

**MINUTES OF MEETING  
HEMINGWAY POINT  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, April 28, 2021 at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Anthony Pellicano  
Russell Brick  
Roy Spallone  
Carlos Suarez

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary (via teleconference)

Also present were:

Paul Winkeljohn  
Scott Cochran  
Ben Quesada  
Wendy Lopez

District Manager  
District Counsel  
Waterstone Clubhouse Director  
HOA representative

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Winkeljohn called the meeting to order and called roll.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the  
March 24, 2021 Meeting**

Mr. Winkeljohn: The minutes from the March 24th meeting are in the books and circulated, if those are ok, a motion to approve would be appreciated.

On MOTION by Mr. Brick seconded by Mr. Spallone with all in favor, the Minutes of the March 24, 2021 Meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Consideration of Resolution  
#2021-06 Approving the Proposed  
Fiscal Year 2022 Budget and  
Setting the Public Hearing**

Mr. Winkeljohn: So, the main reason we're gathered today is to kick off what we call the budget cycle for CDDs. District budgets have several parts to them and the procedures as well. Since we have a couple new people on the Board, and just for background, your proposed budget is before you today, there's actually two options in it. Whatever you decide today sets the highest amount that you're allowed to actually adopt at a future meeting. The second thing you do is you pick the date of a future meeting and between now and then, if you do adopt a higher or an increase to the assessment, we are required to send a mail notice to each property owner notifying them of a public hearing to increase the assessment and at that hearing they would, obviously like any meeting, they have an opportunity to give comments. The Board meets in that hearing and decides to adopt the budget at that highest level, or a number lower. In terms of detail, the budget line items are really not the focus at this point, it's really what you feel the community can, or what you're willing to assess your neighbors with as a future assessment. Your current assessment is by District standards slightly low, you do have fairly, and I call them robust, but significant obligations, you own a pool, and a cabana facility with fencing and obviously accompanying electronic equipment and surveillance, etc. You own the land around that pool which has various maintenance responsibilities, you've adopted the responsibility for the center median, you own and are responsible for the entrance structure which we know we've spent money on that. You also own and operate multiple landscape buffers, their end caps if you will, of some of the housing sections, where there's not enough land for a new house so that little buffer land is yours, it's like a little passive park type of thing, and a few stretches of land here inbetween. You own a drainage system, in that drainage system would be the collection of all flood waters, and those flood waters are transited off the property or into french drains which drains into the ground in most cases. Ultimately, those are expensive to maintain, pools are ongoing, your expense you have now is about typical, but all that said, you've added a pressure cleaning responsibility, you've repainted the entranceways, you've not repainted the pool area in a while. All that said, for the last few

months, staff, and myself especially has mentioned that you probably should be looking at an increase to your assessment. The Board gave direction that was acceptable and to present a budget that included the assessment. Your current rate for assessment is \$475 per unit. Now, backing up a little bit, the concept of your community, and I was involved with the original owner of the land and they had two properties in South Florida that they were going to do the same way, and they really designed them to be as little staffing as possible. The clubhouse doesn't have an office in it, that's a good indicator that there was no intent to have like a homeowner's association rep, or a CDD rep onsite. Pros and cons, it makes for a less expensive clubhouse, but it also challenges us for that day to day operation, and I would characterize your operation as volunteer driven, meaning the gentlemen at the head of the table here in the last 5 or 6 years, if not longer, have really given an enormous amount of their personal time and hours to dedicating to policing the pool, to identifying repair problems, to helping me coordinate those repairs, meeting them, I mean you guys have really filled as volunteers a lot of that role, and I know that's probably not a fulltime commitment I would say. So, when I put together the draft budget, I did the \$150 in option 1, which brings it to \$625, unfortunately I could not really balance the budget correctly with that amount of money, it wasn't enough, and I'm balancing it to another \$125 or so to \$732 to give you a budget that does all the things that you are responsible for a long period of time, sort of a one-stop shop. If you were to only adopt the \$150, you will be going back to your residents in the next 2 to 3 years with another increase, that's my opinion, because I cannot put a budget with volunteer hours on it.

Mr. Brick: So, to recap, we're at \$300.

Mr. Winkeljohn: You're at \$475.

Mr. Brick: \$475, ok that's the addition.

Mr. Winkeljohn: The addition goes to \$625 as an interim step, but the actual correct budget I'm recommending to you is all the way to \$732.

Mr. Spallone: Which is an additional \$257.

Mr. Winkeljohn: Right, \$257.

Mr. Spallone: Does that give us any balance?

Mr. Winkeljohn: Yes, so the ideal CDD budget does a couple of things, one it has placeholders for the known expenses, whether you get them every year or not isn't as important as you have a good amount of money sitting there for pool repairs, for painting, for a roof, you know the big stuff, you'll build up reserves. The second component of a CDD budget is what we call first quarter operating. Districts are governments, and we get our revenue starting in late December, sometimes in January, meaning you assess on the tax bill, and tax bills go out and not everybody pays on November 1st, and even if they did, we don't actually get the cash. So, what happens to a District who has a landscaper, who has staff, who has these expenses, you have to have extra cash every year to cover October, November and December expenses. So, what we've done in the last 3 or 4 years is we've tried to kind of catch up on those maintenance items that were starting to show up that were really never budgeted. We used that reserve money, and we've eaten it down to the point where it's down to like \$18,000, well \$18,000 is not a full three quarters, it's short. So, you will eventually run out of discretionary money, in fact you will next year, and this was all discussed many times, and the Board understood that, and so now here we are. So, what's in this budget that I just talked about, one is, and just backing up one more time, the idea of management for your community was that because there has to be a HOA in Florida, in South Florida particularly, Dade County requires it basically. So, your homeowners association where you're going to regulate what we call architectural elements, like painting, and where you put your garbage cans, and things that sometimes cities enforce, but you're not in a city, you're in a county, you have no municipal oversight, so you kind of have to, as a community, police a lot of the day to day behaviors of the residents to keep everyone at a high level and to retain property value. So, you don't want people coming up with a weird color, or a new roof that doesn't match, all of these things that might be allowed by code, but would not be acceptable in a uniformed community, so the HOA has a permanent required role in your community. So, the idea was that the HOA would be in place and be operating, and the CDD would fund the HOA a little bit of money to provide that day to day element which has been volunteered by myself, I mean I know I'm a contractor, but it's not in my contract to do many of the things I do, but to get you through those days of transition I was happy to do that, and also largely on the shoulders of the volunteers

which two of them are here today. So, the HOA floundered and it went through at least 3 management companies in the last 3 or 4 years, and it never had an arrangement that matched the strategy that I just described, we don't have somebody, and this isn't about Wendy or her company, this is just what's happened in the past. So, we've deviated from that model and I'm recommending that you permanently give up on that model, allow the HOA to do whatever the HOA needs to do, and the CDD needs to do what it needs to do which is protect its property, maintain its property, and protection means onsite supervision of it on a more regular basis, that's not a volunteer. Again, Board members are not responsible or really shouldn't be in that role, it's really a conflict of interest in my world. So that said, I increase the security and pool attendant and adding in an amount for field management, now my firm can provide to you a fulltime field manager. I usually charge between \$20,000 to \$40,000 a year for a field manager, but I have a lot of synergy in this area with Ben and Mayra behind me that can perform \$20,000 to \$30,000 worth of day to day oversight of your property for only \$1,000 a month, and they will work out of this facility, and you don't have an office onsite so they have to work somewhere nearby and this is pretty close, so I'm offering that as part of option #2.

Mr. Pellicano: Option #2, that's what we're looking at right?

Mr. Winkeljohn: Yes.

Mr. Pellicano: That \$1,000 is already budgeted into that?

Mr. Winkeljohn: The \$12,000, it's there yes, and if you're on page 1 of the budget, under maintenance, it's the first line item, I added field management as a proposed option for you.

Mr. Pellicano: Ok. Carlos, did you have a question?

Mr. Winkeljohn: Go ahead Carlos.

Mr. Suarez: Ok, so the security person that you're saying is \$1,000 a month or a year?

Mr. Winkeljohn: No, it's for field management which is basically supervision of your property on a regular basis, meaning somebody who keeps track of the contractors, somebody who responds when something is broken, they go look at it, somebody who meets the contractor, all those activities, you guys do them as volunteers, particularly

Tony and Russ have always done them, but you shouldn't be doing that, you should have staff that does that, and I'm proposing a solution to that. The second line item is the security and pool attendant, one of the things that you don't have is a fulltime observation of your pool other than our best effort with cameras. What you need, and we've talked about this many times, is somebody hired that comes at peak use of the pool time, actually a little bit before, and begins to develop habits of your residents that don't break your rules, and basically enforces the rules, they serve as our representative to call the police and issuing trespassing if somebody is violating those rules. Those are all things you don't have, but you as a Board have volunteered from time to time, so I'm raising that to about \$30,000, so that I'm showing in option 1 at \$20,000 and option 2 at \$30,000, and these are discussion numbers for today and for the adoption meeting, and I have pricing for you of what it would take, but it really is about you, what level of attention do you want to put at it.

Mr. Spallone: How much do you think we'll have with option 2?

Mr. Winkeljohn: Well, this is me as a finance director sitting here, you need these because ultimately your needs will match this number, you may not buy them in year 1, you may not buy them in year 2, but by year 3 it will evolve to that.

Mr. Spallone: You also mentioned hurricane items could pay for that the last time we talked.

Mr. Winkeljohn: Exactly, yes so all these placeholder things, and there are some contingencies in here, I'll get to those, and those add up to money you will not spend year 1, 2 or 3. So, the next hurricane that hits and your trees were brand new when Irma hit, you had very little expensive damage, a lot of people put in their own tree, we know that, and we don't want to go down that rabbit hole, but the point is you're going to have debris, who's going to move that debris out of the way for people and start moving it out of there. The county is not going to come running very quickly, the best option for you is to use the county's contractor and say, we'll pay you through our FEMA reimbursement, but the problem is you need a fully bid federal procured debris hauler to accomplish it, and you're not going to want to wait for that. Nobody will bid on your community, there's no way you can hire a contractor to meet the federal requirements that will look at your community and say, can't wait to help you. The last thing in the world they're going to

do, and it's nothing against Hemingway Point, it's just the way the industry works, they go to the biggest jurisdiction they can get a contract with, and that's who they go to first, and if you're on their list and you have a contract with them, you'll see them about 2 months last, and that's too long. So, you need some money to be able to throw at a landscape company right away to get it out of your way and take your chances with reimbursement, that's reality. Yes, go ahead.

Mr. Pellicano: Question with that, the hurricane stuff, are we able to apply for FEMA?

Mr. Winkeljohn: Yes, so to use FEMA you have to have a fully procured contractor in most cases. The first 5 or 6 days, and I'm using Irma as real world, which we're still trying to get reimbursed for all across the State of Florida, and so how many years is that, it's like 5 years now. You are eligible, the rules have gotten very cumbersome where Districts have had very poor success actually getting fully reimbursed, it's reality. The strategy now is to, like here in Homestead you have a little better connection to your municipality, you tell the municipality we want you in our neighborhood, we'll do our part, you do your part, you can get the reimbursement, or we'll get the reimbursement, we don't care, just use your contractor because you hire that contractor through a large bid process that will meet the rules. What happened in almost every District I have for the first time is, they refused to acknowledge your in-house contractor, they said no, you didn't hire them through a full bid. What we used to do is, we do a bid for landscaping, but we don't do a special bid just for hurricane removal, so the best practice was every June, each contractor would issue you their rates for the upcoming hurricane season in advance. FEMA said that worked, that was before the storm so there's not gouging, we love it, well they changed their minds at Irma, they said you needed to hire your landscaper as a debris hauler, it needed to be a federal procurement which is a whole other 10,000 layers, way out of our league in terms of who's going to work for us. Even in this community who had 2,200 homes couldn't do it, we could not pull it off. So, without a local government to piggyback on and work with, your next best assistant government-wise is the county, I don't see anybody here saying, oh good that's a great thing, we're set. No, you're not going to see them for 2 months, so yes, you hit the head of the nail, what about a hurricane.

Mr. Spallone: So, Paul, let me ask you another question, option 2 you're saying will cover us?

Mr. Winkeljohn: Yes.

Mr. Spallone: So, it's like \$21.42 added to our mortgage, so it's \$257 extra dollars now that we'll be assessed, ok.

Mr. Brick: Unless I'm doing something wrong here, we're going to have no surplus at all.

Mr. Winkeljohn: Ok, the budget has to balance, it's the way fund accounting budgeting works, so if you go up from the bottom line where it says zero, to the total expenditures and the total maintenance dollars, there's a \$10,000 contingency line, I did put the holiday lighting in there, that was requested, I have a price for you for that, several prices.

Mr. Brick: That's already in there, you added that in there, right?

Mr. Winkeljohn: Yes, it's in here. So, these line items, and there's a couple, tree trimming at \$3,000, and that's actually a tad light to be honest with you, but above that landscape maintenance and repairs and maintenance, those are pretty heavy, those are the worse scenarios you've every presented annually, and that's high. So, what that means is, like \$4,000 to \$8,000 a year the first year probably won't be used, so boom that hits the bottom line. Now, the beginning of every budget, if you look at the very top it says carry forward surplus on here in the revenue line, if you follow that line back to the adopted budget in 2021, we've carried over \$51,000 this time last year, and we spent it. So, we only have about \$12,000 that we're carrying over into the 2022 budget regardless of what assessment you approve, you're going to be tight. Now, there is in option 1 that has a little under \$10,000 in contingency, and again, some of these line items are, I wouldn't say rounded up, but they're placeholders in a lot of respects, they're not contracted to that exact amount. So, at the end of the day you still have control on what you spend on repairs and maintenance.

Mr. Brick: So, we're essentially building money in to balance that budget.

Mr. Winkeljohn: To balance it, to hit all known responsibilities, there is a piece missing in the repairs and maintenance that I don't have pricing yet, which I'll get before your budget hearing, which is to inspect your drains and what we like to recommend is a



30% cleaning every year. You have french drains everywhere, they don't clean like pipes because basically it's a pipe to a bunch of rock, or through the rock in this area if you're in the cap rock, and then once it's through the rock, it drains into the water table. That type of drain doesn't necessarily clog up like a gravity line, we have lakes and the lines that connect to the lakes are gravity, they're at a pitch and the water reaches there by gravity when the lake is low, it flows faster, that's a lot more expensive to maintain because you can see it and you can clean it. On the flip side, french drains are harder to clean because it's an inexact cleaning, you can clean the drain right around it. The way drains work, and this is kind of what we do in maintenance is, as it comes in from the street, it goes down into a pit, and then that pipe goes horizontal to the drain field, or the french section of it, what we do is we look at the bottom of that pit has a recess in it of about 6" to 8" and when that's full, that means the next sediment isn't going to go to that track, it's going to go into the pipe and it's going to start messing up the drain area. So, what we do is, when that bottom area is close to full, we mark that for cleaning, and you do the ones that need it, and I don't know your situation, we've never inspected it, but that's not in here spelled out, it should be probably.

Mr. Spallone: How much?

Mr. Winkeljohn: For a community like this we budget about \$20,000, but we also do all the community, in this area it's much more complicated with the lakes and everything. For you, I would say about \$5,000 a year would be a good placeholder.

Mr. Pellicano: And every year you have to do it?

Mr. Winkeljohn: Yes.

Mr. Quesada: Do you know the ballpark figure of how many drains they have?

Mr. Winkeljohn: No idea.

Mr. Brick: Go ahead Carlos.

Mr. Suarez: Quick question, I'm curious, so I'm looking at this and you're saying that the cash for the tax bill, you're saying it would be per unit \$732.09.

Mr. Winkeljohn: Yes.

Mr. Suarez: You said that everybody was paying \$475, and so it says Hemingway Point CDD, last year I paid \$1,520.66 where exactly is that?

Mr. Winkeljohn: Right, just today we're talking about operations and maintenance, you automatically have a debt payment that goes on for 30 years since it started in 2013 or 2015 to pay the debt, that's about \$700, or \$600 per unit already. That we're not talking about, that won't change.

Mr. Suarez: So, you're saying an additional \$220 for the year, so every resident is getting this, which is basically about \$20 a month correct?

Mr. Winkeljohn: Exactly.

Mr. Suarez: So, then my other question is, is it normal, because I talked to another community, his HOA is responsible for holiday lighting, is it normal for CDDs to put that into their budget versus the HOA to have it in their budget? It seems like there should be money in the HOA budget for holiday lighting versus throwing another amount of money into the CDD and then all the residents have to pay more money. It's not a lot of money, but it's still something.

Mr. Winkeljohn: Right, I understand that reaction but it's a question of ownership. The HOA does not own the entry feature, and they do not own the cabana area and there's no history of the HOA volunteering to decorate them, so it was residential volunteers that did it is my understanding. So, the funding has never been real to count on, should that come to light that the HOA were going to fund holiday lighting, you're absolutely right, you never want to have two parties charging for the same service, and over taxing your residents or charging your residents. What's happened in reality is the HOA has no reason to that level of participation, had they, this budget conversation would be, the assessment is going to be the same, the HOA did all the things we originally budgeted for, and there's no harm or foul, it's just reality that this District is being tasked with all of these maintenance and these operational requirements that it didn't budget for 5 or 10 years ago, and because of that, it's time, and we've agreed we need to adjust the budget. I'm showing you the numbers that I think gets you into a more stable assessment where you won't have to increase it every year a little bit at a time.

Mr. Suarez: And you were saying that out of 100 CDDs how many of them have holiday lighting that goes into their budget?

Mr. Winkeljohn: About 50 out of 100, two to one, and CDDs because of their 100% revenue, like we get 100% of what we ask for, and because it's, and I don't want

to say hidden, but it's in the tax bill, it tends to be a more palatable place for a lot of these expenses, and it's designed to be a financed generating entity, that is one of the biggest jobs of the CDD.

Mr. Suarez: (Inaudible comments)

Mr. Winkeljohn: Carlos, can I interrupt you, we are not the HOA, and this is not a HOA Board meeting.

Mr. Brick: And you're stuck on the fact that the HOA, you seem to feel that they need to pay for the lighting, it's not their property, and it's not our job to take care of them, or to make excuses for them, or to supplement them.

Mr. Suarez: I'm trying to look at the money, this is why we're having a budget meeting, if we have the money somewhere else where our residents are already paying for lighting or whatever else, and now we're saying we're going to also charge you over here for holiday lighting and whatever else, to me, we need to look at that.

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

Mr. Brick: The only monies that ever came from the HOA were a dollar for dollar reimbursement to Tony and his wife, but less than reasonable decorations. Since the HOA has no interest in either beautifying or decorating our properties, we are going to decorate them. Now, when you drive up to our property and you see the decorations that are less than \$1,000 will buy, don't you think to yourself, wow, look at all the other communities around us, look at all the beautiful displays they have.

Mr. Suarez: In the past the HOA does budget for decorations, so what is that amount? That's all I'm saying, if we're going to talk about the budget, we should look at what's for the community, and if it was me, if I wasn't on this Board, and all of sudden the fees went up \$10,000 here, and then I see HOA thing that says they're certain, I'm going to ask the question, why am I paying for decorations?

Mr. Brick: Well, that's a question to ask to the HOA not to us, it's our property.

Mr. Suarez: (inaudible comment)

Mr. Winkeljohn: Ok Carlos, we got your point, Carlos I have to cut you off, but I got your point, it's in the budget as a, it's a draft budget, nothing is permanent, so that

could be direction to staff as part of this discussion to ask the HOA to confirm that they are not also budgeting for this item.

Mr. Brick: So, Carlos to answer that a little bit, and I was going to bring this up later, but you brought it up now. I think \$10,000 is a lot, I'm not going to lie to you, I looked at that the things and it's a lot of money, so why can't we go to the HOA and say, at one of the meetings I could bring it up or whatever, and I'm not on the HOA anymore, but I could bring it up at the meeting as say, look, I don't have an issue spending maybe half of that, if you guys fund the other half and then that way, and whatever the total is going to be.

Mr. Winkeljohn: Right, and I'm going to advise entirely against that approach because you have no history of that working. So, if you're going to be successful and use everyone's dollars effectively and efficiently, you need to pick a job and entity and keep them assigned separately. There is no shared history in your community, so what would happen is, since you're not on the HOA Board, or you're not on the CDD Board, the future Board might go a different route, and now one entity is going to get stuck with half the bill all the time. So, I would totally recommend against that for your greater community that you own the vertical property that can be decorated, you should budget for it and you should provide the service. The logic makes sense for you, but the reality of it would be a disaster.

Mr. Suarez: I'm ok with that. (inaudible comment)

Mr. Winkeljohn: Right, but since you own the facilities, since you are the owners of the vertical property, I think it's in the greater community's efficiency to let that entity take care of it.

Mr. Brick: And plus, in all reality this is actually your field, you know that when you write a budget, you're not necessarily going to spend the money that you're budgeting for, but you're budgeting for contingencies in the future, so there's a \$10,000 budget but that doesn't mean we're going to spend \$10,000, we're going to get the most cost effective holiday lighting that's beautiful and that's it, but there's \$10,000 in the budget just in case of an emergency or a contingency.

Mr. Suarez: (Inaudible comment)

Mr. Spallone: Carlos, I agree with you with you on that, but I want you to realize this, I agree with you on that, we're talking about just \$21.42 a month, they can stop going to Starbucks twice a week, or whatever, they have to budget their money, this is stuff that we need to do to build up our surplus and have money to make our community look good. The HOA, if it was up to me, we wouldn't be paying the HOA.

Mr. Suarez: (inaudible comment)

Mr. Spallone: You're right, but I just see why people can't comprehend that they can pay \$21.00 extra a month.

Mr. Winkeljohn: Right, everyone takes that differently, that issue, but if you divide it out to make it equal to, like a HOA payment, and that's another way to always talk about this is, the cost of living in your community versus whose budget it's in. You definitely don't want it to be in both budgets simultaneously and be inefficient, that isn't being presented nor would it ever be, but most communities that have a much bigger HOA presence, their CDD operating budget goes down, or it should. It doesn't always, but it should, and in your case, you have a very small footprint of your HOA, the only responsibilities I've seen from the HOA are architectural compliance.

Mr. Brick: And there's no responsibility there anyway.

Mr. Winkeljohn: Right, and I don't want to get into that, that's not our job, but the point is, there isn't an amenity center, there isn't property to maintain, you are the property owners in the community, other than private ownership, so you are the responsible party so you need to budget accordingly and manage accordingly to perform your responsibilities. We've gotten through it, in my mind it was waiting to see if the HOA evolved into a bigger footprint, but that doesn't seem to be the plan, and that's ok. It's just because it's not the plan and your responsibility as a Board is to fix that. So, option #2 again, I took all the landscape lighting and put it in there. You can split the difference, you can go with whatever you're comfortable with financially adding to your assessment, but each one is a tradeoff. The way the holiday lighting works is we use basically, in my mind, the only viable option for a contractor is, and there are others, but the only one that actually does the job 12 months a year is CDI, that's who we got the price from. They store the equipment, they put it up, and they check it every day. If you don't use a company like them, you're going to need volunteers, and you're going to pay

more to fix it than to actually put it up, that's a reality of over 30 years of putting up holiday lighting in communities. This company is the only one that actually does it as a fulltime profession. The ones that hire landscapers and part time are off duty firemen, they find labor right around the holidays, and it's always been hit or miss, and then you're buying the equipment every year, or you're losing it or it's broken inbetween each year, so your investment in the lights, especially the quality of the LED now, they store it for you and they make sure it's working each year as part of it, and what that does for you is over 3 years you will recoup what a lot of people would have spent anyway.

Mr. Brick: I understand completely.

Mr. Winkeljohn: So, it's a really good service. So, all that said, you don't have to buy the lighting today, but you need to tell, or what I'm asking you to do is, now that we've digested the concepts of the budget is, to tell me what number you want as your highest number, the full option #2, or do you want to start off with a lower number than that? I don't recommend it, but it's your ultimate thinking.

Mr. Quesada: And keep in mind, if you were to decide on option #1, you can't go back after the notice has been sent out and then go back to option #2.

Mr. Winkeljohn: Right, there's a ceiling, so you're setting the ceiling.

Mr. Brick: The last thing that we need is a shortfall in the future.

Mr. Winkeljohn: Right, and you're headed to one very quickly, or you're going to have to defer maintenance like what was happening 5 years ago.

Mr. Spallone: I'm ok with option #2.

Mr. Winkeljohn: Ok.

Mr. Pellicano: I don't have any issues about it, it's \$20.

Mr. Winkeljohn: Alright, Carlos we have two people that have already said they're good with option #2.

Mr. Brick: Three.

Mr. Winkeljohn: I'm sorry, there's 3 so really procedurally what we need to talk about is the adoption process and the date. The effect of that means you need to have an adoption hearing in a public place, and this facility would be available to you and it's big enough for your community to attend. There will certainly be a virtual option, if I think there's going to be, which there will be a lot of people who want to attend, we'll invest in

the audiovisual requirements so that your audience can really participate, we'll make sure that's done right. The challenge will be to set the adoption date and because of a mailing and the summer months, and COVID and all of those things, August 25th is within range of an acceptable date to adopt. It has to be at least 60 days from now, and the further out, I think the better you're being to your residents, that's my opinion. So, my recommendation then is for a motion to approve resolution #2021-06, option #2, setting the public hearing on August 25th at this time. The mailing will go out 30 days in advance and I'll have a letter that will say a lot of complicated budgeting stuff because it's required, but it will also say, these are the items we are increasing it for savings, money for hurricane recovery, money for deferred maintenance of our facility, so I'll spell it all out, and I'll try to put in the right language that nobody will really read, but they'll read the word increase, they'll read who do I yell at, and then I start to get yelled at.

Mr. Brick: So, I'd like to make a motion that we accept resolution #2021-06 for the August 25th date.

Mr. Winkeljohn: Resolution 06 with option #2.

Mr. Brick: Yes, and option #2.

Mr. Suarez: I oppose to option #2, but accept the time of the meeting, I guess.

Mr. Winkeljohn: Alright, so that motion passes 3 to 1.

Mr. Brick: One more question before we leave that, what is less: Disc and Col (5%)?

Mr. Winkeljohn: Discounts and where do you see that?

Mr. Brick: In the maintenance assessments.

Mr. Winkeljohn: Ok, discount and collection costs, so Col is short for collection costs.

Mr. Brick: Ok.

Mr. Winkeljohn: So, when you pay your tax bill, if you pay it November 1st you get 4%, so we have to build that into the price.

Mr. Brick: Ok, so then our total assessment will be less \$11,750 for a total of?

Mr. Winkeljohn: \$223, 250.

Mr. Brick: Ok, I'm good.

Mr. Winkeljohn: So, this is proposed for that date, and I forgot to say the time, you do have an option of changing the time, so it's up to you, the 2:00 o'clock always works best for me, but it's up to you, I'm the only staff.

Mr. Brick: No problem.

Mr. Pellicano: This is fine for me.

Mr. Spallone: Well, I thought if our residents can't be Zoom'd in, I think you might want to push it to a little bit later.

Mr. Winkeljohn: Do you want to do 4:00 or 6:00, it's up to you.

Mr. Spallone: I'm thinking 6:00 o'clock just because there are people that are working, and they'll want to be on it, and hopefully you can provide some reports that we can give to them which says, here's what your annual cost is and what's going to be budgeted.

Mr. Winkeljohn: Yes, we can summarize the budget into more bulleted items. So back to the motion, is there a motion to set the time other than 2:00 o'clock, so if there's no motion we move on.

Mr. Spallone: I think 6:00 o'clock is what we should do.

Mr. Winkeljohn: Is that a motion?

Mr. Spallone: Yes.

Mr. Winkeljohn: Is there a second to alter the time for 6:00 p.m.?

Mr. Pellicano: That's fine with me.

Mr. Suarez: I'll second the time.

Mr. Brick: I'm good with the time, whatever you guys think is better.

Mr. Winkeljohn: Most Districts have one or two night meetings a year that meet earlier in the day to accommodate the business side of it, but for the residents side of it, a night meeting is more appropriate.

On MOTION by Mr. Spallone seconded by Mr. Suarez with 3 in favor, 1 opposed, Resolution #2021-06 approving the proposed Fiscal Year 2022 Budget, option #2, and setting the Public Hearing on August 25, 2021 at 6:00 p.m. at 1355 Waterstone Way, Homestead, Florida was approved.



**FOURTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Winkeljohn: That brings us to staff reports, Scott?

**A. Attorney**

Mr. Cochran: Nothing specific to report at this time. There is something we will be presenting regarding the legislative update in May or June with some new legislation that's been passed regarding COVID related claims, so I'll let you know about that at that time. I don't know if you guys want me to give you the executive version now, but I'm just letting you know that's coming up, but we'll meet again before the Form 1s come out, so I'll save that for another time.

Mr. Winkeljohn: Ok, any questions for the attorney?

**B. Engineer**

Mr. Winkeljohn: I have nothing to report under the engineer, although, what we will do is take the drainage plans that we have through our engineer and get them priced out by a drain cleaning company. We use a couple of them in this area, Cliff Berry is pretty good, they're usually the best price and they'll give us a price so I can put that in the report on what it would take to do drain cleaning, but our engineer will identify the drains that are critical and on the plans.

**C. CDD Manager**

Mr. Winkeljohn: Under District manager, we've covered everything. The Executive Orders have all been taken back for our pool, so we're eligible to operate the pool anyway we see fit. The idea for you today is to talk about if you want to start an attendant for the summer. Ben was able to pull together a security company pricing, and I will warn you, hiring right now is completely impossible. Most of the companies, when you come to them with a new requirement, they go to their personnel side and say, I need you to hire 5 new people to handle Hemingway, so they don't have them sitting on a bench somewhere waiting to work, and because of the COVID incentive programs the hourly wage world is almost unemployable. So, if we can find somebody it's great, a couple of them said we'll give you a price, but I'm not going to have any

bodies for you when you're ready to start, but this company we're comfortable they have the staffing in place to help us.

Mr. Quesada: And you're going to have to go with a small company that's looking to prove themselves right now at this point, that's what it's looking like.

Mr. Brick: Do we need an armed security guard?

Mr. Winkeljohn: No, it's just that they always price it that way.

Mr. Brick: Ok.

Mr. Pellicano: So, my question with this, and I can tell you that we've been having some issues at the pool on the weekends and holidays again, big parties, loud music, trashing the place, so I asked Paul to get us some quotes on an attendant. They're leaving the gates open, the kids are in there trashing it every weekend and holiday now, and it's not just kids, it is residents, and we've had discussion a few times, and that's where this is coming from. I just wanted to get some prices to see where we're at with this stuff. It's almost every weekend now again, so we're back to this again, manipulating the bathroom locks as we know from recent events. I know we put another panel on the back gate of the pool because they actually pried the mesh out and popped the gate from the back, so they did that, we know they did that.

Mr. Winkeljohn: The only recommendation our security consultant had would be to put a camera on that gate as well.

Mr. Pellicano: I think we have plenty of cameras, we can see them coming from there from other cameras.

Mr. Winkeljohn: Well, if you wanted to ID the person.

Mr. Pellicano: But we can see them as we're sitting around the pool anyway, they're not going to go anywhere, and that's just the way I feel about it, I don't know how you guys feel about it. I know they've been messing with the gates again, but a lot of them that are having issues at the pool, it's not outside people, it's the residents going to all the parties, and inviting like another 50 people to the pool, which they're not allowed to be doing. I know Carlos is backsliding this to the pool pretty much, but I just want to get a good grasp on some prices on maybe an attendant, that's where we're at right now. I can't do it every weekend, I don't have the patience, and I'm not supposed to be doing it.

Mr. Winkeljohn: Right, you shouldn't be doing it.

Mr. Pellicano: When we first started this, we all had that issue.

Ms. Suarez: And I had to go in there a couple of times.

Mr. Pellicano: Yes, I know and you shouldn't have to do that. We had a lull for a while and now that summer is here, now we're starting to pick back up again with the drama at the pool. Anyway, that's one reason all this was coming from, so I asked Paul to get at least 1 or 2 prices for me for the meeting and at least we can talk about it until we figure out what we want to do.

Mr. Winkeljohn: I personally find you have a huge exposure.

Mr. Spallone: Last time we went to the pool, my wife and I were in the pool and my wife got hit in the head and the lady was like, you shouldn't have been in the way, her kid nailed her in the head, and we haven't been back to the pool since. So, I'm all for an attendant, no matter what it costs.

Mr. Pellicano: We're going to have them at some point.

Mr. Spallone: It's just an added value for living in Hemingway Point.

Mr. Pellicano: And at some point, we'll have to make that decision and pull that trigger but I wanted to let you know where it was coming from.

Mr. Winkeljohn: Right, and this has been before this Board several times, we actually were trying to hire somebody last summer, or the one before, excuse me. So, that's why we hire a company that has a security back up because their security vetting is higher than a typical company.

Mr. Pellicano: And I want to make sure that if we do pull the trigger on this that they have our rules and regulations.

Mr. Winkeljohn: Yes, we'll orient them and train them.

Mr. Quesada: You'll come up with post orders based on the rules.

Mr. Pellicano: Right, that's what we're going to have to figure out once we have that.

Mr. Winkeljohn: That's pretty easy.

Mr. Quesada: So, right now this is preliminary, and if you're not ready to make a decision yet, I'm sure I can come up with some more options for you.

Mr. Pellicano: Well, I want to have at least one more.

Mr. Quesada: Ok.

Mr. Pellicano: I don't want to just do it on one.

Mr. Quesada: Got it, I understand.

Mr. Pellicano: I want to make sure that we're crossing this thing early.

Mr. Winkeljohn: Well, you definitely want to be ready by middle-May or late May to pull the trigger.

Mr. Pellicano: Yes.

Mr. Quesada: You know what I like to do typically, and what Paul likes to do is, we work on a lot of Districts now so it's recommended by who we work with, and I have reached out to some of those companies, and like Paul said, they're big operations and they say, I'll give you a price but we don't have anyone available.

Mr. Winkeljohn: Yes, the timing of getting labor is really tricky right now.

Mr. Quesada: I have some ideas I can come back to you guys with.

Mr. Pellicano: Is that good Carlos, is that fair to have at least two different options for an attendant because that way nobody can say that we hire the first ones.

Mr. Suarez: I'm good.

Mr. Pellicano: Ok.

Mr. Winkeljohn: Alright, we'll do that, so no action, but it's before you.

Mr. Pellicano: I want to see one more before we move.

Mr. Winkeljohn: Right, and the other thing I was just add, I had a conversation with Russ at the beginning of the meeting before you guys were here, but basically our credential rollout, and I mentioned it at the last meeting, I was going to transition it away from the bulk approach to an individual approach, meaning one, at a time a person applies, they get entered into the system. We were doing batches of 20 or 25 at the beginning, so I've moved the responsibility from my office to the office here which handles your property for me, and Mayra is around here somewhere but she's been basically calling the person back, holding their hand through the whole process because the group that's not registered or set up is either new to the idea or had trouble with the way we did it before, and so we've responded to everyone that's requested an application, they've gotten the codes, there's one or two comedic responses to dozens of emails and phone calls to husbands and wives, and I've still been accused of never

responding. So, whatever the case may be, we're working hard with your wonderful neighbors to get them the right access and so far, so good.

Mr. Quesada: We estimated about 40 or 50 have been done since the last meeting, so I'd say it's about a quarter of the way there, and I know there's more than one person per household.

Mr. Winkeljohn: Right, so we're getting there and the customer service crew that's here is well vetted and they know how to make everybody happy, so that's going quite well. I don't have anything else.

Mr. Quesada: The whole process, give or take Carlos, from us receiving the application to you getting a code and to it being activated is about 1 business day. So, if you're asking for it on a Friday, you expect sometime that Monday if you follow all the steps accordingly, you should have access to the pool.

Mr. Suarez: Ok, and who would that come from because I don't remember getting an email telling me how to do it?

Mr. Pellicano: So, it's a different email address than the first one you sent it to, I think it's the security company's email, that's what you have to look for, not from Paul.

Mr. Winkeljohn: Right.

Mr. Pellicano: It's a different email address that comes from the security company.

Mr. Winkeljohn: Yes, so once you apply, and I can't remember how it looks, but maybe we could add that to the website just so they know what email it will come from. So, I'll add that to the application on the website.

Mr. Suarez: Because I didn't see anything.

Mr. Winkeljohn: So, I'll double check yours and see where it is in the process, but once we get the application from you, it comes automatically, we enter you into the system, you get an email from the system, it's this portal that sets up the credentials and then you set it up on your phone, so you're in that process somewhere and I'll find out where.

Mr. Pellicano: Did that answer your question?

Mr. Suarez: Yes.

Mr. Pellicano: Ok.

Mr. Winkeljohn: Ok, any other questions under staff reports?

**D. Property Manager**

Mr. Winkeljohn: Under property manager, Wendy's not here today, so we can move on.

**FIFTH ORDER OF BUSINESS                      Financial Reports**

**A. Approval of Check Run Summary**

**B. Balance Sheet and Income Statement**

Mr. Winkeljohn: Your financials are in the book, if you want to take a look at those, or a motion to accept them would be appreciated. Has anybody checked out the fountain since it now has water?

Mr. Quesada: Let me tell you something, besides fixing the jets the first time around, then we found a leak right up against where the wall is, and I put it in the field report so you can see exactly where that leak was. This guy did an amazing job to not even have to break your cement there, that was fixed. Then somebody went and tampered with it, and I tried to send it to Paul, and I can always send it to you Tony, little videos because my pool guy is so good that he'll send me a What's App video a minute and a half long, literally walking me through like a forensic exactly what happened, and somebody was just playing with the valves, it's supposed to be about halfway the water, for all the fountains to be working, and he found an empty beer bottle in there, and somebody was having a drink playing with your valves. So, when it went shooting in the street the other day, that's the case, and I just want to let you guys know if any of you guys catch that, try to call me or Paul, you will have more attentive staff helping you out with that, but when it starts leaking out to the street like that, it takes because of the water pressure about 3 hours to fill that thing.

Mr. Pellicano: Well, there's a homeless guy that I've thrown out, who was camping out up there, so I've thrown out his stuff and I've kicked him out a couple of times, he hasn't been back for a while, but he's been camping out there.

Mr. Winkeljohn: Got it. So, going back to the idea of a security attendant at the pool, that person doesn't have to sit at the pool the whole time, that's one of the things the attendant can do.

Mr. Quesada: During slower hours of operations.

Mr. Winkeljohn: Right, they can do a drive through, they don't have to just sit and stare at an empty pool.

Mr. Spallone: I'm ok with the financials.

Mr. Winkeljohn: Is that a motion?

Mr. Spallone: Yes, motion.

On MOTION by Mr. Spallone seconded by Mr. Brick with all in favor, the Check Register and the Balance Sheet and Income Statement were approved.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Winkeljohn: Anything else, you guys might want to send your well wishes to Cheryll if you have her contact information on a personal level just to wish her well, I already did and I think Tony might have already.

Mr. Pellicano: She's not feeling good, she's waiting on some tests.

Mr. Winkeljohn: Well, we miss her.

**SEVENTH ORDER OF BUSINESS      Adjournment**

Mr. Winkeljohn: Are there any other comments or a motion to adjourn?

Mr. Pellicano: I have one more thing. There's another dead palm in the center I passed today, it's just dead. I don't know why they keep dying out over there.

Mr. Quesada: They need some TLC which we included in the budget.

Mr. Pellicano: Ok. I texted Paul last weekend I think it was, or last week, the same kids on the backside of my fence, there's a little canal or a channel, and there's a metal mesh fence that they put up a little 4' fence. The kids actually ripped the fence in half, they pulled it apart, so that still hasn't been fixed, we have to fix that because if a little kid goes in there and falls, he'll really get hurt.

Mr. Winkeljohn: I thought we jumped on that fence, because what I was going to do, you wanted wood.

Mr. Pellicano: Initially, but we have to get that fixed.

Mr. Winkeljohn: Right.

Mr. Quesada: I'll follow up on it.

Mr. Winkeljohn: Ok, we ordered a quick repair and it hasn't happened quick enough.

Mr. Pellicano: Ok.

Mr. Winkeljohn: I thought the picture you sent me was at the end of a cul-de-sac.

Mr. Pellicano: It is, it's at the end of a cul-de-sac, so they come from another development and they ride their bikes through, and there's like 10 of them because I've yelled at them a few times, and they put their bikes there, and they actually cut the chain link straight down and they ripped the fence apart literally.

Mr. Quesada: You could probably use a higher grade mesh that's a little more difficult to cut.

Mr. Pellicano: Well, what I want to do, and initially we have to get this fixed just for now, but I want to put a 6' wooden fence on those two ends of that development so the kids can't tear it up and that way we don't have any more issues with them.

Mr. Spallone: Ture.

Mr. Pellicano: Because that 4' fence is fine, but if they're going to keep doing that, we're going to keep paying to replace it.

Mr. Quesada: Can I make another recommendation, I'm just telling you because I've seen in other Districts that tried wood and it didn't work either, but if you put some bougainvillea along the chain link fence there.

Mr. Pellicano: Whatever the answer is going to be.

Mr. Quesada: It's more aesthetically pleasing and believe it or not, it's less desirable to even try to cut it.

Mr. Pellicano: But temporarily we need to get that fixed.

Mr. Quesada: Ok, I got it.

Mr. Winkeljohn: It was ordered, I don't know why it wasn't done yet, but we'll check on it.

Mr. Quesada: I'm going to follow up on that.

Mr. Pellicano: That's really all I got, so if anybody else has anything, Russ?

Mr. Winkeljohn: Got it.

Mr. Brick: No, I'm good.



Mr. Winkeljohn: Alright, if there's nothing else.

Mr. Suarez: Since Cheryl's not here, I'll make a motion to adjourn the meeting.

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



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Secretary / Assistant Secretary



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Chairman / Vice Chairman