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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 6, 2026, at 1:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

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

Also present was:

Scott Cochran	District Counsel
Paul Winkeljohn	District Manager (by phone)
Ben Quesada	Governmental Management Services
Mayra Padilla	Field Manager
Brian Correa	Club Manager

(PLEASE NOTE: Due to no actions being taken at this Special Meeting the following is a summary that reflects key points of discussion)

FIRST ORDER OF BUSINESS — Roll Call and Pledge of Allegiance

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

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SECOND ORDER OF BUSINESS Discussion of Security Services

A. Maverick Security Services Proposed Bill Rate Increase
B. Delta Five Security
C. KS Services
D. U.S. Security
E. Veridian Security Services
F. Vested Security

Ms. Cabrera introduced the discussion of security services and stated 5 different proposals were presented to the Board at the previous meeting, along with their current vendor, Maverick Security, for a total of 6 proposals for discussion of security services.

Mr. Quesada then made a comment that his office had received an email for a public records request, requesting the agenda from the last meeting and asked it to be discussed and presented to the Board at this meeting.

Ms. Padilla then gave a printed copy of the email to the Board stating the person that sent the email requested his information be shared with the Board. She also stated the email was in chronological order and the person had a concern about the numbers presented from one of the potential contractors. Ms. Padilla stated staff reached out to the contractor, Veridian Security, who did confirm their pricing was accurately reflected.

(At this point a discussion was held among the Board members, Ms. Padilla and Mr. Quesada relating to the email)

Ms. Cabrera moved to the discussion of the security services with their current vendor Maverick Security Services and their proposed bill rate increase.

(At this point a discussion was held among the Board members, Ms. Padilla and Mr. Quesada relating to Maverick Security's bill rate increase which was included in the agenda)

Ms. Cabrera then moved to the discussion of the 5 other proposals, Delta Five Security, KS Services, U.S. Security, Veridian Security Services and Vested Security and asked the Board for their comments.

(At this point a discussion was held among the Board members, Ms. Padilla and Mr. Quesada relating to the proposals that were submitted for consideration and included in the agenda)(The Board agreed to eliminate Vested Security since they were the most expensive, and they were a smaller company that did not have enough to offer)

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THIRD ORDER OF BUSINESS Staff Reports

Ms. Cabrera moved to staff reports and asked if the attorney had anything to report.

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Field Manager

There not being any, the next item followed.

D. Manager

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

The Board requested staff to follow up with Delta Five, KS Services and U.S. Security regarding roving 24/7 security, plus one vehicle and to confirm if they would be able to reattach gate arms.

FIFTH ORDER OF BUSINESS Adjournment

Ms. Cabrera then asked for a motion to adjourn the meeting.

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

DocuSigned by:
Ben Quesada
07C0606FB7194F3...
Secretary / Assistant Secretary

Signed by:
3F11DA8B28AE4A8...
Chairman / Vice Chairman

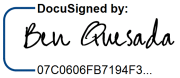
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Ben Quesada BQuesada@gmssf.com Security Level: Email, Account Authentication (None)	DocuSigned by:  07C0606FB7194F3... Signature Adoption: Pre-selected Style Using IP Address: 8.29.7.127	Sent: 10/26/2026 6:06:52 AM Viewed: 10/26/2026 7:24:38 AM Signed: 10/26/2026 7:24:44 AM
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Jessica Cabrera jesssdvcdd@gmail.com Chair Security Level: Email, Account Authentication (None)	Signed by:  3F11DA8B28AE4A8... Signature Adoption: Drawn on Device Using IP Address: 2600:1702:6831:8a40:98c4:f260:93b6:d286 Signed using mobile	Sent: 10/26/2026 6:06:51 AM Viewed: 10/26/2026 6:08:27 AM Signed: 10/26/2026 6:08:43 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	10/26/2026 6:08:27 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	10/26/2026 6:08:43 AM
Completed	Security Checked	10/26/2026 7:24:44 AM

Payment Events	Status	Timestamps