

MINUTES OF MEETING SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the South-Dade Venture Community Development District was held on Thursday, August 20, 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
Desiree Rivera

Chairman
Vice Chairman
Supervisor
Supervisor
Supervisor

Also present was:

Scott Cochran
Paul Winkeljohn
Terry Glynn
Mayra Padilla
Brian Correa
Kevin Wimberly
Michael Miller
Several Residents

District Counsel
District Manager
Governmental Management Services
Field Manager
Club Manager
DML Security
Guest

(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 June 25, 2026 Meeting

Ms. Cabrera: Moving on to item No. 2, approval of minutes of the June 25th meeting, we need a motion to approve.

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Mr. Winkeljohn: I have a couple of edits from our attorney I believe just a couple of typos that will be included the motion if that's ok.

Ms. Cabrera: Ok, motion to approve with the edits.

On MOTION by Mr. Valladares seconded by Ms. Rivera with all in favor, the Minutes of the June 25, 2026 Meeting with the submitted changes were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

B. Public Comment and Discussion

C. Consideration of Resolution #2026-04 Annual Appropriation Resolution

Ms. Cabrera: Moving on to item No. 3, we have the public hearing to adopt the fiscal year 2027 budget, do we need a motion?

Mr. Winkeljohn: Yes.

On MOTION by Ms. Rivera seconded by Mr. Cruz with all in favor, opening the Public Hearing was approved.

Ms. Cabrera: Any comments or discussion from the public? Not hearing any.

Mr. Winkeljohn: Just a quick overview for the record if you don't mind, madam chairperson. Staff presented a budget back in the springs which had the draft expected expenses, revenues, etc., also with no recommended increase to the assessment, and much of that is because of your good stewardship but, also we hoped to have some savings with our gate program. Staff recommended this budget and it's before you today, and we've received no emails, no phone calls, no questions, the budget has been published on the website for many months as a draft.

Ms. Cabrera: Ok, so does anybody have anything to add? No, we can move on to item C, consideration of resolution #2026-04 the annual appropriation resolution, I just need a motion.

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On MOTION by Mr. Cooper seconded by Ms. Rivera with all in favor, Resolution #2026-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-05 Levy of Non Ad Valorem Assessments

Ms. Cabrera: Moving on to item D, consideration of resolution #2026-05 Levy of Non Ad Valorem Assessments, is there a motion?

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, Resolution #2026-05 the Annual Appropriation Resolution was approved.

E. Motion to Close the Public Hearing

Ms. Cabrera: Then we need a motion to close the public hearing

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, opening the Public Hearing was approved.

Mr. Cooper: I just wanted to make it clear, we're not having any increase in the assessments.

Mr. Winkeljohn: Correct, no increase.

FOURTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal year Ending September 30, 2026

Ms. Cabrera: The next item is consideration of engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026.

Mr. Winkeljohn: For our auditor every year they bring back a new letter to start the next audit routine, and it's appropriate for an approval.

Ms. Cabrera: Ok, I just need a motion to approve.

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On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year 3nding September 30, 2026 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Cabrera: Ok, moving down to staff reports, attorney.

A. Attorney

Mr. Cochran: No report.

Ms. Cabrera: Ok, nothing to report.

B. Engineer

Mr. Quesada: Engineer.

Mr. Winkeljohn: We have no update from our engineer, there's a little bit of an update indirectly through our gate project which Kevin is here to talk about a little bit and I have a comment at that point as well.

Ms. Cabrera: Ok, do you want to talk to him now?

Mr. Winkeljohn: Yes, let's talk to him now.

Ms. Cabrera: Ok, Kevin go ahead.

Mr. Wimberly: Hello, I'm Kevin Kimberly from DML Security. So, do you want ask questions on the program, or do you just want me to present what we have currently on the security.

Ms. Cabrera: (inaudible comment)

Mr. Wimberly: So, we're basically ready with the full automation process. (inaudible comment) I don't know how much you want to share in detail about it but, as far as the automation and the other things, and the scope of work are done. (inaudible comment) So, once we put the system into motion, the last piece of the puzzle that we're waiting on was the driver's license capture system. I can give you the details and not excuses of the way it was, but to keep the short, the initial concept was to have basically a day where any sort of identification would be placed in there, and we're going to have two cameras on the top and the bottom recording them with constant speed, and it would be all the time sent with all the other imagery that was coming in. That route due to the manufacturer, that is not available anymore, of that specific camera, I had to go and try to get another camera

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through another manufacturer. (inaudible comment) Again, I had to go with special lenses to order because they're fixed lenses and you're focusing on a very close object for that detail. So, those cameras that I brought in a couple weeks back, even though the lens and everything was to the spec sheet, that's all going to go by the manufacturer, were not compatible with the actual camera sensor itself. So, I had to re-evaluate the situation and come up with a solution. So, the solution that I'm in the process of suggesting right now which I was given the test today, which I believe is going to actually a better solution versus having a driver or visitor reach out to call, put in their license in there, etc., if you take a very high advanced pan and tilt zoom camera. So, this camera of course will be on the kiosk, and I can do various functions with the camera, but ultimately the way I'm going to have it configured itself is, as a visitor or another vehicle is coming in, I'm going to have that camera parked, meaning it's going to be a fixed camera at the entrance of the visitor lane, and as soon as the vehicle comes into the area and behind the other vehicle, all the traffic, as the number goes down, it's going to give a very detailed image of the face and what I'm recommending is having the signage and the dialogue or whatever the Board agrees to, then have the driver present a license or identification of some sort out the window to the camera and then the camera will zoom in automatically and focus on that image of that document which I've already run some tests, and we just had 3 new cameras come in, they've all been in today, and we did some testing and I was very happy with the results and that's where we're at right now. I have one other camera coming in next week on the 24th or the 25th, basically they all have the same specs as far as details but, I expect to either see the same results or better, so I think that solution is going to be the best solution, and it's able to work with the first round. So, in addition to that, I did do some additional camera upgrades and I don't know if Ben passed that along previously, I did some additional camera upgrades that obviously were out of my control but, it's still my responsibility to get the system and the scope completed, so I upgraded the two cameras on arms on both the left and right of the entrance, I'm also going to replace the two cameras that were up on the eve that are coming down, so new cameras since those were cameras from probably 2018 or 2017. So, that's where we're at right now, and as far as the automation fully tested, it just needs some final tweaks of whatever the timing you said we want, the intercoms have all be installed, tested and programmed, we just need to move that over to guardhouse 1, guardhouse 2, whatever that phone line is going to move

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over to, whatever protocols for that. I just need this last portion of the cameras which I'm really happy with the results of what I was able to produce today on a very short notice I picked up a camera in Palm Beach today. So, that's where I'm at with that, I know you guys want to go live, I guess you're going to have a town hall meeting and roughly want to go live in September, I mean we can go live whenever.

Ms. Cabrera: (inaudible comment) Do you have an ETA on the piece that's missing?

Mr. Wimberly: Well, the piece that's missing, I tested it today with one, and that was just my initial test which I was very successful.

Ms. Cabrera: But is that already installed or you have to do that?

Mr. Wimberly: Well, I already have the camera that I want to bring in.

Ms. Cabrera: Ok.

Mr. Winkeljohn: You have a winner now but, you have another one you can use.

Mr. Wimberly: Yes, that's correct, which might have better results but, I was very happy with the results of the camera I used today. So, that's really just swapping out a camera, it's a day just finetuning and they'll call us when the additional one comes in, and this solution is going to be an enhancement to the previous scope methodology.

Mr. Cooper: So, that will be replacing the kiosk?

Mr. Wimberly: No the kiosk is still there, you still have your intercom running but right now, you're going to have on the kiosk itself you have intercom to speak to somebody, and then we're going to have, it's a PTC camera, and it has additional capabilities, it's also moving around, and we also have an additional fixed camera, so the redundancy of capturing images is, we have so much coverage of that visitor lane, so we have a lot of coverage. So, as you're coming in you've got two cameras on the eaves, you have two cameras on the columns that are constantly capturing, at the kiosk itself you're going to have a fixed camera looking down, you'll have another 180 camera up here that's giving you an additional overall view of the visitor lane, and then this PTC will, as I said, will track it and increase the detail of that visitor.

Mr. Winkeljohn: Do you want to show them the pictures?

Mr. Wimberly: Yes. (inaudible comment) Again, it's all time stamped, everything roll in together.

Mr. Cooper: (inaudible comment)

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Mr. Wimberly: Yes.

Mr. Cooper: (inaudible comment)

Mr. Winkeljohn: But then they wouldn't even hold that ID, they would put a business card up backwards, it's kind of a pain.

Mr. Cooper: (inaudible comment) But is there something like if it was on the scanner that they put something there that wasn't, or they did something that didn't have a picture on it or whatever. (inaudible comment)

Mr. Wimberly: Well, you've had scanners in the past, you guys have been capturing driver's licenses using different methods for many years now and I don't know the legal portion of it, that you would have to speak with your attorney but, there's only so much you can do as far as capturing data, as far as a driver's license, especially in the State of Florida. (inaudible comment) So, it becomes a whole deal with how is that data being stored, who has access to it, what being monitored, and just from my experience working with other properties, and working with the police and other solved case Districts, I think you should be able to get license plates, and detail, a detail of a face of a body is a lot more than just a license. (inaudible comment) Obviously things happen, accidents happen in the community, there's going to be a small margin of that but, over all the experiences that I've had and we provide the data of detailed information, and a face, working with the police departments and detectives, that's what they need.

Mr. Winkeljohn: Yes, I have them all over South Florida, license plate cameras, multiple camera views and the driver image won the case every time, the license didn't matter, not the license plate, the vehicle, it didn't matter, it was the image of that person if the police facial recognition popped up, a guy who came in at night poor lighting, somewhat blurry image, we cleaned it up, they picked him up in Miramar 2 hours after the incident. On a police body cam he was getting a speeding ticket, his face popped up on the police officer's body cam in Miramar and told him to make an arrest and 2 hours after the car was stolen, so the point is that's how fast the image circulated the system and they knew what direction he had gone in and the image of the driver and those images are very good.

Mr. Wimberly: Yes, correct.

Mr. Cooper: Do we have one for the residents side as well?

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Mr. Wimberly: No, the only thing on the residents side is an intercom that will call the guardhouse in the event the gates are not working so for communication purposes or if they just need to speak to someone. (inaudible comment) So, we were getting guards, the gate is down, and then I was getting calls, and I don't understand why I was getting calls and so I reached out to Mayra the other day and the guards just took it upon themselves to instruct vehicles coming in just say, Stonebrook or Marabella to call for access, I was like what is that, and I had a whole conversation with them, like where did you get this protocol from, and so that's more of a communication channel to speak to somebody in the event that the gates aren't working. If the guard is not paying attention, whoever is at guardhouse 1, or guardhouse 2, you still have human input that has to be, and obviously everything is going to be automated but, in the event that vehicle that's not a resident gets in there because obviously you still have school buses, and have other deliveries and so forth, and that's why we have a timer in there, so all you have to do is automatically open it.

Mr. Cooper: Will there be a clear picture of the person in that area so like if there is somebody that's not supposed be in that area?

Mr. Wimberly: Well, I added an additional 180 there, and we discussed that as another additional camera, like a close up here, but you have an overall shot of that, in addition to the LPR that's already there, so I did add that extra 180 that's on the residents side but, I could easily add another camera, you still have room for probably 1 or 2 cameras out there, at that actual kiosk where the intercom is.

Mr. Cooper: (inaudible comment) People that are familiar will figure out the system pretty quickly.

Mr. Wimberly: I mean if you like what these PTCs are capable of producing I could put one on that side as well, it's constantly tracking, once it gets fixated on an object that it's supposed to fix on it holds that and it gets focused because you have 28 cameras or whatever, you move them around and they have to focus because there's only so much focal range for your focus that's the advantage of having a PTC with the autofocus where it will move around, and these are stacked images but, just keep in mind they're recording at at 30 frames per second so at any second you're going to get at least 1 or 2 really good images which at 5 seconds increases to a dozen really good images. (inaudible comment)

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Ms. Cabrera: Ok, so similar to what you mentioned what about updates? (inaudible comment) So, would there be a way that the system would recognize that, and kind of do an error? (inaudible comment) Now that we're talking about facial images.

Mr. Wimberly: I understand your concerns pertaining to the questions prior to this project commencing but, these are all answers that were discussed previously. (inaudible comment) I only know the system itself is not something that's going to detect somebody with a face mask on.

Ms. Cabrera: Ok.

Mr. Wimberly: That's why you can have some sort of, I mean you guys are going to keep guards at one of these guardhouses at some point. There's other options and at some point that type of, even if it's that's an automated solution, what is it going to do it's going to lock the gates up so I can call somebody, and somebody has to answer the phone.

Mr. Cooper: (inaudible comment) Is there a way to either get a snapshot if somebody pulled into the other guardhouse, like say guardhouse 2?

Mr. Wimberly: (inaudible comment)

Mr. Cooper: But they're not going to be sitting there watching everybody coming in and out. (inaudible comment) But like somebody who were to do something.

Mr. Wimberly: I could look into it and see where the analytics have evolved to, I'm not aware of anything that will protect that during the COVID times there was analytics on certain cameras and they're still sitting in a lot of these cameras now that are coming on the shelf that were detecting face masks during COVID but, that was probably a little easier to build in as an analytic but, I'll look into it. I can look into it and see but, that's a very difficult item.

Mr. Winkeljohn: And I'm not sure that's going to go well in the case for your guards collecting data, collecting driver's licenses, my instinct is if you're worrying about that is outside the freedom of movement type of stuff, they have open access to your gates, if the guard sees it and the guard gets notified, hey there's an unusual situation at a gate that would be great, that would be nice, alert the rover or the off duty officers but, I would be cautious to worrying about profile type incidents.

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Mr. Wimberly: I will look into it though and see if there is analytics, I am not aware of any specific analytics for something like that. I mean there's always going to be a variable.

Ms. Cabrera: Right.

Mr. Wimberly: I mean it's difficult, the only other type of options on something like that still involves human interaction, so you'd have basically that is going through, it's just like I have with video verification in other Districts I have where the pool is closed from 9:00 o'clock to 7:00 in the morning, we have cameras that are monitored with a central station, so there is a person in a building just like an alarm, just like when your alarm goes off, it rings and whatever the protocol is, call such and such, well the same protocol is for cameras. If a camera goes off and detects motion, sends a signal, the operator looks, they typically look because they have access to the cameras and they see someone jumping the fence, they see some individuals in the pool, playing or whatever they're doing, and then they call whoever or whatever the protocol is. So, for a service like that they're costly services, you're having someone that comes up and that can be easily integrated into something like this but, that is a virtual guard, and you still have mutations but, that's what that would be, there's someone actually looking at live video, and that could be protocol, that's your preference. (inaudible comment) Once we put this in place and you see how everything is working, you can always grow with it and make changes but, there is still going to be mutations.

Ms. Cabrera: Any other questions? No, ok.

Mr. Cruz: When they address the other things, can you let me know, I just want to see how it works.

Mr. Wimberly: Sure, yes I'd be more than happy to.

Mr. Cruz: (inaudible comment)

Mr. Wimberly: I did make myself available right at the very end of testing the automation I did make myself available before I went out of town.

Mr. Cruz: (inaudible comment)

Mr. Wimberly: When I bring the other camera in, and I do the testing of that whoever on the Board wants to see the functionality of it, it would be a portion right now but, I'd be more than happy to let Mayra, for a preview. So, it's really just narrowing those timings down and we also have, there's only so much time we can keep the person sitting

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there, especially during certain hours where the vehicles start stacking up in the back. So, automation is it's difficult it depends on obviously how big the property is, even on a system where you have, let's just say a 7 second opening for visitors, and obviously residents come in the gates are immediate but, during high volume traffic times, it's just like any other traffic, and you say why is there traffic it just becomes that domino effect.

Mr. Valladares: (inaudible comment) What time do you have?

Mr. Wimberly: Well, right now I have on it only 7 seconds, again, if you ever change that, we could put some additional signage prior, maybe 2 or 3 signs out in the median, be prepared to present your ID to the camera, and this camera by the way once it detects motion, and you press the button, and I can turn that on, I can turn that off but it really is a presence to deter presence but it has to be automated, it has to be on a timer. So, right now I have it on 7 seconds but it's fully adjustable to whatever we want and like I said I want some direction from you guys depending on the timing. So, I think about 45 seconds on the residents side, on the open loop in the event someone gets stuck I have that at 30 or 45 seconds as well.

Mr. Winkeljohn: And that's typical for these types of gates that you already run?

Mr. Wimberly: Yes because the other Districts at the other properties I have automation, it doesn't matter how much time you have in, there's going to be somebody that gets stuck. (inaudible comment) But again, we have that coverage and redundancy of the video.

Mr. Cooper: How does that work with like a Tesla, a self-driving vehicles or the laborers that are coming in? Is there something that we need to do on our end to make sure that they're part of the system?

Mr. Wimberly: I don't know how that works to be honest with you. (inaudible comment) I mean that's probably going to be one of those rare things but, it's going to eventually become a normal. (inaudible comment) Those devices resist the cameras and I'm sure signage is going to be built into those devices.

Mr. Cooper: (inaudible comment) And as far as the signage will that be bilingual?

Mr. Wimberly: I didn't do anything in bilingual but, I just put those signs up now just as kind of a concept so you can see how everything is and I wanted some feedback. (inaudible comment)

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Mr. Winkeljohn: So, I did just a quick search, it said that automated vehicles terminate prior to a gated community and they tell the driver they'll have to get out at an earlier position than the gate, that's what it says. If there's a code or any kind of required interaction they can't enter.

Mr. Wimberly: I mean we're in a very strange modifying technology. (inaudible comment)

Mr. Cooper: We were talking about the bigger picture is there a way they can get, and I don't think we had one recently but, all of our servers, cameras and all that stuff be operational? (inaudible comment)

Mr. Wimberly: I can tell you nothing on the Turnpike, nothing over there has been up for a length of time. (inaudible comment) That on neighbor that went down from the accident that was tabled a very long time ago.

Mr. Winkeljohn: And I talked to Ben about this earlier today and he said the only thing we can do is bring back to you the proposals to fix and replace or upgrade because we've tabled it twice at meetings, so the repair and the solution wasn't pleasant for you guys I think, and those are my words, but we need to revisit it I think.

Ms. Cabrera: (inaudible comment)

Mr. Wimberly: What is accurate, anything along, because really it became a problematic issue became either access in these resident's homes, the two ones that were really hard to get a hold of were, I believe the one home that is directly along the Turnpike, like no one lived there, and the last handful of times that we attempted to service, there was no power. There used to be somebody there, and they would interact through like a ring doorbell.

Ms. Padilla: The resident passed away, so I know the house is in probate, and there was something going on where we were trying to get in contact with them.

Mr. Wimberly: Yes, ok and the other home that was there, it was always kind of an issue too is, they run a business, I guess it's in the same neighborhood as you, they run like a battery business but, all the equipment is in their garage and we never really had access, so this system would work if we had full access to that, it really relied on the resident itself. So, what's active right now, I can tell you what's active right now, is the one camera that's behind Victor's looking north, that camera is active, and the two FPL cameras, i.e., earlier this week the one looking I believe south, which we're going to have

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service today, so those have always been active, the FPL one that used to be a very high traffic area on the one pole.

Mr. Valladares: (inaudible comment)

Mr. Wimberly: Ok, that one is not active, the other camera that's on the pole.

Mr. Valladares: (inaudible comment)

Mr. Wimberly: Right.

Mr. Cooper: I know at one of the meetings we talked about using new technology, you were going to test something out, I know a lot of time passed and several meetings have gone by since that, I'm just trying to refresh my memory.

Mr. Wimberly: Full solar.

Mr. Cooper: Correct, and so did you test that at other properties? Or where you at with that technology?

Mr. Wimberly: I have a device at various properties out in the wetlands, and out in the farm land that utilizes those and my personal test unit I use at my office has been running for like 2 years, it's never gone offline, full cellular and full battery backup and solar power, and it's never gone offline. I use that all the time to monitor traffic at my own office in the whole travel area. The biggest thing with solar is if you have a week long, or two weeks long of heavy rain but, once it comes up it will regain power. Solar has gone a long way, it has a combination of both the panels themselves, as well as the source or batteries themselves.

Mr. Cooper: So the ones that are down, I guess would you not know because there's no connectivity or like the cameras that we have that are not working, or both? (inaudible comment) If there's a way that they could be bought and stick on.

Mr. Wimberly: I can do that, I could have that for you.

Mr. Cooper: I just want to kind of see where we're at, I assume we could make a better decision.

Mr. Wimberly: I can do that.

Mr. Cooper: Thank you.

Mr. Wimberly: I can narrow it down to connectivity and power, I can get you that.

Ms. Cabrera: (inaudible comment) Can you possibly give us a like rough estimate of what a solar system of what the whole thing would look like for those cameras that are hard to access?

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Mr. Wimberly: I believe I provided that last time.

Mr. Winkeljohn: Yes, we have it.

Ms. Padilla: Yes, we do, I have it. I think it was like \$6,000 or something.

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

Mr. Cooper: Would our existing poles not be functional with that or be able to utilize that?

Mr. Wimberly: I don't remember if those were 6 X 6 I think we were going to utilize the existing poles. I think what we were going to do just by memory, and we're going a little far back but, off the top of my head, was I believe along the Publix side there's a lot of trees there and what I basically was going to do was build a silver palm or back further around that corner, that was going to feed two of the poles, if I recall but I'd have to go back and look at what the scope was because on the Turnpike side you have a lot more clearing line of light, and that whole Publix side was pretty dark over there. (inaudible comment)

Ms. Cabrera: Alright, any other questions? No.

Mr. Wimberly: So, obviously I'll provide Ben and everyone else an update when I bring the other one out, and when I'm back onsite I'll reach out to you directly. (inaudible comment) And I will provide, what is it 3 weeks for the next meeting?

Ms. Cabrera: 4 weeks.

Mr. Wimberly: Ok. (inaudible comment)

Ms. Cabrera: Ok, thank you.

Mr. Wimberly: I wish you all a good one, have a great evening. Any other questions while I'm here?

Mr. Cooper: Oh, the one thing that I did notice when I went out for a drive there's several like openings in the existing poles, so if you could close our poles off.

Mr. Wimberly: Sure, I'll take a look, and I'll provide a full report. So, I'll be touch and as soon as have the other camera I'll provide a full walk through. (inaudible comment) So, basically we're ready, we're ready when you guys want to go to the automation, I just need a direction of when we're going to do that, and signage, so think about the signage, I

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can give my input previously me and Ben we met and discussed and spoke with Juan Alvarez and this is kind of whatever signs you want it's really up to you, I put my input in.

Mr. Winkeljohn: And I have a question, I'm envisioning a static sign being where all statics signs are invisible and nobody is seeing it, or a majority of the traffic ignores it. I'm wondering if we might even consider a temporary, like a LED sign, saying new system, show the video of somebody putting their card out, just something to get their attention and educate a little bit because any time you do something new it takes a while for the learning curve to swing.

Mr. Wimberly: Yes, and even though the gated community is here when you put a new telephone entry system in it's a little confusing, this is the directory and this is the access code and then the property manager says to come up with a little signs and have them taped on the boxes for a while, I mean something like that, you could either have a temporary sign a 4 X 6 or something under the guardhouse, and obviously you should have a guard onsite during this time.

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

Mr. Wimberly: The other option is a monitor explaining about it.

Mr. Winkeljohn: I'll look around and see if I see a way to do it but, I just think you want to be as far forward leaning as possible on it, obviously a guard will be there for some period of break in orientation and once you get the realtors and the people that are in and out of here professionally kind of used to it, the rest is small.

Mr. Wimberly: And I put some thought into that, it's either something static or something with a graphical U-tube video that might only be, and a lot of visitors will be repeat visitors and so a lot of visitors will be recurring, and once they learn the system they used to it.

Mr. Cooper: (inaudible comment)

Mr. Wimberly: Yes, and all of the was updated because that was change of Homestead, we went through roughly 45 days ago or something like that.

Mr. Cooper: (inaudible comment)

Mr. Wimberly: Right, all the communities, and that's going to be tri-county wide mandate, I mean it's all new and required. (inaudible comment)

Mr. Winkeljohn: Right.

Mr. Wimberly: Ok, thank you.

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C. Field Manager – Monthly Report

Ms. Cabrera: Alright, moving on to the filed manager report.

Ms. Padilla: So, for the field, I just wanted to mention a couple of things. We just finished the storm drain cleaning, actually that was yesterday where we finished it. Also, right now there was FPL lights out, there was a light right in front of Waterstone Grand, it was flickering, I did do a night drive to identify that. First, I got on line, and then I came back and it was fine, and we still have 2 that are not working but, it's because of missing pieces, the guy did tell me they are marked out with caution tape, so I know that he's got 2 pending, just FYI. Other than that, I don't have anything for you guys, unless you guys have something for me.

Ms. Cabrera: Ok, thank you.

D) Club Manager – Monthly Report

Mr. Quesada: Club manager.

Mr. Correa: So for me, a few updates. So, noteworthy thing that we leveled out the playground, the turf was a little bumpy so we had someone come out and level it out so no one is tripping in there. We just recently had the pool shocked again, as you know we still have continual leaks that we're dealing with and part of this maintenance of it is just keeping it up to standards regularly, not regularly but at least once a month we have to shock it just to make sure it's clean. Then the last thing was regarding the Knox box, an inspector came out and he told us that actually they can't close it because the fire department won't access the Knox box unless management is onsite and the only times that they do so is when the fire panel is on the exterior of the building. So, I actually included the email on page 9 of my report, I don't know what page it comes up as on the agenda, and the inspector saw it, and he told us that they don't use it.

Mr. Cooper: (inaudible comment) The fire department.

Mr. Correa: Yes, the gentleman that always does the inspection, and he told me that they won't access the building using the Knox box whatever key we leave in the Knox box, it would have to be a fire panel that's located outside of the building. So, let's say if there was like an exterior wall or something, or maybe there's a closet on the exterior of the building.

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Mr. Cooper: (inaudible comment) No, that's not right, fire fighters when they come out they all access the building and be able to go in there and use that panel, so they gave you the wrong information.

Mr. Correa: Ok.

Mr. Cooper: (inaudible comment)

Mr. Correa: Exactly, so that was it for me.

Ms. Cabrera: So, they're saying they can't access the clubhouse?

Mr. Correa: That's what they told me.

Mr. Cochran: They basically said that they're not doing it because they're concerned about liability.

Mr. Correa: Right.

Ms. Cabrera: Ok.

Mr. Cochran: It's kind of along the lines of what Kevin was saying that they don't want to be blamed for something they have no control over.

Ms. Padilla: And guys it's on page 130 if you guys want to take a look at the email, it's on page 130 of the agenda.

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

Ms. Cabrera: Alright, anything else?

Mr. Correa: No, that was it.

Ms. Cabrera: Ok, thank you.

E) Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

2) Form 1 Financial Disclosure Due July 1, 2026 – everyone had filed

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Cabrera: Ok, moving on to manager.

Mr. Winkeljohn: I have a couple of action items, or one action item for the Board under manager.

Ms. Cabrera: Yes, we need a motion for the proposed fiscal year 2027 meeting schedule.

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On MOTION by Mr. Cruz seconded by Mr. Valladares with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

Ms. Cabrera: And then a reminder to complete your Form 1s.

Mr. Winkeljohn: It's congratulations, everybody did it on time.

Ms. Cabrera: And then just a reminder to complete your annual ethics by December 31st.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Ms. Cabrera: Then we have the approval of the check run summary and unaudited financials. We need a motion to approve those two.

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Cabrera: Then Supervisor's requests and audience comments. None, nothing from the Board?

Mr. Cooper: I do. So, the pool I know we've been tabling it a lot, I guess I just want to try to get a better understanding of where our plan of action is moving forward, like what is our and obviously we're in August and the year is flying by, and we've obviously got a huge issue with the pool not being able to maintain the water level because of the leaks and obviously we're in a holding pattern right now. So, I just want to kind of understanding where we're at when we're moving forward, like how do we get where we're at to the completion of whatever when moving towards a functional pool.

Mr. Winkeljohn: So, if my memory is correct and you two can correct me if I'm wrong but, we've been doing this sort of patch repair solution and it's open now so that's working to a degree but, yes, the longer term goal would be to close and do a more

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aggressive repair, and we looked at pricing for that and I can't remember what it was but it was a lot.

Ms. Padilla: So, it was like \$150,000 to \$200,000 in that price range.

Mr. Winkeljohn: Right.

Ms. Padilla: And what Paul is saying is, correct me if I'm wrong, the understanding was they were going to try to keep it open but, going to try to push it as much as we can for next fiscal year because the price that we anticipated was a lot more.

Mr. Cooper: So, October 1st is the next fiscal year funds-wise would we be able to do something while we're in the holiday time and when it's cold and we can, I'm just trying to manage the expectation because it's definitely frustrating, I mean I came yesterday to the pool and it was closed, and so I know that's me as a Board member and residents when they want to come and use the pool it's frustrating not being open. (inaudible comment) So I think we should come to a completion with this sooner than later I think it would be best obviously affordability is a huge concern on that as well because then too, we also have the lake and I know the other concerns were apart from not having any type of a, because we're going to spend all this money on fixing the one area and then the pool is going to be sliding into the lake and then we're going to be back to having other issues.

Mr. Winkeljohn: Yes, the structural inspection of the pool was that the pool is not moving itself, it's the piping around it that has a flawed design and it keeps breaking, that's the short answer. So, retention and prevention of the actual pool itself is really the soil around it won't hold still and eventually it will crack at some point in time, so the solution is fix the piping and prevent that long term what you described. So, you have \$190,000 in your clubhouse reserves and if you gut it, you gut yourself financially you have to rebuild that reserves because building good management. The roof we did, like we've paid big tickets, the floor has been done several times, so what's left, A/C, those are the remaining expensive tickets but, it's up to you. I can find a way to finance it maybe over 3 to 4 years that will soften the blow and then we may not have to have a rate increase for clubhouse assessments, we spread it over 3 to 5 years, that's not so bad, then it's not all your reserves, it's one fifth of your reserves, and hopefully we can replenish a little bit maybe have a small increase next year see how we do. Would you like for me to explore a finance option?

Ms. Cabrera: Alright, you can do that.

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Mr. Winkeljohn: I can even go up to 10 years or 5 years in a bank loan and this is the kind of money where you would never go to a bond, you would milk it out a little bit and then I think you have a bond expiring on the gatehouse pretty soon to there's some savings, and I'm just thinking off the top of my head, like we can stretch the timing conveniently. So, I'll put that on the next agenda.

Mr. Cooper: Ok, thank you.

Mr. Winkeljohn: And I think it's wise to bite the bullet, you're right.

Ms. Rivera: (inaudible comment)

Mr. Correa: I would have to say, in holidays in general, it's slows down in the season, everyone is with their families and stuff.

Mr. Cooper: (inaudible comment)

Ms. Rivera: (inaudible comment)

Ms. Padilla: I agree.

Ms. Cabrera: Anything else?

Mr. Cooper: Just like some of the guardhouses, we had mosquitoes hanging on the banners, I don't know about that but we were having issues with the vendor but, see if can put bug zappers back in for the guards when we go live. (inaudible comment) I'm sure we still have people passing through there at some point. (inaudible comment). I think our paint, the last ones that were painted, so there's like patching on the trim there, so just if there's stuff that needs to be done like that at the guardhouses, like the sliding glass doors or whatever.

Ms. Cabrera: Ok, I only have one thing. (inaudible comment) Do we have some kind of conversation about when we want to roll out the system and also to have some kind of a soft rollout.

Mr. Winkeljohn: I think you totally let it try to operate with a guard there right away, as soon as he's ready, as soon as those cameras are decided on in a couple of days, I would start trying to use it because you'll learn faster that way.

Ms. Cabrera: Right.

Mr. Cooper: (inaudible comment)

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

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Ms. Cabrera: Alright, so they're obviously aiming for September 1st but, I didn't know if we wanted to do it like right away or if we wanted to kind of go out there and do a demo.

Mr. Cruz: (inaudible comment)

Mr. Winkeljohn: Well, video that demo and circulate it again with the new camera once it's ready.

Mr. Cruz: (inaudible comment)

Ms. Cabrera: Obviously, I think that's something that we should already be kind, send an email, making everybody aware, give them ample time, this is coming, this is coming soon.

Ms. Padilla: I'll shoot an email.

Ms. Cabrera: (inaudible comment)

Mr. Cruz: (inaudible comment)

Ms. Cabrera: Yes, we could do that in addition but, send a mass email, maybe not twice a week but, maybe once a week.

Ms. Padilla: Ok.

Mr. Cruz: (inaudible comment)

Ms. Cabrera: Alright, any other comments, questions or concerns?

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

Mr. Cooper: So, the asphalt to repair, I noticed seems a little off, there's like two separate sections, I don't know if they did it over few days. (inaudible comment) And then there's a gigantic hole, like all along by guardhouse 1 in the resident lane, and in the actual street. I don't know if you all noticed that when you're driving, so I guess whenever they come back later they can fill that in and that's all I have.

Ms. Padilla: Ok.

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

Mr. Cooper: Oh I did have some requests to our golf cart which is from 2007, it would be nice to have something that's newer and doesn't squeak as you're going down the road and people are looking at you, it's kind of embarrassing so I would like to see

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some estimates at the next meeting if we can entertain an upgraded golf cart or something like that.

Ms. Padilla: So just so you know we did order batteries for the golf cart, and if you guys want us to entertain that we can but, they are going to come and do that so we are going to buy new ones.

Mr. Winkeljohn: How much is the battery upgrade?

Ms. Padilla: So, the battery upgrade is about \$1,000, and then the other piece isn't that much to fix it.

Mr. Winkeljohn: Yes, I'd fix it, those will be credits towards returning.

Ms. Padilla: Ok.

Mr. Winkeljohn: So, we'll bring it back with no objection from the rest of the Board, it would be good to see what's out there, but yes get it fixed the batteries are still valuable.

Ms. Padilla: Ok.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

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Ben Quesada
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Secretary / Assistant Secretary

Signed by:
Jessica Cabrera
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Chairman / Vice Chairman

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Jessica Cabrera

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Chair

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