can discuss it, and it's from US Security and I have it here.

Mr. Cooper: So, confirming this proposal is how we are currently existing now, not future basis.

Mr. Quesada: Yes, and I mentioned to all the people that I reached out to that we were at some point our goal would be automated, so for the purposes of what your request was, I think it was honoring the contract and I thought it was fair to just go apples to apples and use the total hours that you guys would need, I gave them a copy of the post orders, all the nuts and bolts we can get into at another meeting but, US Security was over what Maverick is charging, they were at \$700,000 and change, so that's quite a discrepancy from what Veridian Group gave.

Ms. Cabrera: But that's not in here, right, the last one?

Mr. Winkeljohn: No, that was in an email.

Mr. Valladares: Can I make a comment, you're saying you only had one proposal, I don't think we should entertain anything unless we have three proposals, I don't care if the other proposal is a million dollars but, we have to bring to the table three proposals for me to feel comfortable.

Mr. Quesada: No problem.

Mr. Valladares: And the second thing is, so you know about it, whoever is going to make a presentation, whoever is planning on getting our contract which is the Board's right to do, change to whoever, I'd like to have them come in like other ones have shown, like Maverick has done, they come in here and make a presentation, if the Board wants to ask them any questions about their background, their footprint, how long they've been here and so on, I don't think we should rush ourselves into that.

Mr. Quesada: I agree, and I was just going to say to you guys, if you would allow us more time, I just didn't want to forget, I didn't want to show up empty handed basically, is

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what I'm trying to show you. I've been working on it, and he's the only person that responded in time, and the US Security people, like I said, they emailed me today, and I did forward it to you all.

Ms. Cabrera: I see the email but, I don't see a bid, like the actual proposal.

Mr. Quesada: It's in a Word document at the bottom of it. (inaudible comment)

Ms. Cabrera: I got it.

Mr. Valladares: Paul, one question, the next meeting is for the approval of the budget and so on, so that's August.

Mr. Winkeljohn: Yes, that would be in August.

Mr. Valladares: Ok, so we can entertain this thing in July.

Mr. Winkeljohn: Yes, plenty of time.

Mr. Valladares: Ok, so plenty of time.

Mr. Winkeljohn: And if there were a budgetary issue, you're not going to have to have to raise the assessment in the budget because you have a lot of things you can move around.

Mr. Valladares: No, and I'm all for it but, we've done it before, why not do it again.

Mr. Winkeljohn: Right.

Mr. Valladares: It's up to the people.

Mr. Winkeljohn: Right, you have a budget and you should do this sooner than later because there's two reasons, one there's a chance that you possibly would want to do it as soon as possible, and also the reduction of the services, and this is what I think, needs to be brought up before the budget meeting, is that concept of operations with that, and we have some ideas and we're pretty sure how it will work but, how they would manage it. (inaudible comment)

Ms. Cabrera: Right.

Mr. Winkeljohn: it will create better service in the future.

Mr. Valladares: And what I wanted to have like I said, even if it's a million dollars every other week, you people have done diligent work obtaining at least 3 proposals and invite those companies and make them work and talk to us and be satisfied by us when we question them.

Mr. Winkeljohn: Duly noted, and I think that's the best way as a Board for such a significant decision, and the goal of this was to, and Ben already covered it, but it's a really

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what we call a market check, it's just a quick look at the market to see what we might get out there, and now that we got one that's real low and one that's really high, we have a sense of the market which is wide spread, which it wasn't for a while. Now we can just sort of fine tune them and get them to reissue these proposals with a little more detail that we know you're going to want to see, and we'll sort of coach them into being ready in a fair way and then we'll set that date as soon as possible.

Mr. Valladares: Mr. Quesada, one last question, you said that this company, and I looked over it, and it's pretty good of what you have here, they also work for other CDDs?

Mr. Quesada: Well, right now they don't have a contract in the CDDs that I'm aware of, they are doing it on the HOA side but, they're doing it in CDDs, does that make sense, so Waterstone is a CDD but, you have HOAs, so they're doing their contract with the HOAs in two CDDs.

Mr. Valladares: Ok, in other words, I think it's MSS or something like that, that does some other community on the other side, they don't have a CDD or a Master Board, but they have individual HOAs. So, I would like to also have, not only for this, but for any other companies, give us an idea of where you worked, how long have you been in existence because we're talking about almost a half a million dollars, we're not talking about nickels and dimes.

Mr. Quesada: I understand, and Terry and Mike, can you hear us ok now?

Ms. Padilla: (inaudible comment)

Mr. Quesada: Let me try this, I'm going to turn this off for one second, hold on. Mike and Terry can you hear us now?

Mr. Glynn: Yes sir.

Mr. De Oliveira: Yes.

Mr. Quesada: Ok, good. And by the way, not to beat a dead horse but, the idea was price checking, and then if the Board was interested in entertaining another security company, the next step would be to bring the contractors to a meeting.

Mr. Cooper: How many people did you reach out, how many corporations?

Mr. Quesada: Four.

Mr. Cooper: And so we received two.

Mr. Quesada: I have four additional and I've only gotten two responses one today, and one before.

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Mr. Valladares: Ok, so you have two now and one to go.

Mr. Quesada: Yes, and again, by the way, if that's ok with the Board this is the time to discuss it is you guys are looking for somebody and hopefully not too big where this account doesn't matter, and somebody that's not too small where they can perform, so somebody that's in the middle that it's important to them, and they have a footprint to be able to handle your needs, so we may need a little more time to find them.

Mr. Valladares: At least, the price they're giving us with the presentation or the paperwork that we have, to take into consideration, if I'm not mistaken September 1st the minimum wages go up again \$1.00.

Mr. Quesada: I'll double check, I did see in some of them that they're going to pay their guards \$20.00 an hour, so I don't think that's going to be an issue because they disclose what the guards wages are but, I'll double check and make sure that's taken into consideration.

Mr. Valladares: Thank you.

Mr. Quesada: Go ahead Curtis.

Mr. Cooper: Yes, so I'm looking here at the Veridian one, I guess the question is they've been a company for how long?

Mr. Quesada: I want to say only a couple of years.

Mr. Cooper: So, this business has only been 1 or 2 years, ok I just wanted to confirm that.

Mr. Quesada: Yes.

Mr. Cooper: Ok, and I'm looking here that they have Alpha/Bravo shifts, it's 12 hours shifts, so are the guards working 12 hour shifts?

Mr. Valladares: Yes, that's an Alpha/Bravo.

Mr. Cooper: I mean I know what an Alpha/Bravo is, and we don't have that setup now, we have 3 officers that go 8 hour shifts.

Mr. Quesada: Correct, and I think again, if you guys want us to delve in and ask them, I didn't want to micromanage it, I wanted them to give the total hours.

Mr. Cooper: So they have, because it's over the 80 hours, so I don't know if the guards are going over 80 hours, or how they're managing it because obviously there's going to be overtime incorporated in that mandatory that would bleed because it's over the 80 hours.

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Mr. Quesada: Ok.

Mr. Cooper: So, I guess that would be a question to come back with when we have all the other proposals.

Mr. Quesada: Sure.

Ms. Padilla: Curtis, just to let you know, what they're doing now is that they work for 10 hours, instead of them working 40 hours. (inaudible comment) and I know there's other companies that even if they have another job, they do 12 hours shifts there too, and I'm not saying that's what they're going to do, but I'm saying that is something that people are doing now to save money. (inaudible comment)

Mr. Cooper: Correct.

Mr. Valladares: When we considered going to the 12, 3 and 10 and 4, and all of that, they're not going to change it to the Chief of Police, I believe they conducted a study and they say that the last 2 hours the officers were less productive and more prompt to have accidents because of them being tired.

Ms. Padilla: (inaudible comment)

Mr. Winkeljohn: That seems reasonable.

Mr. Cooper: So currently right now we have 504 office hours per week, that's what I'm understanding? How many office hours because I'm reading here on this page.

Ms. Cabrera: It's 504, it's broken down by 168 a week per guardhouse.

Mr. Cooper: Right, so currently right now that's what we have right now is 504 office hours, I just want to make sure confirming it's apples to apples.

Mr. Quesada: Yes, correct, so what I did again, I took the exhibit that had the spreadsheet breakdown as far as just what the total hours are, and what our shifts are, etc., and I shared that part, nothing else, plus the most recent set of post orders that you guys have. I think the first thing was the market check, the second is whoever it is that's making the presentation make whatever request we ask what their final revised proposals would be taking into consideration direction from the Board.

Mr. Cooper: So for Veridian, what is the total for their proposed contract?

Mr. Quesada: Again, we can ask them to revised it but, it's \$400,000 is what they proposed.

Mr. Valladares: How much money are we saving by switching companies?

Mr. Quesada: It's over \$100,000.

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Ms. Cabrera: I mean if we go with them, if we go with Veridian it's over \$100,000.

Mr. Valladares: So we save about \$100,000?

Ms. Cabrera: Yes.

Mr. Valladares: That's reasonable enough.

Mr. Winkeljohn: And with the new raise that would be \$15.00 an hour, and the rates will fluctuate after a while.

Mr. Valladares: Are they going to, and Ben, I assume that you had spoken to these people and you had mentioned that we have a couple of VIP guards that get additional money and so forth.

Mr. Quesada: So, exhibit B from your current security agreement is what I used, and that's why it was kind of a cookie cutter thing that we've used whenever we've made a change to do the backup and we're going to requesting them to retain a handful of guards and possibly some management with them, so they received that information but, again, I would welcome you guys to have a conversation with the contractors to make sure that they agree to those terms.

Mr. Valladares: Yes, definitely. Another thing that I mentioned last year but, I want to start right from the beginning so we start on the right foot is that, I don't see why we have to pay a retention bonus to a guard, I think that should be included in what we give the company and let the company take care of it, and correct me if I'm wrong, are we giving these people separate check as a retention?

Ms. Padilla: No, and just to give you guys a little background, we don't give the guards an increase every time, so they don't come to us every year and say, he didn't get an increase, Maverick has done things differently but, just to give you guys some background, we did that because every time, let's just say every year they don't get a raise, we would have to go and do your backup, so that's the reason we did that. So, to answer Victor's question, we don't give to the guards, and these are guards that have been with us 12 years, and I want you guys to know only a handful of raises, I think it was only 4.

Mr. Cooper: It's like a longevity bonus.

Ms. Padilla: Yes, so it wasn't like we gave it everyone.

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Mr. Quesada: And you guys have a criteria and number one, they have to be at least year with the District, number two, no write ups or reprimands and number three, I think there was a cap after 5 years that you guys had put on the officers.

Ms. Padilla: And we did that. (inaudible comment) But again, that was the thought process behind it.

Mr. Valladares: Well, is there any way that money can be directed so they know that this is not for them, this is for specific guards but, it's coming from them not directly from us.

Mr. Winkeljohn: Typically, if I could do this all over, usually I put it in the contract but, some of the communities I manage typically they would cover it for them, the residents like to be involved and they like to give the bonuses themselves, it's just the culture of the community that they like it that way and they have relationships with the guards, sometimes it drives me nuts. So, it's kind of up to you all to write the terms, and most of these firms, and most of you remember, what I know about security services is it's a labor contract, you're basically paying an hourly rate but, there are 100,000 qualified security guards in the market and you're competing for those guards, the better guards at the top, that you're paying \$16.00 to \$35.00 or even \$40.00 an hour for some. You're competing for the ones that you can afford, but you want the best of them, and so your hiring somebody who's really good, and finding that quality of guard helping you at the guardhouse, and get them through our rules. (inaudible comment), so that's what we're looking at. So, yes, the contract should reflect what we want, how we want them to be have incentive because the golden reward for us is consistency, and consistency means they don't rotate out of here as soon as they get a better job offer. (inaudible comment)

Mr. Valladares: Right because they can make more money.

Mr. Winkeljohn: Right, and one of the other items is the proximity of where they can afford to live is the other item, (inaudible comment) and those are the key factors, the quality of the guard, so once you get one, (inaudible comment) and every community I manage has those things and it just fits and you keep them and everybody is better for it. (inaudible comment) So, we're already in the process, let us get a couple more of these bids, let us vet them a little bit, like what Ben was just saying, this is kind of a rolling item, and we'll vet them now, and we'll get these concepts in front of them, they'll nod, yes we can do that, and you don't need to waste your meeting time with stuff we already have in

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there before, we'll get them in front of you and I think you're going to be happy. (inaudible comment) because you really need somebody who has some skill sets that coordinate the geographic area. (inaudible comment)

Ms. Cabrera: Ok.

Mr. Valladares: Alright moving on.

Ms. Cabrera: Are there any other questions? No.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Cabrera: Then we'll move on to the staff reports, Mr. Attorney.

A. Attorney

Mr. Cochran: No report today.

Ms. Cabrera: Alright, thank you.

B. Engineer

Ms. Cabrera: Moving on to the engineer.

Mr. Quesada: Yes, I can go over this for a second, Alex sent us an email today, it should be in your tablets but, just to give you guys an update, he's missing two pieces equipment-wise but everything else has been installed at guardhouse 3, he gives a detailed breakdown, it was sent to the IPad also but, it's a follow up to the verbal conservation of guardhouse 3 automation, all the loops have been installed, all conduit and wiring infrastructure has been installed, all timer installation and testing has been conducted, all resident names intercom infrastructure has been installed, new camera infrastructure and associated wiring. The only missing pieces are the main visitor entrance kiosk pole assembly and the addition of the LPR camera turnaround lane light, so he's almost there and he's just waiting to get some of these parts to come. So, as soon as he gets more equipment in he'll have it done and he did tell me to tell you all that he's expects that to happen within 30 days and the next time we meet it will be done and we can start talking protocols, so we're almost there.

Mr. Cruz: I know I've seen them out there working.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: Oh yes, I forgot I had this on the screen too, so you guys can actually read it along with me, ok thank you.

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Mr. Valladares: Can I ask a question?

Mr. Winkeljohn: Sure.

Mr. Valladares: I compared gate 1 and gate 2 and sometimes when someone is in the wrong place, or whatever, and they have to make a U-turn and turnaround and go back to Campbell or whatever, that's no problem with gate 2 but, you don't have that facility at gate 1, you have to go all the way to the roundabout, is there any way to shorten that?

Mr. Quesada: So, that's something that Alex discussed at the last meeting is that DERM got involved and I don't know why because it's the county (inaudible comment) but it's usually rare that DERM gets involved, but they wanted a piece of the action, all the permits are in with building department, and it's in process it's already been submitted, the documentation has and the update I got last week, they still haven't received a response from DERM but, that's the only hold up because it was already approved by this Board to do an emergency turnaround for the guardhouses, to answer your question.

Mr. Winkeljohn: It's a requirement for that gate.

Mr. Quesada: That was a requirement from the city.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: (inaudible comment)

Ms. Cabrera: That's all you have for the engineer.

Mr. Quesada: For the engineer, yes.

Ms. Cabrera: Ok, thank you.

C. Field Manager – Monthly Report

Ms. Cabrera: Then moving on to field manager.

Mr. Quesada: Mayra, do is there anything you want to talk about field-wise?

Ms. Padilla: Yes, I just want to mention is that FPL is here doing the lights, they did tell me they're going to take a month, they're almost done. I did do a drive through, and I did notice that a lot of the lights are out. I did speak to the guy, and he told that he should be done in the week or so, and I don't know if you've guys have seen that. So, right after the bridge, that's where they're staking the lights, and in the next field report I will provide pictures at night, or this was actually in the morning and they look great, and you can see the difference, they look great.

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Mr. Quesada: So, I'm glad everything is good because obviously looking at the catalog and seeing it personally it's a totally different story. (inaudible comment) but it will take more time to get the other lights in that we have, so thank you Mayra. I know it's been a process. (inaudible comment) as far as the coordination part, the execution so far has been really smooth.

Mr. Cruz: Will this every happen on the Boulevard, or no?

Ms. Padilla: Possibly, yes, we did talk to the City of Homestead, and possibly yes.

Mr. Cruz: Great.

Ms. Cabrera: Ok.

Mr. Quesada: I just wanted to mention on the streetlight part, there were two lights on the Homestead bridge, I think it's light #25, light #22 and light #5 so and I think we're prepared on the Homestead side, those were the only two lights that were on the outskirts.

Mr. Cooper: Did we, check as far the banners, the mounting brackets are they giving us new ones, or did they take the other ones off the old poles?

Ms. Padilla: No, so when those were done, they put them instantly, every single time that they do it, they put them on, I think there was one pole that didn't have it.

Mr. Cooper: No, there's a whole bunch of poles that the District had.

Ms. Padilla: Ok, I'll follow up on that.

Mr. Cooper: So basically like the bend, so did that want to take the banners down and put up the ones that they were changing out, because they put the banners up on the streetlight poles of the first half of the community that they were doing the work on, so did they remove those banners so that they could remove the poles?

Ms. Padilla: No, the poles are in.

Mr. Cooper: But there's a couple that they had a banner on that were the old poles.

Ms. Padilla: I'll check on that but I know that the ones that did get done, they put up a brand new thing, so I don't know but when I did the drive, I saw them all, and I did on Wednesday.

Mr. Cooper: You mean CDI, ok.

Ms. Padilla: I saw one but, I could be wrong but I only saw one, and I was going to reach out to CDI and say, hey what's going on because they were here, and actually I wrote an email, and they're going to be here on 6/1, so I'll come them.

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Mr. Quesada: They came last week, so prior to Memorial Day, they came at the beginning of last week to install the banners, and work had already started on the FPL bridge, so I'm sure there's still a few more. (inaudible comment)

Mr. Cooper: Ok, and also can we get an assessment as far as longevity of where we're at with them, if we need to order some new ones, or maybe look at ordering some additional ones.

Mr. Quesada: I think we have inventory of the holiday and the other ones.

Mr. Cooper: Ok, because a lot of those are faded and we need to do something because they're flapping in the wind, so at one point we had them weighted or something and now they're not.

Mr. Quesada: Ok. (inaudible comment)

Ms. Padilla: Yes so, I know that last time we discussed possibly doing a sign.

Mr. Cooper: Like 5 or 6 signs.

Ms. Padilla: Yes, we did, but we only did one because we did talk to other contractors, and only one contractor was able to do it. If you guys passed here like at Waterstone Estates, we did that one, we did a before and after, they actually just installed it two days ago, it looks great, if you guys want to go take a look at it, it's just a sample, I did reach out to two other people, they haven't started to work on yet, but like that size, you're going to want to come in behind it but, that's a sample for you guys. Like Curtis said, we did say we were going to do 4 or 5.

Mr. Quesada: We have budgeted \$5,000, and we got the cost, it's \$700 for community size, the size that's square (inaudible comment) it's about \$700 a pop so minus the \$700 for that one sample.

Ms. Padilla: And that was one of the bigger ones, yes, I chose one of the bigger ones and when that was in production so that you guys could see a sample, but next meeting, I will come with more options so you guys can see.

Ms. Cabrera: So, right now we have that one.

Mr. Cooper: What was the price to refurbish them?

Mr. Quesada: Well, it was within a week and they took it offsite, they painted it, they got all the letters and the sign redone, so I'll send the guards a copy of that. The reason why we didn't want to rush as far as doing them all at once, is to allow maybe one or two

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other competitors to do their size within the same budget, and show you guys so you can have something to compare it before we go beyond that point.

Mr. Cooper: Well, one thing I did notice on that sign it looks like they used different lettering compared to what we had.

Ms. Cabrera: A different font.

Mr. Cooper: Right, a different font, did they just decide to do that on their own or do you know?

Mr. Quesada: I think exactly that it was the closest match they could find, so I'll circle back with him and see if he can get that consistent.

Mr. Cooper: Because that's important, I know when we did the signs years ago the same thing happened, the proposal came out looking a specific way, and I made the request to make sure the signs are with the letter that we have.

Mr. Quesada: Do you have an issue with this font though?

Mr. Cooper: For me, I'd like what we have, I don't know if you guys want something new, maybe you guys want that.

Mr. Winkeljohn: Last time we had color issues, right?

Mr. Quesada: Yes, this time we went more to make sure that a painting specialist checks it versus a sign specialist. (inaudible comment) So, that's to your advantage to make sure the paint right, which is the most expensive of the process.

Mr. Cooper: It looks better than the one that just go redone in my community.

Mr. Quesada: Ok.

Mr. Cooper: And they only had four to do, and they left the lettering that was cracked that's been there for like 15 years, and painted around the lettering.

Mr. Quesada: And the monument on Campbell Drive was repaired, and we did the programming last week, so we're squared away now.

Mr. Cooper: Ok.

Mr. Quesada: If you give us any direction on the color, but right now at least I have them all the same color.

Mr. Cooper: You have blue and then you have white in the backdrop.

Mr. Quesada: Thank you Mayra.

Ms. Cabrera: That's it, nothing else?

Ms. Padilla: No.

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D. Club Manager – Monthly Report

Mr. Quesada: Brian.

Mr. Correa: For me, a few important things, I guess I'll start off with the most important thing which is at our last meeting we were discussing additional estimates for tent fumigation, since our last meeting I only had some additional wood shavings found in the same spot but, now we're actually seeing termites, or we saw termites and wings in that spot, and I don't know what page it is.

Mr. Quesada: Of your report, I'll find it.

Ms. Cabrera: I think it starts on page 103.

Mr. Correa: Then there was one proposal from V Pest Control and also from Trinity Pest Control, and All Florida Pest Control.

Mr. Quesada: The estimates start on that actual agenda on page 112.

Mr. Correa: They're all coming around about the same price, which is \$5,000 with a difference of maybe a few hundreds from each, with a year guarantee from two additional that I got which are the Trinity and V. Pest Control, All Florida is our current pest control vendor.

Ms. Cabrera: So, Trinity is zero dollars, I like that one.

Mr. Correa: No, Trinity is \$4,800, and I believe V. Pest \$4,850.

Ms. Cabrera: Well, where is the price, it says zero.

Mr. Correa: Well, V. Pest, he initially told me that he would just recommend additional spot treatments and I mentioned to him that we're getting priced checks for tenting, and he kind of had a recommendation to do tenting, and that's when he added spot treatments.

Mr. Valladares: Do we know how some of these companies have been in existence?

Mr. Correa: I know that the owner of V. Pest, he's been in business for a very long time, he's worked for other companies, and then he started his own business, and he told me he's been doing this forever, like 25 years.

Mr. Valladares: Well, I'm not questioning the person, I'm questioning about the company, the tenure, how long have they been in business, that company because I can

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tell you one thing, when we had Hurricane Andrew here, all the roofers were giving 10 or 15 years of warranty and then 6 months later the company folded.

Mr. Winkeljohn: That's a special thing in Florida, warranties are an option.

Mr. Correa: I can ask him that question.

Ms. Cabrera: Ok.

Mr. Valladares: So, you can contact their business and look they up and do some research on it.

Mr. Winkeljohn: (inaudible comment)

Mr. Correa: Yes, absolutely, I'll do that.

Mr. Cooper: Alright, before you go on because you already passed it but, E-Pass decals how many have we provided?

Mr. Correa: I'd say roughly about 300 in a month.

Mr. Cooper: Ok.

Mr. Correa: I don't know the exact numbers but, weekly, every Friday I would send that to Ben and Mayra but, just off the top of my head I think it was probably that.

Mr. Cooper: Which would be more than what we were doing before.

Mr. Correa: Yes.

Mr. Cooper: Ok.

Mr. Quesada: On that subject, is everybody comfortable, we wanted to give it a full 30 days, including a 3 day holiday weekend to give everybody an opportunity to come, they noticed now as far as decline of the hurricanes coming in, as far as waiving the fees, keep in mind you guys have about \$30,000 in revenue give or take annually comes in. (inaudible comment) So, the reality is to where it's operating and maintenance of your guardhouses and your access control system, so I'm just telling you, how much longer does the Board want to make that offer?

Ms. Cabrera: Cut it off.

Mr. Quesada: Ok, thank you.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: When is automation coming about, is it going to be next month?

Mr. Quesada: It's going to be within 30 days. (inaudible comment) And the last minute supplies.

Mr. Cooper: I know so it could be a little bit earlier than that, ok.

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Mr. Quesada: If you guys want, the next time we meet, I think it would be a good exercise to have Kevin either available or on the phone so you guys can discuss it, and say, listen this is our protocol, but remember there's going to be a little bit of tinkering with automation as far as the loop, and the timers, a little bit of adjustment that will need to be made.

Mr. Cooper: Is there a way that you guys would be willing to extend it another month and then put a date on there when we're going to end it, and then this way if you can get that going over there, and they promise more people that maybe on the Boulevard, so that's going to be rolling to push them into getting their passes?

Mr. Quesada: You guys can discuss it among yourselves, it's your money.

Mr. Cruz: I want to just end it.

Ms. Cabrera: I think we've given them enough time, this has been rolling for a while.

Mr. Quesada: It's got to be 30 days at least.

Ms. Cabrera: I don't think we need to extend it, I mean I don't know if want to make like an exception, if it's maybe the first time coming in, and they never registered maybe we can not charge them the first one, I don't know, if we want to do something like that but, if they're coming in to replace one, then I'd say we would charge them for it.

Mr. Quesada: Well, again, wear and tear, and the average life expectancy if somebody actually taking care of it, it's about 4 years, and if it's the same vehicle we don't charge them. So, when they change vehicles it's a little different story, but added a driver that's when we go ahead and charge them.

Mr. Cruz: And that makes sense.

Ms. Padilla: And just to let you know when we do the checks we see how many people come in, so on an average per month, it's about 60 to 70 people come in and that's just to put it into perspective for you guys. (inaudible comment) So, we have gotten a response, and like Ben said, like now people aren't really coming in. (inaudible comment) my opinion we don't need 30 more days, and even the guards, and just letting them print it out and we can give them a QR Code, the Word document, and we're physically giving it to the residents but, if you guys want to do it for 30 more days that's fine but, just to give you guys an update.

Mr. Cruz: I think we made it easy enough.

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Mr. Quesada: I don't know if you guys want to go back to Brian, he was talking about the termites for the clubhouse, just to see direction from the Board?

Ms. Cabrera: Yes, hold on, you jumped to this but, we weren't finished talking about this, so we started talking about this, so let's finish this one. So, not extension of the 30 days, what I mentioned, do we want to consider that instead, if they come in and it's their first time, they've never registered because we're going to get maybe an influx of people once the system actually is implemented and people who can't get in. Do we want to do where if they're coming in for their first time ever registering, do we want to like do one, like the first one is free, the second one and so forth we want to charge them, in place of another 30 days of extending them.

Mr. Cooper: If the goal is to having them come in, so they're coming in that's a bonus for us, it's a win for the guard, it's a win for the community, I mean for the fraction of the cost I'm ok with one vehicle, they come in and it's their first time, or two vehicles, but if they change vehicles, and they had the E-Pass before, then it would be a different story.

Ms. Cabrera: Yes, how do you feel about that?

Mr. Cruz: Sounds good.

Mr. Quesada: First time per household.

Mr. Cooper: Somebody who just moved in, or somebody that's been here for a while and it's their first time.

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

Ms. Cabrera: What are we talking about, security?

Mr. Cruz: No, for the pest control.

Ms. Cabrera: Oh pest control, the only pest control that I've ever heard of is Terminix, and you're asking like nationwide?

Mr. Valladares: No, some of the larger companies.

Mr. Correa: So, Trinity has been around since 1994, and V. Pest has been about 2020.

Mr. Quesada: And all four of them, I can tell you since I've been in property management, they do First Service Residential Properties, so at least since 2003, since I started in property management. (inaudible comment)

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Ms. Cabrera: And they're all within the \$4,000 to \$5,000 range.

Mr. Correa: Most of these companies, they subcontract the pest control people, the tents, so they're all along the same price range.

Ms. Cabrera: Ok.

Ms. Rivera: I have a question with the decals, how many per household, I know it depends on the house?

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

Mr. Winkeljohn: They all have a license to do the tenting. (inaudible comment)

Ms. Rivera: But back to the decals, and I know we talked about it a little bit, but like I don't know how many my house has.

Mr. Quesada: Well, anybody that fits the criteria, as long as they have, and we may it pretty strict, people have to have an up to date Florida ID as their primary residence on it, the only exception we make are for people that are confidential owners, and for renters it's the homeowner's application that the owner has assigned, and they're supposed to list the tenants in that application so that way they have a clear idea of who lives there. (inaudible comment) So, it's either a new resident that just moved in, or somebody who's been living there awhile and never bother to get an E-Pass and we should be able to check the database and if there's nobody listed under that address, come to that conclusion.

Ms. Cabrera: Yes, and obviously if they're coming because they bought a new car, or they're registering again or whatever, then that's different but, if it's their first time ever coming in.

Mr. Quesada: You'll get some of those in Marbella because that seems to be the one area that people are most resistant to register. (inaudible comment)

Ms. Cabrera: Ok, so back to the termites, so they all seem to be within the \$4,000 to \$5,000 range. Without me having to sit here and look at this, is there anything outstanding with one versus the other?

Mr. Quesada: I can only tell you about 5 years ago, Trinity did the last one, the last tenting, but you currently have an agreement with All Florida Pest Control. (inaudible comment) And if you guys are ready to approve that amount, and they're all within the same price range, I would just point towards All Florida because you have a contract with them.

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Ms. Cabrera: How often do they come out and spray?

Mr. Correa: Once a month.

Ms. Cabrera: Ok, and when they come out do they do anything in the interior, or it's always exterior?

Mr. Correa: No, they do spray in every room but for termites, that's something completely different, to spray for termites.

Mr. Cabrera: Yes, I know that but, they've never noticed, like the droppings or the shavings or anything when they come?

Mr. Correa: It's not visible, even to me, and I'm checking every day, it's very hard to see, especially with this dark floor, you can't see the wood shavings, it has to be like when we sweep or on the rugs. (inaudible comment)

Ms. Cabrera: Ok, and then we talked about that the downtime would be, like a week we said, like over the weekend.

Mr. Correa: Yes, all of them say it's 3 days, it would be that they do a Friday setup, Saturday, and then Sunday breakdown, and by Monday it would be open, and ready to go.

Ms. Cabrera: Ok, so technically we would have Friday downtime.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: I don't know, I mean obviously the entire facility would be off limits, the pool, nothing is open.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: And it's summer, and all the kids are getting out of school now. Is there a way, is this going to matter if we push it like until when it's not summertime?

Ms. Correa: We proposed the Friday, Saturday, and Sunday, mainly because obviously the HOA staff and the services that we provide.

Mr. Quesada: We could request another spot treatment, it's \$400 and see if that gets us through the summer and then do it at the end of the summer if that's something you guys want to do. (inaudible comment)

Ms. Cabrera: How soon would they be able to do it?

Mr. Correa: Well, today is Thursday, so they would probably be able to do it by next week.

Ms. Cabrera: Ok.

Mr. Cooper: I would rather not do it while kids are getting out school.

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Mr. Winkeljohn: (inaudible comment)

Mr. Correa: The only reason, and just a bit of information that might help with this, is part of my discussion about the termites, it also has to do with the change out of the flowers and the coordination of that because once they put the tent up it's going to kill any of the flowers that are right immediately underneath the roof area.

Ms. Cabrera: And they're doing the change out in August, right, if I'm not mistaken?

Ms. Padilla: No, so what you guys decided with the change out, one of the options that they gave us was the bed, they gave us a rendering, and this back here they wanted to redo it, and for that they're going to do it another part of the community, so that's the reason he's telling you that because we're pending this because if we do that, it's not going to work out. So, whatever you guys want but, that's something to consider.

Mr. Valladares: If we're talking about putting the tent up, we also have to take into consideration security, are you going to have an off duty police officer or are you going have a security guard?

Ms. Padilla: Well, we haven't gotten that far yet, we need to get a bid approved and then we can discuss that.

Ms. Cabrera: Ok.

Mr. Valladares: But that's going to be a cost that we have to consider.

Ms. Padilla: Yes, I know that, I'm saying yes, but we first have to decide if you guys are going to do it or not, and then we can discuss that.

Ms. Cabrera: And getting the tent that we want.

Mr. Cooper: I would like us to entertain Terminix because they've been around for a while and we have termites and it's not a Mom and Pop shop, so maybe we can have someone come out and give us a proposal, maybe they can get it done faster.

Mr. Quesada: Is the Board comfortable with us maybe doing another spot treatment since he's saying he's seeing some wings, in the meantime, it's \$400, just to see if we can address it immediately. (inaudible comment)

Mr. Cooper: Spot treatment meaning he's like just going on the bottom area?

Mr. Quesada: No, up in the wood beams.

Mr. Cooper: Ok.

Mr. Cruz: But they would inject it, right?

Mr. Quesada: Correct, they find the holes and they inject the bait.

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Mr. Cruz: I had it done in my house.

Ms. Rivera: Does the weather play along, can they tent if it's raining?

Mr. Correa: Yes.

Mr. Winkeljohn: (inaudible comment)

Ms. Rivera: No, but I'm saying, like the next two weekends it shows a lot of rain, so if we do tent it, people are not going to be coming out to the pool anyway, so if we move quickly and the rain doesn't bother them, we could do it sooner.

Mr. Cooper: What's the warranty for the one that the current company we had?

Mr. Correa: I think it's a year.

Mr. Cooper: So, it's only one year, because like on Terminix it has like a 3 year but, you have to use them annually to have them check to keep the warranty in place.

Mr. Winkeljohn: (inaudible comment) They charge to do the inspection every year, and it's about \$400 per inspection. (inaudible comment)

Ms. Cabrera: We can get a proposal from Terminix and maybe Orkin because those are bigger companies, and do we want to spot treat?

Mr. Quesada: I think it wouldn't hurt just to buy back some time.

Mr. Correa: And discuss it later on.

Mr. Quesada: If you're all for it, not to exceed \$400.

Mr. Winkeljohn: (inaudible comment) I think it's within our discretion, we just want to have the Board's consensus, does anyone object to that? Alright, we have our direction.

Mr. Valladares: Can I ask a question of the attorney? It's to entertain an actual company and compare a statewide company that has a lot of advertisement and TV and so on, could the CDD negotiate a discount of the job versus allowing them to a wrap and maybe use it in their advertisement that they have done job?

Mr. Cochran: I don't see a legal barrier to that, it's up to the Board if you want to do that. I would say it depends on how they're doing their promotional stuff, the only thing that typically gets a little weird is if they're using drones just because that introduces some other issues that you don't have when you're using static photography of all the places but, it's up to the Board.

Ms. Rivera: What specifically are you talking about?

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Mr. Valladares: They're going to charge us \$5,000, and we say ok, we'll let you use this job as an advertisement like where they say they do business, they're a pest control company and we benefit by we're allowing them to do that, that's something he would have to work out.

Mr. Winkeljohn: I don't know if they offer that as an option. (inaudible comment)

Ms. Cabrera: Ok, anything else from the club manager?

Mr. Correa: Per our last meeting, you guys wanted to see if DML was interested in providing a proposal for the electronic equipment, a surge protector and the network switch. He stated that unless he was doing the entire, basically maintaining the entire equipment that it wasn't in his best interest to get involved in that.

Mr. Quesada: Is there any way you can go back to R&M and see if you can get them to do it, the biggest thing that jump out was the surge protection, is there any way to see if they could lower that price?

Mr. Correa: I did reach out to him and he just said he because it's such extensive work, like rewiring and other things, that's why he quoted that, and whoever would come out here would spend a lot of hours out here, so that's why this is so expensive.

Mr. Quesada: But looked into the price for materials and that was just labor costs.

Ms. Cabrera: But I think that what we felt was overpriced was the equipment, right?

Mr. Quesada: Yes.

Mr. Correa: I thought we looked up the price of that switch.

Mr. Quesada: (inaudible comment) Curtis researched the surge protector, or whatever it was, and there's a lot of other ones at a lower price. So, I can tell you that the last discussion was the price of the surge protector, so that's why I was asking if he could maybe renegotiate the surge part. (inaudible comment)

Mr. Cooper: But if we can't, I mean like a proposal for that because obviously GMS is not an option.

Mr. Quesada: Alright, give us a not to exceed number and we can try to negotiate that.

Ms. Cabrera: Is the proposal here in the report?

Mr. Correa: Yes.

Ms. Rivera: Page 22?

Mr. Correa: No, pages 23 and 24 of my report.

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Ms. Cabrera: Ok, page 23.

Mr. Quesada: Of his report, so on your agendas that's page 125 and 126.

Ms. Cabrera: Got it, ok.

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

Ms. Cabrera: Equipment total is \$1,700, \$250 to program, \$1,125 for installation.

Mr. Cooper: They pulling out a lot of the wire that's in there.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: I mean if they're not budging on that, then it is what it is, it's \$3,107.98.

Mr. Winkeljohn: Proceed or no?

Mr. Cooper: I'd like to make a motion no to exceed \$3,107.98 for the work from R&M Systems Group for the network switch, surge protector and rewiring of all of our equipment to secure it.

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, accepting the proposal from R&M Systems Group to install new network switch, surge protector and rewiring and programming not to exceed \$3,107.98 was approved.

Mr. Cooper: So while they're here they're going to verify everything is working that we have system-wise.

Mr. Correa: This is his response, the installation costs includes the rearrangement of the rack equipment and also to try and organize the wiring as much as we can, this is very time consuming work, and that's why we have calculated several hours for scope. We can take some of that work time out of the proposal and just do the new equipment if you wish.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: (inaudible comment)

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: Like the gym, and is he also moving the stuff up there, organizing the stuff on top of the cabinet?

Mr. Correa: No, it's just what is inside the kitchen.

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Mr. Cooper: I guess talk to him and see if he can get that stuff up there too, maybe while they're here, and they have less time they can go ahead and check that and labeling everything so it's for the smartest people in the world to be able to figure it out.

Mr. Correa: Ok. That's it for me.

Mr. Cabrera: Ok, thank you.

Mr. Quesada: Thank you Brian. Anything else?

E. Manager – Number of Registered Voters in the District – 4,801

Ms. Cabrera: We have item E, manager, number of registered voters in the District.

Mr. Winkeljohn: Just a reminder of your general election procedures, I believe two of your seats are up for election, and how many registered voters?

Mr. Quesada: We have 4,801 registered voters.

Ms. Cabrera: Ok.

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, we need a motion to approve.

On MOTION by Mr. Cruz seconded by Ms. Rivera 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: Then we move to item No.7, Supervisor's requests and audience comments. There's a comment from the audience so we'll start with that one.

Mr. Quesada: Yes, so on page 179 of the agenda you have from a resident who resides in Portofino Point, he wrote to us about the school traffic operations, I did my best, I did request a lot of documentation, and it's in the original traffic study that were conducted in 2007, and he's provided that documentation. He did request, and I'm just paraphrasing, it's a long email and it's in your agenda. He did request additional documentation that's not actually a public record because most of what had been discussed regards school traffic happened in meetings, so there is no, whatever reports

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and things like that, and it's been explained to this resident that the CDD has discussed here a thousand times, has no jurisdiction over school traffic, we had discussed this with the Homestead Police I think, we had discussions with school administration in the past about changing their dismissal procedures and voiced concerns on behalf of the District when it comes to egress in the community but, we want to be careful in how we respond to these types of questions because I think there is some assuming who is responsible for what, and it's very clear to the resident that the school, Homestead Police, and Miami-Dade County are the ones that would collaborate collectively when it comes to school traffic operations. I have a good update for you guys over the last week or two, and I spoke with Paul, and all agreed to, and this was kind of a last minute decision, that in just a 24 hour time period the school contracted an engineering firm at their expense to conduct a traffic study. So, the reason why I mention this is the school traffic operations, and we can request updates or anything copies of that report and any subsequent changes to any operational adjustments that they're considering be shared with the District whenever it's convenient. So, at the end of this gentleman's email he did ask again for the Board, and I'm referring to the last paragraph, additionally, since these concerns directly affect resident ingress/egress and public safety, could you also please clarify whether the CDD intends to participate, coordinate, or provide input regarding any future Traffic Operations Plan (TOP) review process involving the school. Again, I touched on that, and you have your lawyer present, so I would caution you guys to not assume responsibility for something that's not your responsibility, however, you can voice your concerns as residents of the community to public safety is more appropriate in these certain matters.

Mr. Cooper: Ok, so this is here, and what are you looking for, I read it.

Ms. Cabrera: What's the request?

Mr. Quesada: So, this is something that requires Board consideration, I did just had them put it in the agenda to be honest with you, anytime anybody asks a question, it's your right whether you want to answer the question, or comment it on, or take it under consideration, so this is just for transparency. (inaudible comment) And it was directly to somebody who is not a decision maker, it's the Board. (inaudible comment)

Ms. Cabrera: Alright but he's asking to what extent we participated in traffic control?

Mr. Quesada: You have the intent on paper, so you again, this paragraph is saying, also please clarify whether the CDD intends to participate, coordinate, or provide input

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regarding any future Traffic Operations Plan (TOP) review process involving the school, and that's it's.

Mr. Winkeljohn: Can I make a suggestion. (inaudible comment) What I'd like is the Board to authorize staff to give an appropriate answer to this, and I think the appropriate answer is that the District a state local municipality, with limited power and jurisdiction to enforce anything but, we would always participate as a stakeholder and provide our experiences with the traffic interaction, etc., and just state it like that. That's my recommendation.

Ms. Cabrera: I mean I don't know.

Mr. Quesada: And again, he did have an additional comment, I just want to state that's on page 181, and as part of the record, he asked that we place that on the record.

Mr. Cooper: I mean I think in the past, like to try to alleviate a lot of what was blessed upon us, by doing a roundabout and trying to create all that, we have obviously, like you said, we're stakeholders, we've done everything on our end to be able to maximize the flow and safety for the community and all that.

Mr. Winkeljohn: I want to add I think the tone of this letter, it sounds like it was AI generated frankly. (inaudible comment)

Mr. Cooper: It's a really great put together letter.

Mr. Winkeljohn: Yes, I got that impression, and I've been reading some creative writing in the last few years. (inaudible comment) But the point is, the tone of AI and not to segway too much, is very aggressive, frankly and as the receiver of it, or the recipient of it, we get a lot of these now (inaudible comment) but your sincere answer is A, I've already articulated that we have a long history with this project related, and he mentioned it in is email that he knows that the School Board and the contract did not permit that property to the school originally, it was just a piece of land required by the developer from Homestead that never got communicated back to the county and so on, so I can make that comment but, you can see where this is going, it's one these sort of never ending conversations. (inaudible comment)

Ms. Cabrera: Right, do we have anything regarding his comment about, extensive email history reflecting that the CDD, including yourself and personnel operating under the direction of Mr. Curtis Cooper, were made aware over time of resident complaints, traffic

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concerns, school-related operational impacts, and ongoing public safety concerns affecting the community? Do we know what he's talking about? What extensive email history?

Mr. Quesada: (inaudible comment)

Mr. Winkeljohn: So, my answer to that is the District has all that extensive email history, there is no report or public record beyond the minutes from all our meetings. (inaudible comment)

Ms. Cabrera: When he says there's extensive email history reflecting, has there been any communication via email in regards to that?

Mr. Quesada: I did check my emails, and to my understanding, the only thing that has ever come in the past, like I said, like when they changed to the passes, for the budget, she came and she just made an introduction of herself and we met her at the school. (inaudible comment).

Mr. Winkeljohn: By the tone of this email, maybe a tenth of that sentence is given the existence of the, I'm seeking explanations and elaborations, we have no responsibility to explain this to him, and that's where I'm going to draw the line, is that we're not here to be your research partner.

Ms. Cabrera: Right, nor do we have any obligation.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: I mean I have some emails with regards to the school signs.

Mr. Winkeljohn: He's not asking for details, he's asking us to explain them.

Ms. Cabrera: Right, he's asking for an explanation, he's asking us to admit to the fact that we are aware of that this situation is occurring because of emails that prove that we've been made aware, and then he puts your name in there. So, I'm just curious to know what are these emails?

Mr. Quesada: And I did a search of my emails, and there's no history of us getting involved in traffic operations with the school, the only coordination that has happen, is with the guardhouses in regard to when it came to dismissals, and giving our direction to the security staff to make sure they're accommodating the school dates.

Ms. Cabrera: Right, I mean we all live here, we're all dealing with the same problems, I mean there's countless times that we've sat here and had this discussion with Homestead PD being here, and there's nothing we can do.

Mr. Quesada: Correct.

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Mr. Cooper: I mean years ago I sat down with the mayor prior to who is there now to work on getting an opportunity to see what they can do with the traffic flow between the City of Homestead, with Dade-County and with the school.

Mr. Winkeljohn: And it wasn't a CDD meeting.

Mr. Cooper: Right, it wasn't a CDD meeting.

Mr. Cochran: And I was just saying like the District, if they request public records we can provide those but, if they're just asking questions or explanations like, you can if you want but, you're not obligated to do so. In light of what Paul was saying in the last few months we're seeing a lot of things that obviously use some kind of software to aggregate a lot take data on public records, and just kind of spill out a whole bunch of questions and things like that, and it's kind of like, I would analogize it, it's like going to a movie, having an hour and 55 minutes into a 2 hour movie, and saying, ok tell me everything that's happened in the last hour and 55 minutes and explain this and that, so like we advertise our public meetings, we have the minutes available if you want that stuff you're welcome to ask for it but, we're not obligated to spend hours of time trying to research and come up with all the answers to those questions. You can if you want but, we're seeing an increase of these kinds of these kinds of communication.

Ms. Cabrera: He's very keen on the involved of the CDD historically.

Mr. Winkeljohn: Yes, so the search query was, how is the CDD involved with HOA, and you can interpret what you're reading.

Ms. Cabrera: Right and we're always trying to sit at the table and talk about this, and we wanted to do this with the school several times but, I don't know how we could go beyond that.

Mr. Winkeljohn: Right, and he's reciting things that were said in a meeting, and he's trying to understand what you're doing basically is what it's about.

Mr. Quesada: And again, I try to help anybody as much as I can, and he was provided the original traffic studies, and he referred to our website if he wants to look at any meeting agendas, so I think I gave him enough direction so that he can find any other research that he wants on the history of the District. (inaudible comment)

Ms. Cabrera: Ok.

Mr. Winkeljohn: Is that alright if take care of that for you?

Ms. Cabrera: Yes, perfect.

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Ms. Rivera: Yes.

Mr. Winkeljohn: (inaudible comment) So, also under manager report I executed the rate schedule for hurricane season, we do this every year, it's just to put it in the files for the future and so that nobody is accusing them of making up a new number because it was an emergency of a hurricane, etc., so this is just a list of procedures that we've always done. (inaudible comment)

Mr. Quesada: And they also have a contract with the city, and the city has an agreement with FEMA. (inaudible comment)

Ms. Cabrera: Ok, alright, so we got that out of the way. Supervisor's requests?

Mr. Quesada: Give me one second, ok.

Mr. Valladares: Ok, at the last meeting I requested the Board to consider letting us use the venue for Waterstone aiding in a back pack giveaway for school, it was approved, and now we have the date set for August 1st, and I will proceed to go ahead and do the contract that is required and provide the CDD, the Board members individually, the venue and the work with an insurance policy that will cover \$1 million and \$2 million per event. I hope that suffices the requirements of the venue. We have some very well known supporters for the event and we're going to make it a little bit bigger than last year, like last year we provided I think it was 175 back packs, and we had secured 250 and we're waiting on another 50 more for a total of 300 back packs. I've requested from the Homestead Police Department, for a police vehicle which is a police car that is painted with colors and things of autism, they have an autism outreach, and I've asked them to provide the personnel and the information for it, I've also requested the fire department like last year and I will try to get them to do a demonstration, they told me there's no problem bringing a ladder or a rescue truck but, to have like a little presentation for small children, the basics if there's a fire, you go down and you move down and how you find the wall to follow the exit, how you roll, so I'm working on all of that, so hopefully it will be a good event, and I wanted to thank you guys for allowing us the venue to carry that out. Are there any questions?

Ms. Cabrera: No.

Mr. Quesada: I have one request, I did reach out to a couple of you before, the Hemingway Point CDD that used to be here be previously in the years past, they are requesting to have a public hearing to adopt their budget on August 19th at 1:00 p.m. They are going to have an increase so our office is very small down the street, and just in case

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we wanted make it appropriate as possible to the audience, and I checked with Brian, I checked with Mayra to see if there were any conflicts on the 19th at 1:00 p.m. and there is not, so I just wanted to get the Board's blessing to see if it was ok with the Board for this one time for this year for Hemingway Point to meet at the South Dade Clubhouse on August 19th at 1:00 p.m.

Mr. Cooper: How big are they again?

Mr. Winkeljohn: What do you mean how bit?

Mr. Cooper: Like how large of a property is it?

Mr. Quesada: 300 units.

Mr. Cooper: I'm just saying concerning that there's going to an increase that people may be upset that they would even maybe provide like a security guard or something like that here?

Mr. Quesada: Just regarding this meeting, it's a very loud minority of like 4 or 5 people. (inaudible comment) They just asked, and they're more loud virtually than they are in person.

Mr. Cooper: Just looking out safety-wise because I know that could be a potential.

Ms. Cabrera: He's right.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: (inaudible comment)

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

Ms. Cabrera: So, we do have a paper here, and I don't know who I would present this to but, it is asking if we want to donate to the back pack service.

Mr. Valladares: That's a standard letter that we have sent our friends.

Mr. Winkeljohn: (inaudible comment)

Ms. Cabrera: Ok, so I'll give it to him. Ok, anything else? Any other requests?

Mr. Valladares: No. (inaudible comment)

Ms. Cabrera: I participated in that event, it was very nice, a lot of families came by the city was present too, it was very nice to see that. Mike do you have any requests?

Mr. Cruz: No.

Ms. Cabrera: Desiree?

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Ms. Rivera: No.

Ms. Cabrera: Curtis?

Mr. Cooper: Yes. I'd like to see if we can get a better teleconferencing system than what we have right now because it seems like every meeting there's some type of an issue, it's low or whatever, like an actual teleconferencing device, is anybody opposed to that? Like a legit teleconferencing device.

Mr. Winkeljohn: (inaudible comment)

Mr. Cooper: When is the last time Homestead PD, Mayra, has speed enforcement along Waterstone Way?

Ms. Padilla: It has been months, I don't know.

Mr. Cooper: Can you please reach out to them, unless you guys have anything?

Ms. Cabrera: I think that they recently put up something.

Mr. Cooper: So, they put up something there?

Ms. Cabrera: Yes, and didn't they recently put up like a speedometer thing?

Ms. Padilla: Yes.

Mr. Cruz: But wasn't that on Campbell Drive?

Ms. Cabrera: No.

Ms. Padilla: No, there was one here.

Mr. Valladares: Last year we had it down here.

Ms. Padilla: I know that they put one over here.

Ms. Cabrera: Yes, it wasn't too long ago.

Ms. Padilla: I think it was like a month or two ago.

Mr. Cooper: Just something to revisit because they're still a lot of people driving really fast down Waterstone Way, and we want to keep it safe for everybody just walking and riding bikes, and people are flying through there.

Mr. Cruz: Yes, I experienced that too.

Ms. Cabrera: And even early morning people are flying.

Mr. Cooper: I know we used to, back in the day, when we had different personnel, they were here present and not getting paid, off duty detail, or they were here. So, I know they have the ability and we work hand in hand with the school for the sign, the LED sign but, we put in the shrubs on the bottom there, and I believe we painted the sign. There's a sign that looks like it's unkept now, it's like missing crotons and all of that so I'm just asking

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if we're ok with being able to do what we've done in the past and touch up the base of the sign, not paint the entire sign but the base and plant appropriate fill in shrubs at the bottom of that.

Ms. Cabrera: What sign?

Mr. Cooper: The LED sign on Waterstone Way right here as you exit your community, the school sign. Is everybody ok with that?

Mr. Valladares: Yes.

Ms. Rivera: Which sign?

Mr. Cooper: The LED school sign, Waterstone Charter School, the sign.

Ms. Rivera: Ok.

Mr. Cooper: We were maintaining the painting at the bottom and then we planted the material there, and everything has just died out.

Ms. Cabrera: The one where they do their announcements.

Mr. Cooper: Yes.

Ms. Cabrera: Ok, thank you.

Mr. Quesada: That's another structure itself.

Ms. Cabrera: Yes, I got it. Is it something we already do?

Mr. Quesada: We've done it in the past.

Ms. Cabrera: So, we just haven't done it in a while.

Mr. Cooper: Ok, so something we have not currently done with Maverick, do we have the schedule for them to come out and check the lighting in the evening time?

Ms. Padilla: That's not on their post orders Curtis.

Mr. Cooper: Can we add that to their post order?

Ms. Padilla: Well, just to clarify this part, so what Curtis' request is that sometimes there's lights out and Ben and I are not here at night, so he wants the guards to report them but, the problem is we have requested this in the past, is that the guards can't leave their post.

Mr. Winkeljohn: That should be for the off duty officer to do that.

Ms. Padilla: Exactly, so I mean we could talk to the off duty and say, just to let you guys know every single light has a number, so his idea was like, hey, let us see if there's that we could get the guards to come in 10 minutes earlier, and then kind of check the lights first and then go to their post, or do something like that.

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

Mr. Cooper: Isn't there somebody that supervises that comes periodically to check on the actual post that drives from Maverick?

Ms. Padilla: Yes, but they come to supervise the guards, not to check lights.

Mr. Cooper: But they're going to be driving over here to check on the guards, so part of our security company just have them check, not every time but either set it up for a specific day, once a week, on Thursday evenings or whatever, I don't know.

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

Ms. Padilla: And that's the thing, and I want to make this very clear, I've gotten comments from Supervisors saying, well why don't you come out at night, and that's not fair to me. I have done it in the past, like I'm here late, and I'll be like hey let me go check on the lights but, I'm not coming here at night to check lights, and some of you guys do send me a text saying, hey Mayra, this light is out, here's the light number, that's very helpful but, some of you guys just say, the lights are out go check them. So, however you guys want to tackle this, I'm good with it, I just need help with this because it's not fair to me, like hey Mayra, this light is out, do figure it out and like on my personal time, like that's not right either.

Ms. Cabrera: No.

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

Ms. Padilla: And that's something else that I wanted to say, so right now there are a lot of lights out, I did reach out to FPL and FPL said we're switching out the lights, we're not going to service those lights. So, yes, there are a lot of lights out right now, there's like 6 of them out, I know which ones they are, I have reported them and recorded them but, the contractor told me, hey listen, stop reporting them, you're wasting your time, we're switching them out. So, however you guys want to tackle that I'm good with it, but just let me know.

Mr. Cooper: They're still half the community that still has lights that aren't part of that, we also have the monument signs, we have the bridge lights, so it's a security issue,

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the lights are security, so whether it's police from Homestead doing it on a regular basis or it's the security company I don't care, I don't want to be, I've been doing it for so long, and I'm just tired of having to be the one that constantly says something, and I know you guys also mention lights as well but, I don't think it should be on us to have to be the ones to do that because then if I report it, then are you reporting it, and I'm reporting, and then she's getting three emails or text messages.

Mr. Winkeljohn: It's appropriate for our field manager to schedule that but, if we can't do it, we should delegate it to either a landscaper or a security guard. (inaudible comment)

Mr. Cooper: Ok, thank you.

Ms. Cabrera: Ok.

Mr. Valladares: If you add any more duties for the guards or the police officers, or even your field people, that's equal to more responsibility, more work and more money.

Mr. Winkeljohn: (inaudible comment) We can look into it, that's an excellent point, thank you.

Mr. Cooper: FPL easement update, I know last meeting you had brought that up and just following back up with that, did they come out and replace the sod?

Mr. Quesada: I still have not received anything, I believe I followed up twice with emails. (inaudible comment) I can tell you Curtis that at the last meeting that we were able to negotiate that as part of your credit for the annual change out as long as it was within a certain threshold.

Mr. Cooper: Ok, because it's super dry right now. Then also the medians where the guardhouses are, I guess specifically guardhouse 1, not by the guardhouse but the ones that have the palm trees down the middle, what we installed maybe 5 years ago, I know you got it filled in really nicely, so is BrightView cutting the other ones, like trimming them so that they're not filling in, or is it just not growing and they need to do something else differently to have that all fill in like that?

Mr. Quesada: You're talking about the small clusia hedge?

Mr. Cooper: Not the middle one that has the red and green but, the one that's below that, that has the hedge that's filled in nicely on the ends.

Mr. Quesada: Ok.

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Mr. Cooper: And then the rest of is it is like sporadic like whether or not palm fronds fell down on it but, I know that there was a push to try to get that filled in, so I don't know if they're cutting it, or it's needed something else but it should be filled in just like the ends.

Mr. Quesada: Ok, got it.

Mr. Cooper: The other thing I'd like to request to see if we could do, and I need a couple of extra shirts, so I don't know if anybody else on the Board needs fresh shirts, or shirts for the year.

Ms. Cabrera: I'm good.

Mr. Cruz: I'm good.

Mr. Quesada: Ok, and I can check with you on that later and if anybody else needs any just let me know. (inaudible comment)

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

Ms. Cabrera: Ok.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Cabrera: So, unless anybody has anything else, then we are ready to adjourn, is there a motion to adjourn?

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

DocuSigned by:
Ben Quesada
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Secretary / Assistant Secretary

Signed by:
Jessica Cabrera
3F11DA8B28A64A8...
Chairman / Vice Chairman

Certificate Of Completion

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 Document Pages: 38
 Certificate Pages: 2
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 Envelope Originator:
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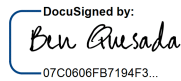
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 eacosta@gmssf.com
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Signer Events

Ben Quesada
 BQuesada@gmssf.com
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Signature

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Jessica Cabrera
 jesssdvcdd@gmail.com
 Chair
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 (None)

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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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Payment Events	Status	Timestamps
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