



***Hemingway Point
Community Development District***

<http://www.hemingwaycdd.com>

Russell Brick, Chairman

Anthony Toro, Vice Chairman

Cheryll Angell, Assistant Secretary

Carlos Suarez, Assistant Secretary

October 27, 2021



Hemingway Point Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

October 20, 2021

Board of Supervisors
Hemingway Point
Community Development District

Dear Board Members:

The **Hemingway Point** Community Development District regular meeting to be held on **Wednesday, October 27, 2021** at **2:00 p.m.** at the **Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, FL 33033.**

Please Note: Staff Members and Members of the Public who are concerned with the spread of COVID may participate from your computer, tablet, or smartphone by going to:

<https://global.gotomeeting.com/join/776050173> or you may also participate using a phone by dialing: **+1 (408) 650-3123** and Access Code **776-050-173**

1. Roll Call
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor to Unexpired Terms of Office (Seat #4 – 11/2022)
 - B. Oath of Office for Newly Appointed Supervisor(s)
 - C. Election of Officer(s)
3. Approval of the Minutes of the August 25, 2021 & September 22, 2021 Meetings
4. Appointment of Audit Selection Committee
 - Audit Selection Committee Meeting**
 - A. Opening Audit Selection Committee Meeting**
 - B. Roll Call**
 - C. Selection of Criteria for Evaluation**
 - D. Ratification of RFP**
 - E. Ranking of Respondents to the RFP**
 - F. Adjournment**
5. Selection of Audit Firms
6. Communications
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field/Property Manager – Monthly Report
 - D. CDD Manager
8. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
9. Supervisors Requests and Audience Comments
10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.hemingwaycdd.com>

From: Randi Berbrick <randiberbrick@yahoo.com>
Sent: Wednesday, October 20, 2021 7:06:49 PM
To: Paul Winkeljohn <pwinkeljohn@gmssf.com>
Cc: Randi Berbrick <randiberbrick@yahoo.com>
Subject: Randi Berbrick Bio for Hemingway Point CDD

To Whom It May Concern,

My name is Randi Berbrick, and I have been a resident of Hemingway Point since 2015. My husband Bill and I have been married for 28 years. We are proud parents to Julie and Mark. We also have two grandchildren. Bill and I moved to Miami from New York about 16 years ago and feel very fortunate to have found the perfect home in a community that we both love.

I have been a Starbucks Store Manager for 20 years and have managed the same Starbucks location in Pinecrest for 15 years. I pride myself on my strong work ethic, my strong leadership skills, and my commitment to preparing the next generation for excellence in the service industry. I will bring these same skills to my role as a CDD member. If I am appointed, I will make decisions in the best interest of the community and will strive to keep our neighborhood safe and clean. I appreciate your consideration in this endeavor.

Sincerely,

Randi Berbrick

**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, August 25, 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
Cheryll Angell
Carlos Suarez

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Paul Winkeljohn
Scott Cochran
Ben Quesada
Lou Mendez

District Manager
District Counsel
Governmental Management Services
Resident (by phone)

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Organizational Matters

- A. Consideration of Appointment of Supervisor to Unexpired Term of Office (Seat #2 - 11/2024)**
- B. Oath of Office for Newly Appointed Supervisor**
- C. Election of Officer(s)**

Mr. Winkeljohn: You do have an open seat, we can take that up later in the meeting, and move on to the next item.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 28, 2021 Meeting

Mr. Winkeljohn: The minutes from July 28th are in your packet, if those are ok, a motion to approve would be appreciated.

On MOTION by Ms. Angell seconded by Mr. Brick with all in favor, the Minutes of the July 28, 2021 Meeting were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2022 Budget

A. Motion to Open the Public Hearing

Mr. Winkeljohn: I need a motion to open the public hearing that was advertised for today.

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

B. Public Comment and Discussion

C. Consideration of Resolution #2021-07 Annual Appropriation Resolution

Mr. Winkeljohn: At this time, we would begin the public comment portion of today's meeting, and I'm keeping an eye on who's on the phone, we have one person on the phone in addition to our Board member Carlos. Lou, if you can hear me, and you have anything to comment in the public hearing portion of today's meeting, I'll look to see if you want to comment.

Mr. Suarez: Hello?

Mr. Winkeljohn: Hi Carlos.

Mr. Mendez: Hello, good afternoon, this is Lou Mendez.

Mr. Winkeljohn: Hi Lou, are you a resident?

Mr. Mendez: Yes.

Mr. Winkeljohn: Ok, if you have anything to say under the public hearing portion of today's budget, this would be the time. Do you have any comments you want to make? Not hearing any comments then, basically as an overview you all remember the process

from the Spring, it was clear that the District had a laundry list of maintenance items listed that were not funded, and you chose to fund them.

Mr. Mendez: I'm going to try to move over to my computer, I'm on my phone right now.

Mr. Winkeljohn: Ok.

Mr. Mendez: So, I'm going to go ahead and mute for a second.

Mr. Winkeljohn: Ok. Are you back Lou? Ok, so basically for purposes of our discussion, you're well aware of the reasons the budget is proposed to increase, and you've selected the items and the amount that it would be increased. I have nothing to add to the budget, I feel, and staff recommends that these items are required given the service requirements of the community and your fiduciary obligation as a Board.

Mr. Brick: Hold on one second, Carlos is saying something, they can't hear me, and they can't hear you.

Mr. Winkeljohn: Alright, are you back? How about now Carlos, can you hear me?

Mr. Brick: It says the organizer is experiencing technical difficulties, unless the organizer rejoined the meeting, and will in 60 minutes, and he still can't hear anything.

Mr. Winkeljohn: Alright, I'll log out and come back in.

Mr. Brick: I'll tell him to log out and come back in.

Mr. Winkeljohn: Hello, how about now? Can you guys hear me?

Mr. Suarez: We hear you Paul.

Mr. Winkeljohn: Ok, great. So, back to the public comment, are there any members of the public that have any comments to make regarding the budget? Hearing none, it's appropriate for the Board to close the public comment portion on this part of the agenda and move on to resolution #2021-07. Resolution #2021-07 is the assessment level and the accompanied budget, the budget itself of course can be altered throughout the year should you have a shift in priority or a change in service level that you need throughout the year. Staff recommends approval by motion of resolution #2021-07.

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, Resolution #2021-07 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2021-08 Levy of Non Ad Valorem Assessments

Mr. Winkeljohn: Resolution #2021-08 is the collection of those funds, historically you've used this Non Ad Valorem approach which is the best and only method of collecting through the tax system, so staff recommends approval by motion.

On MOTION by Ms. Angell seconded by Mr. Brick with all in favor, Resolution #2021-08 levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Winkeljohn: And a motion to close the public hearing for the adoption of the budget would be in order.

On MOTION by Ms. Angell seconded by Mr. Brick with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: That brings us to staff reports, Mr. Attorney.

A. Attorney

Mr. Cochran: I don't have anything specific to report unless there are any questions from the Board.

Mr. Winkeljohn: Ok, thank you.

B. Engineer

Mr. Winkeljohn: Nothing was presented to be discussed by our engineer.

Mr. Brick: Paul, he can't hear us again.

Mr. Winkeljohn: Yes, it's giving me a signal problem again. Let's try it again one more time.

Mr. Brick: You're recording now, right?

Mr. Winkeljohn: Yes. How about now?

Mr. Suarez: We can hear you now.

Mr. Winkeljohn: Ok. So, we were under the engineer's report, he said he had nothing to bring to us today.

C. CDD Manager

- 1) Consideration of the Proposed Fiscal Year 2022 Meeting Schedule**
- 2) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form**

Mr. Winkeljohn: Moving on to manager's report, it's required each year that we publish the entire expected meeting schedule for the year. Whether those meetings are held or canceled is secondary, and you're also allowed to move or change this at any time, but the state does ask us to give a set meeting schedule in advance. This is reflected in your packet, so a motion to approve would be appreciated.

On MOTION by Ms. Angell seconded by Mr. Brick with all in favor, accepting the proposed Fiscal Year 2022 Meeting Schedule was approved.

Mr. Winkeljohn: The annual financial disclosure forms have been filed by everybody I believe, but I will double check that. Carlos, it's still showing yours as not being filed, did you take care of it? Carlos?

Mr. Brick: He says the connection is in and out.

Mr. Winkeljohn: Ok, could you ask him about his Form 1 to see if he filed?

Mr. Brick: Yes.

Mr. Winkeljohn: Carlos?

Mr. Suarez: Yes, can you hear me, Paul?

Mr. Winkeljohn: Yes, I can hear you fine. The Form 1, have you filed that?

Mr. Suarez: I just got mine in the mail the other day, because the mailman put it in the wrong box, my neighbor walked it over to me and gave it to me, so I just got, so I'm going to send it in, because I just got another thing in the mail about sending it in.

Mr. Winkeljohn: Right, so I would scan it and send it by email and put a note that it was never delivered and that you're just getting it, just an explanation when you do it.

Mr. Suarez: Yes, I'll get that done today.

Mr. Winkeljohn: Alright, thank you.

Mr. Suarez: Paul, when you get done, can you text me the email again?

Mr. Winkeljohn: Yes, I can do that.

Mr. Suarez: Thanks Paul.

D. Field/Property Manager – Monthly Report

Mr. Winkeljohn: Ok, moving on to field manager's report, Ben you have a couple of things for us today?

Mr. Quesada: Yes. So, a couple of things, we're going back to the hedge, the hedge was finally trimmed and they did a really good job on that. I believe I'm waiting on the status of it on your lights, they also just redid the plants at the entrance of the community as you can see it's looking really nice. They added mulch there, and they said give them a few more days to finish everything because they're going through all the areas, but they wanted to take care of your entrance first. We added some signage to your gates for no trespassing to help with some of those issues and no smoking signs, and we are currently working on replacing those fans. I know the center fan is in really bad shape so just bear with us, we're looking for something economical, we should have something for you guys very soon. The security staff says things have gotten a lot better, a lot quieter, they've been adjusting the hours as needed, and they're still working weekends, and everything is going smoothly on that end. Moving over to the Christmas tree, I actually just got an email from BrightView yesterday, so we'll be putting this in the meeting folder but, based on what they're telling me, and you saw the second email from them. Let me just read to you exactly what I was told from BrightView, I want you to hear from them.

Mr. Suarez: Ben, just another point, before you talk about that I just want to mention something regarding the lights. When you're saying lights, I assume you're talking about the streetlights, is that correct or no?

Mr. Quesada: No, I was talking about the lights on the perimeter wall at the front of the community where the hedge was trimmed.

Mr. Suarez: Ok.

Mr. Quesada: Alright, give me one second.

Ms. Angell: While you're looking at that, can I go back to the security for a moment?

Mr. Quesada: Sure.

Ms. Angell: His hours on Friday, is he 12:00 to 8:00, or is it supposed to be from 3:00 to 11:00, because I thought one day I stopped by, he said he was 12:00 to 8:00 on Friday, and on the weekends it was 3:00 to 11:00.

Mr. Quesada: Correct, so part of the issue we've been addressing is, some people are getting wise as to when the security guard was leaving and trying to sneak back in. We actually have somebody we're trying to work on it internally that was trying to see if their key FOB wasn't working, but they're coming after 8:00 o'clock, so it's locking them out because that's why it wasn't working. So, there was people that were just basically trying to come there and have some drinks after hours and that type of deal, so we had him adjust as needed, and it stopped that from happening, so that's why you saw him there staying a little bit later on Saturday and Sunday.

Ms. Angell: And that's fine with me, I think that's a good idea, but on Friday he told me 12:00 to 8:00.

Mr. Quesada: Ok, let me talk to him and find out, I think now we're going back to just Saturdays and Sundays, am I correct, now that summer is over, is that the direction the Board gave us was through the summer, Friday through Sunday when we got over the summer, it was just Saturday and Sunday?

Mr. Winkeljohn: That makes sense, yes.

Mr. Quesada: Ok.

Mr. Pellicano: Does that sound good to you?

Mr. Brick: Yes.

Mr. Quesada: Ok. So, give me one second because I want to read to you what they're recommending. Ok, so this is from Damian DeLaVega, he's the branch manager of BrightView. It says, the holly and the blueberry come out to the same price, and he quoted a 12' tree overall which we'll have a nice thick canopy compared to anything smaller. The price is well under \$1,000 so he didn't give a second option for a smaller tree because we were talking about sizes. I told him something big that's going to make an impact but, not something too big where a HOA or somebody that's going to go out there and decorate it, they would be able to reach it without falling over. So, that's what they're referencing, which is basically what you're seeing in the photo that I just provided. Cheryl has the photo of it, and I don't want to go too crazy with the paper, but it's the dahoon holly. He says keep in mind the root ball will be in the ground, so it won't be that

tall versus the man in the photo, so he was just trying to do it for scale purposes, and he said, I think this will be the best option, but let me know if you have any questions. So, what they did is, they did research and they're basically telling me, between the two, a Japanese blueberry is going to have some issues when there's too much water but, in the winter, it's going to look nice. The dahoon holly for the most part is more equipped, it's a native tree to be able to handle more moisture, so I don't know how flooded it gets over there, I don't live there, but you guys can probably attest to it, if it's a heavy rain storm it gets pretty flooded in that area?

Ms. Angell: It does.

Mr. Quesada: Then I would lean towards the dahoon holly based on that information, and that's the photo you see with the gentleman standing there. I'm sure we could talk to our landscape maintenance company and have them trim it so that it maintains the cone shape appearance, and it's a pretty large tree so that's the good news about it. It's a 45 gallon, so when it's that big it will make an impact.

Mr. Winkeljohn: Do you want to try it out?

Ms. Angell: Yes.

Mr. Winkeljohn: Alright, how much is it?

Mr. Quesada: \$685.

Mr. Winkeljohn: Ok, so is there a motion to authorize?

Ms. Angell: I'll make a motion to authorize the holiday tree.

On MOTION by Ms. Angell seconded by Mr. Brick with all in favor, authorizing staff to proceed with the purchase of the dahoon holly holiday tree in the amount of \$685 was approved.

Mr. Winkeljohn: Anything else under field manager's report?

Mr. Quesada: No.

Ms. Angell: And we talked about electricity around the pool area, do you know if they have anything that we could put lights there or no?

Mr. Quesada: Yes, I'm kind of waiting to see, let's coordinate that because I want to kind of mark the location before they plant the tree, so let's coordinate.

Ms. Angell: Ok.

Mr. Quesada: Then I'm going to meet with one of my electricians and I'll get back to you guys, I'm sure it will be within our discretion and if not, we'll bring it back to the Board.

Ms. Angell: Ok, sounds good.

Mr. Winkeljohn: Any other questions for the field manager? Go ahead Carlos.

Mr. Suarez: Yes, I just had a question, because I know this came up from some residents about the trees in common areas, I guess they're sticking out in the road, and this and that, not the people's swales, but I guess there's some that are in common areas, is that something that's handled by this group, or is that a different discussion?

Mr. Winkeljohn: Yes, if you remember our map, those end caps, and there's a couple of buffer parcels that have trees on it, the District is responsible for those. So, if you identify them, we can maintain them.

Mr. Suarez: Ok, because there were some concerns online that people were saying that they're hitting their trees on there, and a couple of people came back and said, well you're responsible for those swales, and they said no, they are in common areas, not in people's swales. So, I don't know if we need to take a look, I'm out of town right now, but when I get back in town, I can take a look.

Mr. Quesada: And anytime a resident does that, it would be helpful, if you could just give them our email, we always ask for photos just to start so we can better identify what it is that they're looking at, and then I'll be happy to go take a trip over there and see what we can do.

Mr. Suarez: Ok, great I'll do that. I'll do it myself, and send photos because I don't like communicating online forum, I'd rather just do it myself and then send it in.

Mr. Quesada: I got it.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Winkeljohn: Alright, the next item is your financial reports, the check run, balance sheet and income statement, if those are ok a motion to approve would be appreciated.

Mr. Mendez: Can you guys hear me?

Mr. Quesada: Yes, we can hear you Lou.

Mr. Mendez: So, I just wanted to let you guys know I did do a drive by around the community, and right now the trees are overgrown, we have 33 streetlights that are covered by the trees. I'll be more than happy to go out and start taking pictures but, this morning I counted 33 lights that are being obstructed by the trees.

Mr. Winkeljohn: Ok, so the lights themselves are under a lighting District, managed by the county, and the land where the tree is, where the District owns it is actually fairly limited, it's only a few parcels throughout the community. The remainder, or the majority of the trees are actually on the residential property, and the residents are charged with maintaining anything to the street edge, so the swale and the tree, that's in it, so you have sort of a mixed bag in your community.

Mr. Suarez: And Lou, this is Carlos by the way, and I'll tell you, I'm sure my tree is one of the ones, I tried to cut it a little bit, but I actually put in, the residents need to put into the city a request. I'll tell you, I put into the city probably 3 months ago and they never came out and did anything about it.

Mr. Winkeljohn: You mean the county?

Mr. Suarez: Yes, the county, I'm sorry. So, I put into the county saying, hey, the trees are obstructing the light, and then no one ever came, but then when I went online it said it was closed out, so maybe they said they came and did something, but it's happening, but it is the residents that need to go onto the county website, it shows it on there and you put that it was obstructing the light, and they're supposed to come out and cut it, but like I said when I did it, they closed out my request, but I never saw it got cut.

Mr. Mendez: Ok, so the individual resident needs to call and they'll do that?

Mr. Winkeljohn: Yes, 3-1-1.

Mr. Suarez: Right, you go on the 3-1-1 App and there's actually on the App, there's a thing that says that, you can put in that your streetlight is being obstructed by the tree and they're supposed to come out and trim the tree, so that's not a CDD responsibility, but in the common areas, that's a little bit different.

Mr. Mendez: Ok. (inaudible comment)

Mr. Quesada: Lou, I'm pretty sure you can check on the website, www.hemingwaypointcdd.com we should have a map or two in there, and if not, you can just reach out to me, but we do have a color coded map on there, but I always pass along my email to you and I can send it to you directly if you need it.

Mr. Mendez: Ok, that's fine.

Mr. Winkeljohn: Excellent, so back to the financials.

Mr. Brick: Yes, I have a couple of questions.

Mr. Winkeljohn: Go ahead.

Mr. Brick: When did the telephone service go up?

Mr. Winkeljohn: When did it go up?

Mr. Brick: Yes, it was about \$10 a month.

Mr. Winkeljohn: What page are you on?

Mr. Brick: Page 1.

Mr. Winkeljohn: The Comcast internet and telephone?

Mr. Brick: Yes, it's only supposed to be \$100.

Mr. Winkeljohn: Yes, I found it, I have to pull the backup and I don't know if I have it with me today.

Mr. Brick: And also, the work that was done by Ortiz Construction.

Mr. Winkeljohn: Ortiz is the handyman and electrician.

Mr. Brick: So, we put conduit along the roof?

Mr. Winkeljohn: Hold on, we have two different conversations going on.

Mr. Quesada: Can you repeat your question, Lou?

Mr. Mendez: Is there a PDF version of this map, there's just a picture?

Mr. Winkeljohn: No, there's a PDF, we'll email it to him if he can text me his email on the chat.

Mr. Mendez: Ok, I'll go to the chat.

Mr. Quesada: Perfect.

Mr. Winkeljohn: Ok, so I don't have the actual invoice with me, but I'll make a note and we'll find out.

Mr. Brick: Ok.

Mr. Suarez: Hey, when somebody else is talking besides Paul and Ben, we can't really hear whoever that is.

Mr. Winkeljohn: Right, I'll repeat it.

Mr. Suarez: Thank you.

Mr. Winkeljohn: Ok, so Russ was curious about a couple things on the check run, namely the Comcast bill, we'll have to look that up, I don't know what is entailed in that \$179. The other one was Ortiz did some work, he wanted to know what it was.

Mr. Quesada: A bunch of your doors got fixed that day, your emergency exit door in the back, the restroom doors were having issues with the deadbolts, so that's what that was for, and one of the latches for the pump room was repaired as well.

Mr. Brick: Ok.

Mr. Winkeljohn: Any other questions? With those notes, is there a motion to approve?

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

**SEVENTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Mr. Winkeljohn: That brings us to Supervisors requests. I know our chairman has sold his house and is moving out on us, but before he does that do you want to introduce this as the vice chairman?

Mr. Brick: Ok. A resolution of the Board of Supervisors of the Hemingway Point Community Development District, recognizing the contributions and efforts of Anthony Pellicano during his years of service to the Hemingway Point Community Development District and the Hemingway Point community while serving as the Chairman of the Board of Supervisors for the Hemingway Point Community Development District.

Mr. Pellicano: Thank you.

Mr. Brick: Is there a motion to approve the certification of achievement for our chairman?

On MOTION by Mr. Suarez seconded by Ms. Angell with all in favor, Resolution #2021-09 recognizing the contribution and efforts of Anthony Pellicano was approved.

Mr. Winkeljohn: I have no other items, did you want to submit your resignation at this time?

Mr. Pellicano: Yes, do you print my email so I can sign it?

Mr. Winkeljohn: No, but I'll give you a blank form.

Mr. Pellicano: Ok, so I just wanted to say it's been a pleasure, it's been awesome working with all of you guys, past and present. We've gone through a lot, and a lot of challenges from starting it up to what it is now, but it's at least, it's been a real accomplishment in working with everybody here keeping the budget down until this point, but unfortunately it has to go up at some point, and I appreciate everybody's effort, and help on all of this, and good luck to everybody. Thank you, I appreciate it.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: And because of no quorum now, there's no action to take, he's just submitting a written resignation at this time, and so we will adjourn today's meeting. Is there a motion to adjourn?

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

**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, September 22, 2021 at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Russell Brick
Cheryll Angell
Carlos Suarez
Anthony Toro

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Paul Winkeljohn
Scott Cochran
Ben Quesada
Mayra Padilla

District Manager
District Counsel
Governmental Management Services
Governmental Management Services

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointment of Supervisor to Unexpired Term of Office (Seat #2 - 11/2024) & (Seat #4 – 11/2022)

B. Oath of Office for Newly Appointed Supervisor(s)

Mr. Winkeljohn: The first order of business Mr. Chairman is you have two vacancies, and Carlos rearranged his professional life so he could physically be here today, thank you Carlos, we appreciate that. With that, I strongly encourage you to appoint one or both of the vacancies. If you're ready to do that, there's a lot of ways you can do it, you have two people, or I think two or three people that have emailed you, and you would just move to appoint, and if they get a majority, which means if two of you vote it, that person is appointed to the seat.

Mr. Brick: Well, at this time, I would only like to appoint one person, and can I do that as chairman?

Mr. Winkeljohn: Yes.

Mr. Brick: Ok, so I'd like to make a motion that we appoint Anthony Toro to the vacancy seat.

Mr. Suarez: And just before we do that, and this is just for me, like when I did mine, I wasn't here, so could you just tell us a little bit about your background, and why being on this Board is important to you, because I think it's important, and one, everything goes on record, so I think it's important because people don't understand, and when I was walked around, I got over 100 signatures to get on the Board, and Cheryll was elected. So just so the people in the community understand, I think it's important, I'm saying it's bad, but there are some people that just want to get on to cause problems, and I don't think I see that with you.

Mr. Toro: My background is, I'm a retired military person for 23 years, I worked with the Governor, I'm a compliance and enforcement inspector, FAA, Federal Aviation Administration with the government for 39 years. I'm thinking about retiring from the government, so I'm thinking about getting involved with the community a little bit, and when Russ spoke to me about there's a vacancy on the CDD Board, I figured that's a good way for me to get in. I've been with Hemingway Point since 2014, going on 7 years, so I was in the first phase of houses. So, I really wanted to come and put a little thought into the pot on my ideas, and like I said, my background alone being ex-military and compliance enforcement that I've dealt with, and bear in mind I'm aware of dealing with different kinds of people, so as I was talking to Cheryll that I can deal with anybody, I'm in the middle, I can deal with the left or the right, so that's some of my background.

Mr. Suarez: Thank you.

Mr. Brick: Well, we definitely want people who are interested in making our community a better place to live as opposed to just being a stick in the mud.

Mr. Winkeljohn: So, that's a motion from you?

Mr. Brick: Yes. Cheryll, do you have any questions for him?

Ms. Angell: And I already talked with Anthony, and I called him on account of we got this and we got his phone number, so I just asked him a few questions, and he told me exactly what he said here.

Mr. Suarez: I would second the motion, and I appreciate your service too.

Mr. Toro: Thank you.

On MOTION by Mr. Brick seconded by Mr. Suarez with all in favor, appointing Anthony Toro to fill the unexpired term of office was approved.

Mr. Winkeljohn: Alright, congratulations. You are a citizen, I know that, and that's the only requirement.

Mr. Toro: To be in the military you have to be a citizen, especially 23 years.

Mr. Winkeljohn: So, you can take that seat, I will administer the oath of office, so after I say "I" you would state your name, I read the oath, and then at the end as you are more than familiar with, you say I do, so "I".

Mr. Toro: Anthony Toro.

Mr. Winkeljohn: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Hemingway Point Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Hemingway Point Community Development District, Miami-Dade County, Florida.

Mr. Toro: I do.

Mr. Winkeljohn: Congratulations. Now, I just gave you more forms than you will need, so just really quick, you've been sworn in, so now you can function as a Supervisor. One of the requirements is that packet in your hand, you have 30 days from today to submit one of the forms in the stack I just gave you, it's called Form 1. There's a Form 1F in there, that's just for your records, Form 1F is when you want to remove yourself from the Board you refile Form 1 and Form 1F, and that takes you off, should you resign or something like that. So, because of that, you have 30 days to get it to the Supervisor of Elections in the county in which you reside, which is Dade County, and they go by email also, so if you fill it out and scan it, that's pretty simple, we can talk about it after the meeting, or offline, and I can help you there. The rest of the documents in there, some of

the Board members receive the \$200 per meeting payment that you're entitled to, if you would like that, you can fill out the I-9 and W-4 forms, and scan it and send that to me, and that will put you into the pay system so you'll get paid for each meeting including today, if that's what you want. If you want to waive it, you can just tell me you waive it, or you don't want the money, it's your individual choice, the Board has approved it as a budget item. The other document in there is a packet of the Florida Sunshine law which gives you a broad overview of what it means to be an elected official. At this level, they're all the same in the regards that we were talking about before, that the public has the right to watch and hear you do your job, and how you got to your decision, it may not be very interesting but that's how the law is. So, what it means is you don't do that outside of the meeting that isn't advertised for the public to be here, which this one was. Anything you put in email, text, voicemail, verbal conversations with any other members of this Board that relates to the District's business or business that could come before it, is really to be held in that forum, that public advertised forum, and no other way, and also because of that, your correspondence related to the District is a public record, so we're the custodians of the public record. We can set up an email address for you for the website, so that if the general public sees the website, and wants to contact you, we'll get it, and that's a requirement, but what I recommend, and I've told this to the other Board members, is set up a new like Gmail account or Yahoo or something, just for CDD business and that way that record is much easier to take, and you always cc your CDD address that I set up for you and that puts it in my server, so it's recorded and kept a copy of. It probably won't happen, but if it did, and somebody said hey, I want all your CDD emails since you're on the Board, you have to provide them, as an example.

Mr. Toro: Yes, I'm used to all that.

Mr. Winkeljohn: Right.

Mr. Toro: When you work with the government, so it's the same thing.

Mr. Brick: The only other thing that, while I would strongly advise you not to respond to anyone on Facebook, should you choose to do so, that also becomes a part of the public record.

Mr. Winkeljohn: If it's related to the District.

Mr. Toro: Right.

Mr. Winkeljohn: If it's about dog breeding or something like that, not related to the District, but if it's about walking the dogs and waste stations, that's a District service, and we have learned that you do a lot better not engaging, put our information on the website, we send out information through the HOA to try to communicate to a single point and not give people 40 different points of communication from 40 different people, because as soon as some sharp person sees that they're not exactly the same, they'll go look, and I'm sure you can figure all that out. Anyway, you'll get to know how this Board functions, they've gotten really smooth and affective quite a bit and a lot of stability, so welcome, and you already have some of my contact information but I'll make sure you have my cell number and we'll coordinate with you on a regular basis, you'll get to know Ben and the rest of our staff and how we organize the District, and how it operates and the finances and all of that, but you'll figure it out pretty quickly.

Mr. Toro: Ok.

Mr. Suarez: And Anthony, I'm just going to second what Russ said, because no matter what, in order to deal with those things, it's usually certain people complain about things over and over again, they never have the facts right for the most part, and they start spilling things and then they rattle the community, I think somebody said, oh it's a \$700 a month increase, and it's not \$700 a month, it's like \$24 a month, which for some people may be still a lot, that's not our decision to decide that, but \$700 a month, and \$24 a month is way different, so be real careful of that because like Cheryl trying to be nice, and she was still attacked, and people still complain. So, me personally, I just stay out it because it's not worth it, you'll never win that argument, you'll never get to a certain person. There are certain people that complain, there are certain people that used to be part of the Board that were on there that all they do is just try to rattle the neighborhood, even though there's great things going on. So, just remember that fact because if you do that, all it's going to do is just frustrate you, and put you in a lot of stress that you don't need.

Mr. Toro: I hear you guys, and I just wanted you to understand that my background, working with the government, it's the same thing in where the industry goes to you, or an inspector, and the same thing, it's exactly dealing with the same thing you guys are saying, so I'm used to it.

Mr. Winkeljohn: Great.

Ms. Angell: I just wanted to add to it because as Carlos said, I was trying to put a nice post out there what the CDD does, and I was trying to be very nice about it but, really got into making millions of questions and not very nice things, so then I just had to turn the post off, which I was glad I was able to turn it off, so then I could say we're done. Unfortunately, we had some very nice people that would ask questions that you feel like you want to answer, but then unfortunately, you have some others that were trying to, I feel, start some trouble in the neighborhood. They don't quite understand everything that the CDD does, and I wish some of them would come to our meetings so they could understand it a little better but, I've learned my lesson, I will not put anything else on Facebook unless something or someplace that I ate or whatever.

Mr. Suarez: So, the other part I wanted to know, were there other people and why are we not considering anybody else that was on there, just so that people don't say that we're just picking and choosing who we want, is it because they weren't here, or did we not get enough data on those people, I just wanted to know why no one else submitted or whatever.

Ms. Angell: I did talk with a couple of other gentlemen, and they said they were interested, and I thought one today was really going to, he seemed like he was committed and was going to come, but then he hadn't answered any of my texts. Then there was another gentleman that I talked with, and he said he was very interested but, he's not here either, so maybe next meeting, maybe he really needed to think about it more, I don't know.

Mr. Quesada: To be clear for the record, Paul and I only reached or got written communication from Mr. Toro.

Mr. Suarez: Ok, I just wanted to make sure because it sounded like we had others and I want on the record that no one else put in for it, so we're not just being picky on who we want.

Ms. Angell: No.

Mr. Suarez: So, one person showed up and one person had submitted, so that's why we only appointed one person, I just wanted to make sure.

Mr. Winkeljohn: If you think you have to explain it, that's an excellent explanation.

C. Election of Officer(s)

Mr. Winkeljohn: The affect of adding a new person to the Board, asks you to re-affirm your officers. Currently you don't have a chairman, Russ Brick is the vice chairman, Cheryl Angell is an assistant secretary and Carlos Suarez is also an assistant secretary. You need to nominate a new person for chairman, or vice chairman if that changes, and ask that all others become assistant secretaries that remain the same, and that would be the nature of the motion that would solve that.

Mr. Suarez: Out of you three, if anybody wants to be chairman, I don't think I could commit to be chairman.

Mr. Winkeljohn: Just the big picture, there's no difference between each member of the Board, you are equal, the chairman does a few things that the other officers don't do, which is sign documents at the end of the meeting, but the one logistic thing is it's the person I communicate with if I think, like today, other than appointing somebody, we really didn't have any urgent business, so we probably would not of held today's meeting, but this is urgent, so we held it and Carlos, thanks for getting here for that, but that's the one thing, I call the chairman and I text him and say, hey, I don't have anything actionable on the agenda, it's probably a good meeting to take a break from and save money and stuff like that. So, that's about the only thing, and the chairman tells me if they agree with it, and if they don't agree with it, I put the meeting on, but if any member of the Board wants to hold the meeting they can tell me, hey I've got something, that's fine, so that's about the only thing I do with the chairman that I don't do with the other Board members, so the first call is to the chairman, that's about it, they have no more powers. So, Carlos, you want to make a motion of who you want to be chairman and vice chairman?

Mr. Suarez: Well, if anybody wants to say they want to do it.

Mr. Brick: I'll do it.

Mr. Suarez: Alright, so I would make a motion to have Russ as chairman.

Mr. Winkeljohn: And then vice chairman?

Mr. Suarez: Either, any of you?

Mr. Toro: Well, I'm new here, so I don't know.

Ms. Angell: Well, he can be, I just wanted to stay where I was because I just went through the election to get elected to this seat.

Mr. Suarez: Well, if you're ok with it, Anthony, I'll make a motion for you to be vice chairman.

Mr. Winkeljohn: It's one motion, that's fine.

Mr. Suarez: Ok.

Mr. Winkeljohn: And this is just an appointment amongst ourselves, so Anthony as vice chairman, and Carlos, all others as stated is your motion?

Mr. Suarez: Yes.

On MOTION by Mr. Suarez seconded by Ms. Angell with all in favor, Election of officers, electing Russ Brick as chairman, Anthony Toro as vice chairman and all others as assistant secretaries as stated on the record was approved.

THIRD ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: That brings us to staff reports, Mr. Attorney.

A. Attorney

Mr. Cochran: I don't have anything specific to report today, Paul covered a lot of it, but I'll just go over a couple things after the meeting today, I want to just go over a few things with you Anthony from the legal side of being a Supervisor on this Board, but other than that, I don't have anything for the Board.

Mr. Winkeljohn: Very good, thank you.

B. Engineer

Mr. Winkeljohn: Nothing to present from our engineer.

C. CDD Manager - Discussion of Financial Disclosure Report form the Commission on Ethics and Reminder to File Annual Form

Mr. Winkeljohn: Under manager's report, Carlos, you're the only one that they're still not showing your report.

Mr. Suarez: I called them, and she said she had it, so we're good.

Mr. Winkeljohn: You checked on it, alright, and there's a little bit of a commercial as to why this information might be old, and there's no minutes in here, the timing of your meeting fell in a perfect storm where I didn't have a staff to do the books and type the

minutes for a whole 2 weeks and so the timing, there was no way for me to catch it up, so I apologize for that, but your next meeting you'll have two sets of minutes for that reason.

Mr. Suarez: Got it.

Mr. Winkeljohn: That's the end of my report.

D. Field/Property Manager – Monthly Report

Mr. Winkeljohn: Ben?

Mr. Quesada: I don't have much to elaborate on the field, just a couple of things. Recently, we approved an order for some fans for you guys, and that particular model was on backorder, it wasn't going to be available until January, so we just have to do a little bit of a change order there, they're going to be slightly smaller but, they'll still be 60" and I think that's big enough, so it wasn't a big difference in price. Oh, we had two lights that were recently discovered to be vandalized it looks like, along your columns in the perimeter there, and the phone call was already made, so just give us a few days to get someone out there. Milton took care of all those hedges you guys were worried about and did a really nice job at the entrance there, so the communication has been really well with the landscaping maintenance company. We did plant the holly tree as well that the Board approved.

Mr. Brick: The tree was planted already?

Mr. Quesada: Yes, the tree has been planted already and you know the good news, we didn't have to spend any extra money on a conduit, the location that we found was central right behind the pool, and close enough to a conduit that nobody would even notice a small extension cord running from the conduit, so we saved some money there. An issue that came up with some urgency is some areas that were along some of your easements, your tracts that run against the swales, and just to be clear again for the record, from my understanding, and Paul correct me if I'm wrong is, any swale or any common area that is adjacent to a property owner, whether it's private or the CDD, for example one of our tracts, is responsible for the maintenance of any trees along those swales. So, we went and we did a drive by, Cheryl was kind enough to take her time and show us around just to make sure we weren't missing anything, and I met with a licensed arborist and had him come out there, look at all your trees, we're mainly going to be addressing all the trees on the swales, there were a few trees that need to be lifted, there's

one by Tony's former residence that believe it or not, is about to grow into the fence, that needs to be removed. So, approximately it's around 50 trees, the way BrightView does their pricing is, they're charging you for the time it's going to take, it's going to take about a full week give or take to do this job. So, I was told they could start as early as the first week of October which is really good this time of year, because everybody wants to do their Christmas lights and get all that work going.

Mr. Winkeljohn: And the market is about \$1,000 to \$1,200 per day for an arbor crew.

Mr. Suarez: That's what I was going to ask because I'm sure the questions have come up, why is Milton not maintaining those, or why are we using an arborist and are we going to get more than one quote, because I know those questions are going to be coming.

Mr. Winkeljohn: Ok, so Milton has a subcontractor that's an arbor crew, I can't remember their name, they've priced this for us and we priced a competitor, BrightView who is big enough and quick enough to respond, and BrightView was cheaper, so we've hired them as our arborist on their hourly rate.

Mr. Suarez: Is there any way that we can just have documentation that shows us both quotes that will be put into the minutes, or something so that no one questions that?

Mr. Winkeljohn: Sure, I mean I can get another, I can ask another arborist to come out and get a price.

Mr. Suarez: I mean we can use the one Milton had.

Mr. Winkeljohn: That's fine.

Mr. Suarez: I mean because of all the stuff that's going on, and people question our integrity if we're really doing the right thing, spending the money right now, I think it's in our best interest to make sure, hey look, we did get two quotes, we did pick the cheaper one, we didn't just get this person because people say, oh no it's so and so's buddy, that's why we use Milton, no we use Milton because, and I'm sorry to say, somebody that lives in the same community cares about the community.

Mr. Winkeljohn: Right, alright so back up just a minute. You kind of mixed a couple of things together, but it's a good point, I totally get it. Milton doesn't have an arbor license so he's not eligible to do the work, and he doesn't want to do it, he can't, and the same thing with the irrigation. So, what we did was, we said ok, let's get quotes for an irrigation

company and an arborist because every week you have something that comes up, you might need a tree trimmed, or a sprinkler fixed, and if he can't do it because he's not licensed to do it, he says no, and now we have to fill in that gap, so we have on contract at their hourly rate, an irrigation company and an arborist company, they're the same company but they have different divisions and they're right here. So, quoting that again, and I'm happy to do it, but we've already done it.

Mr. Suarez: No, I mean if we already have a contract, then we have a contract, I'm good with that, I just wanted to make sure that people don't think that we're just, oh look they're just going with the first person and maybe they could have asked someone else, but if we have a contract, that's fine.

Mr. Winkeljohn: Right, and I think my explanation is what would be best practice.

Mr. Suarez: I think it's perfect.

Mr. Winkeljohn: And in an unusual situation where you have a contractor that's limited, and in landscaping you would have a landscaper that usually has those other two licenses, this is kind of unique and it fits Hemingway Point I think, I don't have any complaints.

Mr. Brick: You know, I'm going to say that, while I agree with you completely, it's not relative. What's relative is what these people are going to say even though they had the correct information, because you know that there's a certain person that already has all the correct information, and he says whatever he wants anyway, just to rattle the community.

Mr. Suarez: Right.

Mr. Brick: So, all our documents are in a public place, they're welcome to be seen by anyone who wants to see them, so I agree, and that was my opinion, and just because there are people rallying people up that unless you give them the documentation, people can see that.

Mr. Winkeljohn: Right, and you know there's two sides to this rally also, there's the people who are saying, why didn't you do these trees the first time, you know like there's a whole list of complaints, and then to come around and say, well, why didn't you do a full RFQ and get a contractor, blah, blah, blah, so you can't have it both ways sometimes. You can't have it immediately and ask for a year long process.

Mr. Suarez: But I think that your explanation, we have a contract with a person, and when we need it, we don't have to go and get quotes all the time, this is our contractor, just like when you have a contractor that comes to clean your house, and if you want to, you can go get a quote every single time but why.

Mr. Winkeljohn: Right, that's an excellent analogy.

Mr. Suarez: Thank you, I appreciate that.

Mr. Winkeljohn: Anything else Ben?

Mr. Quesada: No.

Mr. Winkeljohn: I wanted to talk about the pool hours, now that school is back in formally and we haven't really met, we were in August, and now we're in September, are we happy with the schedule, or what is our schedule now?

Mr. Quesada: Well, I don't want to say the exact hours but we're paying for 16 hours right now on the weekend.

Ms. Angell: Is that for Saturday and Sunday?

Mr. Quesada: Correct, Saturday and Sunday we're doing, and if needed on the holiday weekend, we've been asking for an additional day to cover that 3-day weekend.

Mr. Winkeljohn: Right, like Thanksgiving would be the next one.

Mr. Quesada: Correct, Labor Day we did it.

Mr. Winkeljohn: Possibly Halloween.

Mr. Quesada: Yes, possibly Halloween.

Mr. Winkeljohn: What day is Halloween this year?

Mr. Suarez: It's Sunday.

Mr. Winkeljohn: Ok, so let's do that Monday or later hours on Sunday.

Mr. Quesada: Ok.

Mr. Suarez: The question I have on that, because I live right next to the pool, so if I hear things, I will walk over there, and I think I messaged you the other day, so I think we need to make sure that the pool attendant understands their responsibilities, because I went to the mailbox and I could hear music, and I walked over there and the pool attendant had headphones on and was just on his phone sitting there.

Mr. Winkeljohn: We know about it.

Mr. Suarez: So, I think again, it's a visual thing, so people imagine-wise are saying, looking what I'm paying for, the guy is sitting here, they get paid, but yet there was no enforcement.

Mr. Winkeljohn: Right, and we took of that.

Mr. Suarez: Ok, so I just wanted to make sure that, because again, anything right now where these people are looking at, I don't want people to think that we're not spending money the way we like, and it's been much better. Of course, when they're gone at night, there's nothing we can do, I think that the pool is pretty secure, people complain that we secure it, but yet people complain that people are still getting in. I'm sorry, unless we build Fort Knox, if you really want to get in there, you can get in there.

Mr. Winkeljohn: Right, we realize that.

Ms. Angell: On September 7th I went to the pool at 7:30 at night, because there was a text on Facebook, and it was brought to my attention, someone in the neighborhood then texted me and told me that there was a party going on at the pool, and could I go and check it, so I went. Another one in the neighborhood, and I'm not going to say names was reported, and I had said something to them, but it was a family, it was a birthday party, and I felt bad, but I know the rules, it was a birthday for a 5 year old, with children in the pool having a great old time, having their cake and whatever, but somebody put on Facebook that there was a party at the pool, they really didn't care, but they had enough care that they put it on Facebook, and then it started a whole big thing on Facebook about the pool. So, the family was very nice to me, they picked everything up, and he even went home and got a broom, and swept everything up and said he was sorry that he did that.

Mr. Suarez: And I think what we need to remind our community too is, that you can request to use the pool for that, you just have to put a deposit down, make a request, so we're not saying that you can't do that, but hey, you want to have a party that day, put in a formal request, because we do have that if somebody wants to use the pool for that.

Mr. Winkeljohn: It's through the HOA, if the HOA has an event, they can tell us, so there's no individual use of the pool, like private use.

Mr. Brick: No, I did that when I was president of the HOA.

Mr. Suarez: Ok, sorry I mixed up the two priorities.

Mr. Winkeljohn: That's ok, it's easy to do.

Mr. Brick: You can have a little get together, no alcohol, no loud music, no disturbing the neighbors, and the \$100 deposit was only to make sure that you cleaned it up, that's all, but that's when we were on the HOA and people were still semi-nice to us.

Mr. Suarez: Ok.

Mr. Quesada: Carlos, regarding your concern, Mayra spoke to the owner.

Ms. Padilla: So, I have access to the cameras, and I check them sometimes on the weekends or whatever, and I did get the text about that, and I did reach out to the owner and I screenshot it and I said, hey listen, can you please address the loud music at the pool, and he said I'll take care of it, so I did see what you saw.

Mr. Suarez: Thank you.

Mr. Quesada: We made it even if there's a new guard, we put these bullet points, these rules out there on that A-frame just so that it's self-explanatory what those basic rules are including the music.

Mr. Brick: And I'd really much prefer that guy wasn't sitting there on headphones.

Mr. Quesada: Ok.

Ms. Padilla: Ok.

Mr. Brick: You know one is fine, but to sit there and be oblivious to what's going on, that's not what I'm paying you for.

Mr. Winkeljohn: Ok. Any other questions?

FOURTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Winkeljohn: Under financial reports, it's close to the year-end financials, these are through August 31st. Nothing too remarkable to mention, other than one of the reasons you increased the assessment was because you were spending more money than you were bringing in on renewable or recurring things, and the tree trimming alone was only budgeted back when we started tree trimming at \$3,000, it's actually \$12,000 or \$13,000 when we do all of it annually, and hopefully we can get that number down a little bit. With this next wave of tree trimming I think, once you hit the trees hard the right way, it's a little less time in the future and you stay on top of it, so those are the only things you can do, but the rest of it, you still have expenses and you're going to pressure clean, you're going to take care of broken fences and lights, and I think we've learned the last 3

or 4 years, those of you who have been on the Board, like Ben, under his report, you already have two lights that were broken and we fixed them every 2 months, somewhere on the property, and that's just the nature of our business.

Mr. Suarez: It's like your house, there's maintenance that's going to happen, there's expenses that are going to happen.

Mr. Winkeljohn: Right, but from an operational standpoint with your new budget, you're doing great.

Mr. Suarez: And just for the record, what is the actual annual increase total and what is that going to per month?

Mr. Winkeljohn: Ok, I don't have that in the financials.

Mr. Brick: It's \$256.

Mr. Suarez: Yes, \$256 right, for the year?

Mr. Winkeljohn: Yes.

Mr. Suarez: So, divide that by 12, it's about \$24 something a month.

Mr. Winkeljohn: Correct.

Mr. Suarez: Just so everybody knows, and yes, we all understand, times are different, \$24 can be, because somebody posted to the Board, be careful what you say in these meetings.

Mr. Winkeljohn: Right, and it's an annual number.

Mr. Suarez: Yes, it's an annual number \$256, but what I'm saying is somebody on our previous Board made a comment about people don't care, and that is not the thoughts of this Board, that was the thoughts of one person on this Board, and I like how the person only took the screenshot, but didn't put the rest of the whole debate, that the Board debated all that.

Mr. Winkeljohn: I think we all know how it works, ok.

Mr. Suarez: Ok, so thank you for that Paul.

Mr. Winkeljohn: Yes sir. Are there any other questions, if not a motion to accept the financials, would be welcomed.

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

**FIFTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Mr. Winkeljohn: I have nothing else, are there any Supervisor comments or requests?

Mr. Suarez: I have something.

Mr. Winkeljohn: Go ahead.

Mr. Suarez: The thing that came in, I guess somebody sent it to all of our CDD emails, was that something that we need to address, their whole concern about the increase?

Mr. Winkeljohn: I think I just covered it, I just explained your year-end financials.

Mr. Suarez: Ok.

Mr. Winkeljohn: You overspent, you had an obligation to raise at least the amount of money you need to spend every year, you don't buy anything that you don't need, you have a pool, you have to fix it, you have to keep it running. You have lights, you're not allowed to get rid of all the lights, you're required to have them, they're part of your development plan. Everything you do is a required expense, you don't throw parties, you don't have elaborate holiday decorations, you don't have a lot of luxury items, you have necessity items, and when you're overspending just learning how to get them, which we've done, like I said about the lighting every month, and the tree trimming, those are your big expenses, and that email is not an unusual response to my taxes are going up. It was misinformed and there was no addressing it because the meeting took place, it was a public forum, they had a letter inviting them to that public forum, they had more than enough time, and some people miss all of that, or don't understand it, and then when the TRIM notice comes out and they see, oh one of my tax bills went up \$200, well frankly a lot of people can't even interpret their TRIM notice to be honest with you, but that was the nature of that email, and I think we've addressed it.

Mr. Suarez: Ok. The other thing I had was power washing, because you said we have it, but I'm wondering if we should do it more than once a year, because it is really bad, especially near the mailboxes.

Mr. Winkeljohn: Right, we do it right after the rainy season, right before the holiday season, that's once. If from October to April or really March, if you need to do it a second time we'll do it, but to do it anytime inbetween March and October is a waste, because

whatever you do, it will grow right back within a few weeks. So, you can't do it every week, you can't do it every month, you'll be painting every day because you'll be wiping off the paint at some point, so the best practice is annually right after the summer.

Mr. Suarez: Ok, that's all I wanted to bring up.

Mr. Winkeljohn: So, if we were to do it more often, it would be of little value.

Mr. Quesada: And just making sure because I'm going to finalize that for you guys now at the end of this rainy season, the mailbox area, particularly around the pool deck, correct?

Mr. Brick: Yes.

Mr. Quesada: Got it.

Mr. Winkeljohn: Right, so if there's areas, and Ben and his team will inspect it, if there's areas that there's a better solution, a better paint, a better surface, something to beat that cycle more affectively, because pressure washing is sort of a last resort cleaning, if you can put in a paint or a material or resistance to it, get rid of some shade, sometimes can help, there's too much shade in a certain area, just getting a little sunlight in there will improve some situations. So, we'll feel through it and our staff in the field, if they see something that can be improved, we'll do it.

Mr. Suarez: Ok, I think that just gets really dirty, really quickly that's all.

Mr. Winkeljohn: Right, and it could be what it's painted with, what the material is, none of them look great unless you have an extra \$60,000 and you want to put a natural stone in there, that's naturally resistant, and you're not going to do that.

Mr. Suarez: Ok, I don't have anything else.

Mr. Winkeljohn: But we could look at the pool, because the pool is a little bit different than the big picture I just gave, we can look at maybe having one of our maintenance people that can get a little inexpensive electric pressure washer there, they can just hit it once a month to keep ahead of it, maybe something like that. I just don't want to wipe the decking off every month and then have to paint it every year, that's a lot more expensive.

Mr. Suarez: Right.

Mr. Brick: Did we change the locks at the pool on the doors, the maintenance doors?

Mr. Quesada: Yes, we did.

Mr. Brick: Ok, because my keys don't work anymore.

Mr. Quesada: Ok.

Mr. Brick: The other thing, are we going to, or we had talked a couple of meetings ago about doing some cleaning in the stormwater system, are we moving forward with that, is that something that we're going to wind up having to do now, because I know it's probably going to happen sometime.

Mr. Winkeljohn: Yes, so your community is a little bit different than typical, you have french drains, so the cleaning of a french drain is a very different process, usually you do a jet vacuum, and the inspection is very hard because you can't see, in a regular drainage system it goes to a lake, you can tell really fast where the sediment is, they're designed to show you if the sediment is exceeded certain amounts, there's a trap. The traps in french drains are a little bit different, but I think we can look at it. Has there been any flooding?

Mr. Brick: No, none that I'm aware of, it's just that we had talked about it briefly that's all.

Mr. Winkeljohn: Right.

Mr. Quesada: You guys are doing good then because down here, with king tide season, and a lot of our lakes are connected to the canals, and South Florida Water Management handles that, watering through Okeechobee, it's a very complex process, but this time of year with king tides, the flooding down in Homestead has been big with some of the rain that we've been getting recently, so if you guys are not getting flooding at this point in time, I can just tell you your drainage system is operating pretty well.

Mr. Winkeljohn: And to be honest with you, it's luck that your area has a percolation soil nature that's working. In other geography not far from here, they have the exact same drainage system you have and they are constantly flooded.

Mr. Suarez: I am a little concerned because some of the people who are gutting their little yards and putting paving in, but that's not our enforcement, that's a HOA enforcement.

Mr. Winkeljohn: And the county.

Mr. Suarez: And that's a different discussion.

Mr. Winkeljohn: Very good. Yes ma'am?

Ms. Angell: I wanted to find out about the Christmas tree lights, it looks nice when it's all lit up, are we going to get lights on for Christmas time, do you know?

Mr. Quesada: I have to go back to the Christmas light company, I wanted to make sure we had the electrical and all that going, so I'll be having that discussion with them.

Ms. Angell: Ok. Is there a certain time, because I wanted to put something out to the neighborhood when it gets closer to the time for the tree decorating or something, so what time of the year do you do that?

Mr. Quesada: I know this because I've doing it so long here in Waterstone, most commercial or community properties tend to do it about a week before Thanksgiving believe it or not, roughly around then. You want to get more bang for your buck because you're paying for a contract, so you get an extra couple of weeks in there of Christmas lights, is the way they look at it. So, I know here, there's only November 20th, that's a Saturday, so somewhere along those lines, about the week before Thanksgiving give or take would be a good time, I think, and you'd be kind of in line, the associations here are doing it that way, and I know because I've gone with my kids to City Place and some of these other commercial areas, they do it around the same time, give or take a week.

Ms. Angell: Ok, because I want to say something to the HOA to put a flyer out.

Mr. Quesada: Sure.

Ms. Angell: Well, that's great, so I'm going to make an announcement, I'm also going to be running for the HOA.

Mr. Winkeljohn: Great, outstanding.

Ms. Angell: So, things are going to change in the neighborhood.

Mr. Brick: Are we going to be getting the layout for the commercial lighting for the front and for the pool?

Mr. Quesada: I think we already have a diagram that we looked at, did we table that?

Mr. Brick: Well, I don't think we decided, I mean there were several options, but I don't think we decided on which one we wanted.

Mr. Winkeljohn: We have pricing.

Mr. Quesada: Ok, let me follow up with them.

Mr. Brick: Ok.

Mr. Quesada: I'll have it for you at the next meeting.

Mr. Winkeljohn: Right, we did it for budget purposes.

Mr. Quesada: Yes, ok. So, you want like a visual, some type of rendering?

Mr. Brick: Yes, if not, or at least what they showed us the first time what they would put where, because we really didn't decide what was the plan.

Mr. Quesada: I got it, ok. I have that on file, but I'll bring it to the next meeting.

Mr. Brick: Not that the lighting wasn't nice at the front of the development, but many people complained, so we budgeted to have the front of the development and the pool area professionally decorated like all the rest of the developments do around here.

Mr. Winkeljohn: Right, it was volunteers, and we budgeted for it starting October 1st.

Mr. Brick: Right, so it's in the budget.

Mr. Winkeljohn: So, we'll have that for your next meeting.

Ms. Angell: Ok, sounds great.

Mr. Winkeljohn: Anything else?

Mr. Brick: That's it.

Mr. Cochran: Is there any action on the BrightView proposal?

Mr. Winkeljohn: Oh, I thought it was already authorized at the last meeting, so I guess we need a motion to authorize the tree trimming. Is there a motion?

On MOTION by Mr. Suarez seconded by Ms. Angell with all in favor, authorizing staff to proceed with the tree trimming project was approved.

Mr. Winkeljohn: It's in Ben's report.

Mr. Brick: Just really quick, I'm not supposed to make any motions, right?

Mr. Winkeljohn: You're not supposed to introduce business, right.

Mr. Brick: Ok. Does anyone have any other comments?

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Winkeljohn: With nothing else, is there a motion to adjourn the meeting?

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

**HEMINGWAY POINT
COMMUNITY IMPROVEMENT DISTRICT**
Audit Proposals - Fiscal Years 2021, 2022, 2023, 2024 and 2025

Ranking Scale	Ability of Personnel	Proposer's Experience	Understanding Scope of Work	Ability to Furnish the Required Services	Price	TOTAL
Maximum Points	20	20	20	20	20	100

FEE

Grau & Associates	\$4,400					
Boca Raton	\$4,600					
	\$4,800					
	\$5,000					
\$24,000	\$5,200					

Auditor Selection Evaluation Criteria:

1. Ability of Personnel

20 Points

E.g. geographic locations of firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

2. Proposer's Experience

20 Points

E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.

3. Understanding of Scope of Work

20 Points

Extent to which the proposal demonstrates an understanding of the Districts needs for the services requested.

4. Ability to Furnish the Required Services

20 Points

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. E.g. the existence of any natural disaster plan for business operations.

5. Price

20 Points

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

HEMINGWAY POINT
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: October 18, 2021
11:00AM

Submitted to:

Hemingway Point
Community Development District
c/o District Manager
5385 N Nob Hill Road
Sunrise, Florida 33351

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431
Tel (561) 994-9299
(800) 229-4728
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

October 18, 2021

Hemingway Point Community Development District
c/o District Manager
5385 N Nob Hill Road
Sunrise, Florida 33351

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2021, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Hemingway Point Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



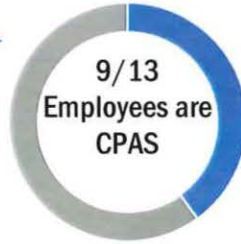
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



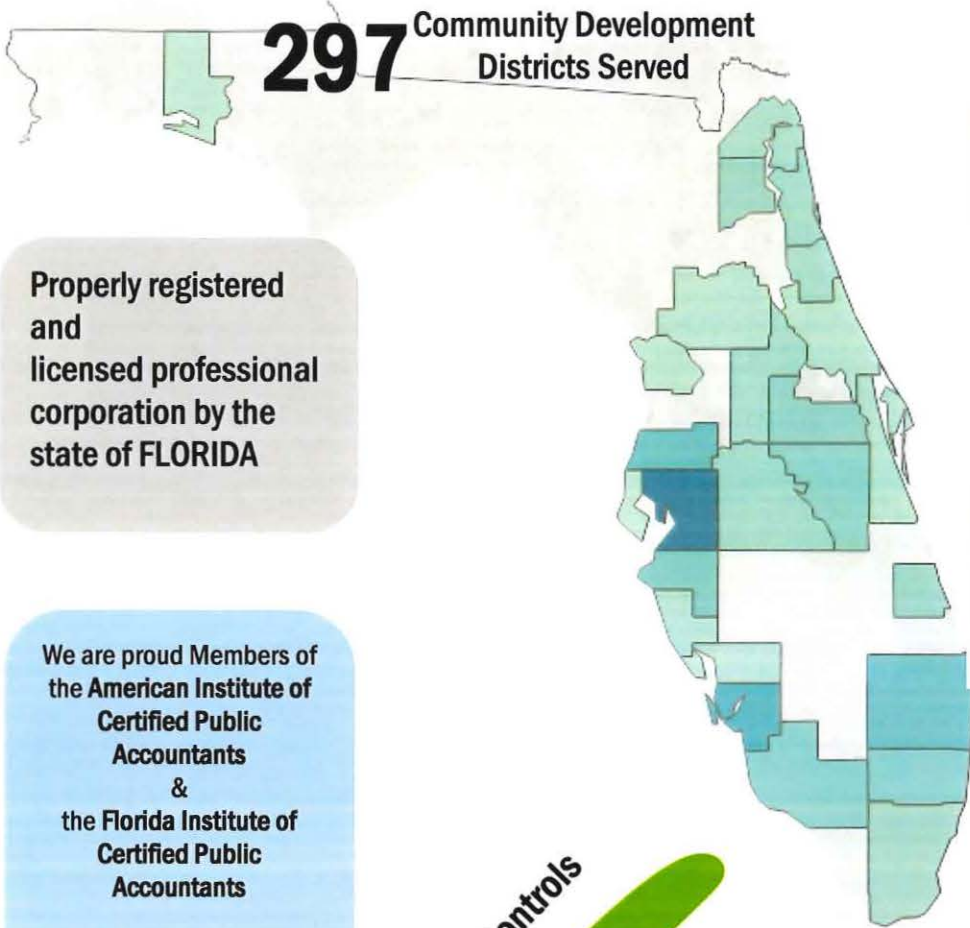
3 Partners
10 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

3800 Esplanade Way, Suite 210 | Tallahassee, FL 32311 | 800.342.3197 in Florida | 850.224.2727 | Fax: 850.222.8190 | www.ficpa.org

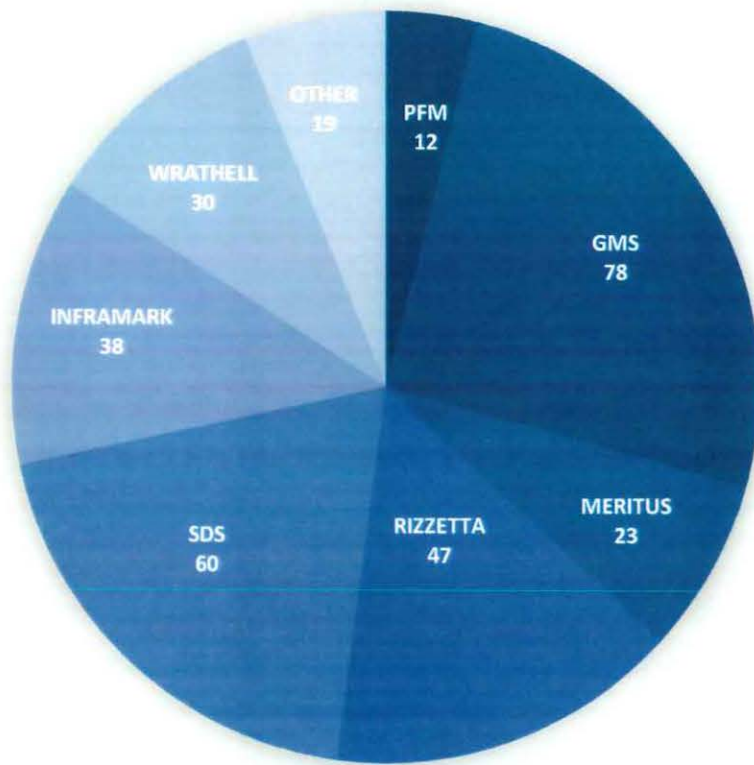


Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 30+
 CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
 Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing Audits: 14+
 CPE (last 2 years): Government Accounting, Auditing: 47 hours; Accounting, Auditing and Other: 58 hours
 Professional Memberships: AICPA, FICPA, FGFOA, FASD

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

-Racquel McIntosh

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.

**Antonio "Tony" J. Grau, CPA
Partner**

Contact: tgrau@graucpa.com | (561) 939-6672



Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|------------------------------------------------------|--------------------------------------------------|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I,II,IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| | |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



Racquel C. McIntosh, CPA

Partner

Contact : rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

- Florida Atlantic University (2004)
Master of Accounting
- Florida Atlantic University (2003)
Bachelor of Arts:
Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:
 Carlton Lakes Community Development District
 Golden Lakes Community Development District
 Rivercrest Community Development District
 South Fork III Community Development District
 TPOST Community Development District

Westchase Community Development District
 Monterra Community Development District
 Palm Coast Park Community Development District
 Long Leaf Community Development District
 Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities
 Indian Trail Improvement District
 Pinellas Park Water Management District
 Ranger Drainage District
 South Trail Fire Protection and Rescue Service District

Professional Associations/ Memberships

- American Institute of Certified Public Accountants
- Florida Institute of Certified Public Accountants
- FICPA State & Local Government Committee
- FGFOA Palm Beach Chapter

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	47
Accounting, Auditing and Other	58
Total Hours	<u>105</u> <small>(includes of 4 hours of Ethics CPE)</small>



References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

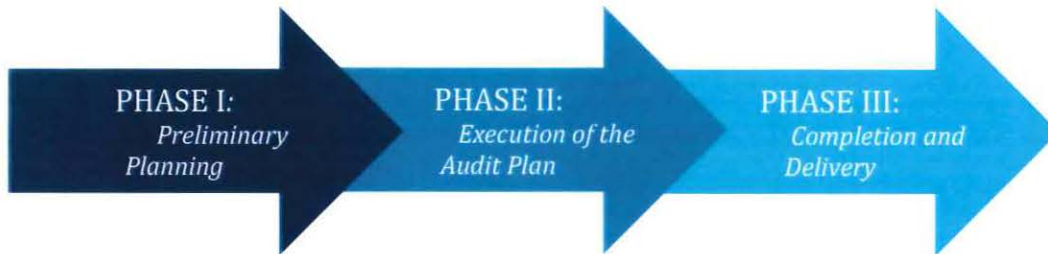
AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2021-2025 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2021	\$4,400
2022	\$4,600
2023	\$4,800
2024	\$5,000
2025	<u>\$5,200</u>
TOTAL (2021-2025)	<u>\$24,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Waste Water Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Hemingway Point Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

From: Paul Winkeljohn <pwinkeljohn@gmssf.com>

Date: Wednesday, October 13, 2021 at 7:46 AM

To: Christy Cabanas <misschristy05@yahoo.com>, "CANGELL@SUPVCDD.COM" <cangell@supvcdd.com>, Ben Quesada <BQuesada@gmssf.com>, Mayra Padilla <MPadilla@gmssf.com>

Subject: Re: Hemingway Point Residents' Concerns

We will gather the exact timing of the maintenance scheduled and provide to you. The Board approved an increase of annually a little over \$240 to accomplish the maintenance items you identified as well others the CDD is responsible.

For the last several years the CDD operated with out specific funds for mulch, pressure washing, tree trimming, and many others. The initial assessment anticipated the HOA would participate in shared maintenance and was set well before the true costs and need of operating existed. Unfortunately, the HOA has had highly unstable history and was not reliable partner in maintenance coordination.

The CDD used annual savings from those developer years to replace failed lights, improved the pool security and access system. The Board also prioritized funds for tree trimming, painting of the entrance, pressure washing, repair damage to the pool doors, playground fences, dog waste stations and furniture and a list of other items. CDD management performed oversight as a courtesy in the absence of a field manager the HOA property manager was unable to supply.

To be able to fund these required items, an assessment increase was approved and necessary as reserves and savings were depleted.

The good news is the CDD budget year began two weeks ago on October 1 and the increase in funds will be received in late December. We look forward to these services becoming automatic.

We will address the pool attendant item with the contractor. Historically, a resident Board member including Cheryl, would voluntarily attempt to police the pool misuse. You can understand why this was not a safe practice?

Best regards,

Paul

My cell is 786-271-9208 and I am available to discuss any time how Hemingway Point can be improved and some "best practices" I can suggest.

Get [Outlook for Android](#)

From: Christy Cabanas <misschristy05@yahoo.com>
Sent: Tuesday, October 12, 2021, 5:20 PM
To: CANGELL@SUPVCDD.COM; Paul Winkeljohn; Ben Quesada; Mayra Padilla
Subject: Hemingway Point Residents' Concerns

Good afternoon members of the CDD of Hemingway Point,

My name is Christina Herrera and I am one of the residents in Hemingway Point. I am writing this email to you all because I have many concerns. Our budget for the CDD has increased significantly. Myself, along with many other residents are concerned due to the lack of justification for these increases.

1. I will start by mentioning the extra 30k for a pool attendant/security at our community pool. On Sunday, October 10th around 1pm I witnessed the attendant allow 3 children (underage minors) to knock on the pool gate. The attendant proceeded to open the door for these minors and allow them to go to the pool without an adult. How is this not a security issue? Is this pool attendant CPR certified in case of an emergency? The children that he let into the pool are renters who do not have access to the pool and the obvious concern is that they are minors without an adult. God forbid something were to happen and there were legal repercussions, we the residents would have to take on the bill. 30k is an unnecessary cost when the purpose of this attendant is not being accomplished. I am sure you can find the footage on the cameras you have installed.

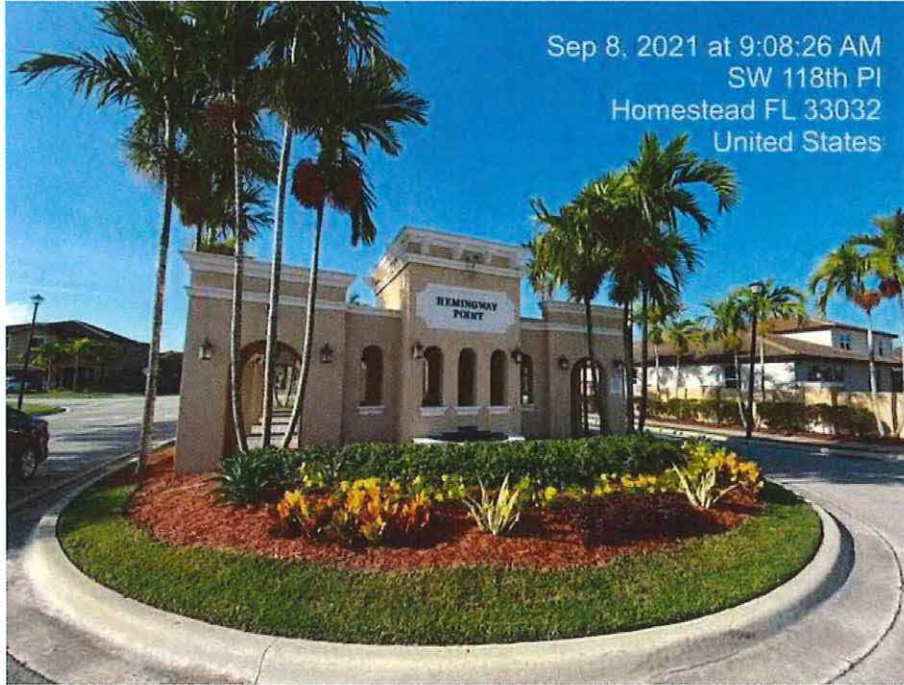
2. A random tree was planted in the common area that serves ZERO purpose. There are no other neighboring trees in the area and I can't think of a reason money would be wasted on planting a random tree in the middle of nowhere. (Picture included)

3. In your budget there is pressure washing included for the common areas. That service is not happening. (pictures included) There is no reason why our common areas need to look abandoned when there has been a budget increase. It is unjustified when services are not being rendered.

4. The children's park is completely abandoned. It is trashed and there is no fresh mulch for the past few years. The upkeep of the park has never happened. (pictures included)

What I am not understanding is why do residents have to go around taking pictures of their dissatisfaction for what we are paying for. It is absolutely concerning where the money for these services is going. I would not be opposed to the increase if our neighborhood common areas did not look abandoned. I am forwarding this email to several people including Cheryl who is the only member on your CDD board that attends HOA meetings. She then gets bombarded with questions because of the lack of transparency your board has created. No one ever knows when the CDD meetings are because they are never posted somewhere common and easy to access. Posting it on the website does not suffice. I am not sure why these decisions are not up for vote amongst the community, since the hit is coming to our pocket and as many residents have stated, we are extremely dissatisfied with the services the CDD is supposed to provide but does not. At this time a forensic accountant is looking into the CDD financial statements because this is just not adding up. How are we paying so much money and NOTHING is being done. I do not want my email to go on deaf ears. We as a community would like a response to all these questions as we are paying residents, as soon as possible.

Thank you,
Christina Herrera
misschristy05@yahoo.com
305-323-1944



Hemingway Point CDD

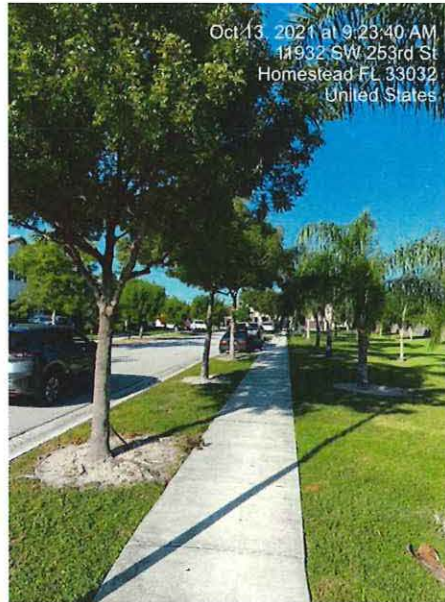
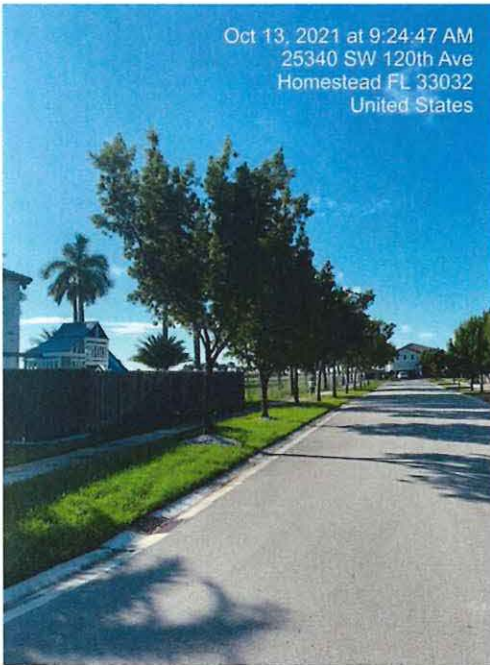
FIELD REPORT



Meeting October 27, 2021

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

LANDSCAPING



Tree Trimming Work Completed 10.8.2021

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

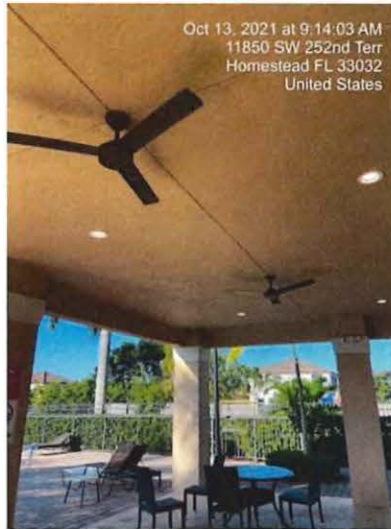


- Please see Exhibit A For irrigation repair wet check report.

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

POOL

- No smoking and No trespassing signs were vandalized. Cleaned on 10.13.2021.
- New pool fans were installed by Ortiz Construction.
- Pressure cleaning starts 10-15-2021.
- Pool was serviced by Bright and Blue Pools.



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Exhibit A

Irrigation Wet Check Repairs Report

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351



4155 East Mowry Dr. Homestead FL 33033
Ph: (305) 258-8011. Fax: (305) 258-0809

Contract & Authorization For Extra Work

Date:	September 29, 2021	Time:	8:00am
Job Name:	Hemingway Point HOA		
Job Address:	11868 SW 248th Princeton, Fl. 33032		
Attention:	Ben Quesada		



Irrigation Wet Check Report

Scope of Work / Labor & Materials

Found system in very poor working condition. The following findings will need to be repaired in order to conduct a detailed irrigation inspection.

1) Timer found with water damage (water spigot found opened when turning on to test system, pump house flooded). Need to install new Rainbird Timer 12 stations and replace broken rain sensor.	\$625.00
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------

2) Very low water pressure in irrigation lines due to numerous valves staying stuck open. Need to use wire tracer and locate missing valves. Tech found valves to be buried in ground with turf overgrown over valve box. Need to locate 4 valves and replace. There are 4 different areas coming on at same time.	\$2,300.00
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------

After these repairs are done a detailed inspection can be done along with zone map and pictures.

Equipment water damage:



Valves stuck open causing low water pressure:



Valves buried inside turf/ground



Total Labor & Materials, including Sales Tax	\$2,925.00
----------------------------------------------	------------

THIS IS NOT AN INVOICE

HEMINGWAY POINT
Community Development District

Summary of Invoices

October 27, 2021

Fund	Date	Check No.s	Amount
General Fund	9/1-9/30	1002-1009	\$ 8,760.84
Total			\$ 8,760.84

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/09/21	00005	8/31/21	74854936	202108	310-51300	42000			DELIVERIES THRU 8/31	*	37.70		
									FEDEX			37.70	001002
9/09/21	00001	9/01/21	128	202109	310-51300	34000			MGMT FEES	*	3,090.00		
		9/01/21	128	202109	310-51300	35100			COMPUTER TIME	*	20.83		
		9/01/21	128	202109	310-51300	31300			DISSEMINATION	*	208.33		
		9/01/21	128	202109	310-51300	49500			WEBSITE ADMIN	*	83.33		
		9/01/21	128	202109	310-51300	51000			OFFICE SUPPLIES	*	17.50		
		9/01/21	128	202109	310-51300	42000			POSTAGE	*	6.12		
		9/01/21	128	202109	310-51300	42500			COPIES	*	103.50		
		9/01/21	128	202109	310-51300	49000			WIX WEBSITE	*	204.00		
									GMS-SF, LLC			3,733.61	001003
9/09/21	00016	9/09/21	2013	202109	300-20700	10100			TRANS TAX RECEIPTS SER 13	*	1.77		
									HEMINGWAY POINT CDD C/O WELLS FARGO			1.77	001004
9/09/21	00025	9/09/21	2014	202109	300-20700	10100			TRANS TAX RECEIPTS SER 14	*	182.76		
									HEMINGWAY POINT CDD C/O WELLS FARGO			182.76	001005
9/09/21	00050	8/07/21	08902720	202109	320-53800	46300			8/29-9/10 JANITORIAL	*	150.00		
									ADRIAN SUAREZ MARTINEZ			150.00	001006
9/09/21	00035	9/01/21	7770524	202109	320-53800	46600			ANNUAL BAIT PRETREATMENT	*	655.00		
									MASSEY SERVICES INC.			655.00	001007
9/09/21	00040	8/10/21	1532	202108	320-53800	46200			AUG 21 - LANDSCAPE MAINT	*	800.00		
		9/07/21	1543	202109	320-53800	46200			SEP 21 - LANDSCAPE MAINT	*	800.00		
									NICOYA LAWNSCAPING, INC.			1,600.00	001008
9/09/21	00065	8/30/21	2021-002	202108	320-53800	34500			AUG 21 - POOL ATTENDANT	*	2,400.00		
									1ST CHOICE SECURITY LLC			2,400.00	001009
TOTAL FOR BANK A											8,760.84		

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/21/21 PAGE 2
 *** CHECK DATES 09/01/2021 - 09/30/2021 *** HEMINGWAY PT - GENERAL FUND
 BANK A HEMINGWAY POINT CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
TOTAL FOR REGISTER											8,760.84		

HEMP HEMINGWAY PT PPOWERS

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
September 30, 2021

	<u>Governmental Fund Types</u>			<u>Totals 2021</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$39,721	---	---	\$39,721
Investments:				
<u>Series 2013</u>				
Reserve	---	\$82,954	---	\$82,954
Interest	---	\$45	---	\$45
Revenue	---	\$155,262	---	\$155,262
Sinking	---	\$7	---	\$7
Construction	---	---	\$5	\$5
<u>Series 2014</u>				
Reserve	---	\$85,245	---	\$85,245
Interest	---	\$37	---	\$37
Revenue	---	\$133,226	---	\$133,226
Sinking	---	\$8	---	\$8
Construction	---	---	\$12	\$12
Due from General Fund	---	\$0	---	\$0
TOTAL ASSETS	<u>\$39,721</u>	<u>\$456,784</u>	<u>\$17</u>	<u>\$496,522</u>
 <u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</u>				
Liabilities:				
Accounts Payable	\$7,910	---	---	\$7,910
Due to Debt Service	\$0	---	---	\$0
Fund Balances:				
Restricted for Debt Service	---	\$456,784	---	\$456,784
Restricted for Capital Projects	---	---	\$17	\$17
Unassigned	\$31,811	---	---	\$31,811
TOTAL LIABILITIES & FUND BALANCES	<u>\$39,721</u>	<u>\$456,784</u>	<u>\$17</u>	<u>\$496,522</u>

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
General Fund

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended September 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/21	ACTUAL THRU 09/30/21	VARIANCE
REVENUES:				
Operations Assessments	\$57,013	\$57,013	\$57,378	\$365
Maintenance Assessments	\$87,826	\$87,826	\$88,389	\$563
Interest/Misc. Income	\$0	\$0	\$218	\$218
TOTAL REVENUES	\$144,839	\$144,839	\$145,985	\$1,146
EXPENDITURES:				
<i>Administrative</i>				
Supervisor Fees/FICA Taxes	\$10,334	\$10,334	\$8,181	\$2,153
Engineering Fees	\$1,500	\$1,500	\$368	\$1,133
Dissemination Agent	\$2,500	\$2,500	\$2,500	\$0
Assessment Roll	\$1,000	\$1,000	\$1,000	\$0
Attorney Fees	\$15,000	\$15,000	\$15,428	(\$428)
Annual Audit	\$4,200	\$4,200	\$4,200	\$0
Trustee Fees	\$8,000	\$8,000	\$8,000	\$0
Management Fees	\$37,080	\$37,080	\$37,080	\$0
Computer Time	\$250	\$250	\$250	\$0
Telephone	\$50	\$50	\$0	\$50
Postage	\$1,000	\$1,000	\$1,946	(\$946)
Printing & Binding	\$750	\$750	\$720	\$30
Insurance	\$6,484	\$6,484	\$6,188	\$296
Legal Advertising	\$600	\$600	\$813	(\$213)
Other Current Charges	\$850	\$850	\$888	(\$38)
Website Admin	\$1,000	\$1,000	\$1,522	(\$522)
Office Supplies	\$200	\$200	\$331	(\$131)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$90,973	\$90,973	\$89,590	\$1,383
<i>Maintenance</i>				
Security/Pool Attendant	\$30,000	\$30,000	\$6,038	\$23,963
Phone/Internet	\$1,800	\$1,800	\$1,630	\$170
Electric	\$6,000	\$6,000	\$4,771	\$1,229
Water	\$2,500	\$2,500	\$579	\$1,921
Property Insurance	\$3,688	\$3,688	\$3,688	\$0
Repairs & Maintenance	\$5,000	\$5,000	\$23,393	(\$18,393)
Landscape Maintenance	\$19,200	\$19,200	\$22,635	(\$3,435)
Tree Trimming	\$3,000	\$3,000	\$7,225	(\$4,225)
Janitorial Service & Supplies	\$5,000	\$5,000	\$4,107	\$893
Pool Maintenance	\$7,200	\$7,200	\$6,320	\$880
Operating Supplies	\$5,000	\$5,000	\$3,073	\$1,927
Pressure Washing	\$4,500	\$4,500	\$0	\$4,500
Contingencies	\$12,383	\$12,383	\$905	\$11,478
TOTAL MAINTENANCE	\$105,272	\$105,272	\$84,365	\$20,907
TOTAL EXPENDITURES	\$196,245	\$196,245	\$173,955	\$22,290
Excess (deficiency) of revenues over (under) expenditures	(\$51,406)	(\$51,406)	(\$27,970)	\$23,436
Net change in Fund Balance	(\$51,406)	(\$51,406)	(\$27,970)	\$23,436
FUND BALANCE - Beginning	\$51,406		\$59,781	
FUND BALANCE - Ending	\$0		\$31,811	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended September 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/21	ACTUAL THRU 09/30/21	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$25	\$25
Special Assessments	\$165,900	\$165,900	\$166,501	\$601
Direct Assessments	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$165,900	\$165,900	\$166,526	\$626
EXPENDITURES:				
Maturity 2022				
Interest 11/1	\$3,281	\$3,281	\$3,281	\$0
Principal 11/1	\$40,000	\$40,000	\$40,000	\$0
Interest 5/1	\$2,231	\$2,231	\$2,231	\$0
Maturity 2032				
Interest 11/1	\$19,219	\$19,219	\$19,219	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$19,219	\$19,219	\$19,219	\$0
Maturity 2042				
Interest 11/1	\$39,319	\$39,319	\$39,319	\$0
Principal 11/1	\$0	\$0	\$0	\$0
Interest 5/1	\$39,319	\$39,319	\$39,319	\$0
TOTAL EXPENDITURES	\$162,588	\$162,588	\$162,588	\$0
Excess (deficiency) of revenues over (under) expenditures	\$3,313	\$3,313	\$3,938	\$626
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other Financing Sources/(Uses)	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$3,313	\$3,313	\$3,938	\$626
FUND BALANCE - Beginning	\$151,471		\$234,330	
FUND BALANCE - Ending	\$154,784		\$238,268	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2014

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended September 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/21	ACTUAL THRU 09/30/21	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$22	\$22
Special Assessments	\$170,480	\$170,480	\$172,040	\$1,560
TOTAL REVENUES	\$170,480	\$170,480	\$172,063	\$1,583
EXPENDITURES:				
Interest 11/1	\$60,053	\$60,053	\$60,053	\$0
Principal 11/1	\$50,000	\$50,000	\$50,000	\$0
Interest 5/1	\$58,897	\$58,897	\$58,897	\$0
TOTAL EXPENDITURES	\$168,950	\$168,950	\$168,950	\$0
Excess (deficiency) of revenues over (under) expenditures	\$1,530	\$1,530	\$3,113	\$1,583
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other Financing Sources/(Uses)	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$1,530	\$1,530	\$3,113	\$1,583
FUND BALANCE - Beginning	\$130,260		\$215,403	
FUND BALANCE - Ending	\$131,790		\$218,516	

Hemingway Point
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2013
Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended September 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/21	ACTUAL THRU 09/30/21	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$0	\$0
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other Financing Sources/(Uses)	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$0	\$0	\$0	\$0
FUND BALANCE - Beginning	\$0		\$5	
FUND BALANCE - Ending	\$0		\$5	

Hemingway Point

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2014

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended September 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/21	ACTUAL THRU 09/30/21	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$0	\$0
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other Financing Sources/(Uses)	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$0	\$0	\$0	\$0
FUND BALANCE - Beginning	\$0		\$12	
FUND BALANCE - Ending	\$0		\$12	

HEMINGWAY POINT COMMUNITY DEVELOPMENT DISTRICT

Bond Issue:	<u>Series 2013 Special Assessment Bonds</u>	
Original Issue Amount:	\$2,135,000	
Interest Rate:	5.25%	
Maturity Date:	November 1, 2022	\$355,000
Interest Rate:	6.25%	
Maturity Date:	November 1, 2032	\$615,000
Interest Rate:	6.75%	
Maturity Date:	November 1, 2042	\$1,165,000
Reserve Fund Requirement:	50% of Max Annual Debt Service	
Bonds outstanding - 9/30/13	\$2,135,000	
Less:	11/1/13	(\$30,000)
	11/1/14	(\$30,000)
	11/1/15	(\$30,000)
	11/1/16	(\$30,000)
	11/1/17	(\$35,000)
	11/1/18	(\$35,000)
	11/1/19	(\$40,000)
	11/1/20	(\$40,000)
Current Bonds Outstanding:	<u><u>\$1,865,000</u></u>	

Bond Issue:	<u>Series 2014 Special Assessment Bonds</u>	
Original Issue Amount:	\$2,500,000	
Interest Rate:	4.63%	
Maturity Date:	November 1, 2024	\$47,000
Interest Rate:	5.00%	
Maturity Date:	November 1, 2034	\$760,000
Interest Rate:	6.75%	
Maturity Date:	November 1, 2044	\$1,270,000
Reserve Fund Requirement:	50% of Max Annual Debt Service	
Bonds outstanding - 9/30/14	\$2,500,000	
Less:	11/1/15	(\$35,000)
	11/1/16	(\$40,000)
	11/1/17	(\$40,000)
	11/1/18	(\$45,000)
	11/1/19	(\$45,000)
	11/1/20	(\$50,000)
Current Bonds Outstanding:	<u><u>\$2,245,000</u></u>	

Hemingway Point
 Community Development District
 Tax Collections
 Fiscal Year Ending September 30, 2021

<u>On Roll Assessments:</u>						Series 2013	Series 2014		Net	
Date Received	Gross Tax Received	Discounts/ Penalties	Commissions	Interest	Net Amount Received	\$ 144,839.05 \$152,462.16 General Fund 30.10%	\$ 165,900.31 \$ 174,631.90 Debt Service Fund 34.47%	\$ 170,480.46 \$ 179,453.12 Debt Service Fund 35.43%	\$ 481,219.82 \$ 506,547.18 Total	Gross
10/23/20	\$ -	\$ -	\$ -	\$ 1.58	\$ 1.58	\$ 0.49	\$ 1.09	\$ -	\$ 1.58	
11/18/20	\$ 6,733.58	\$ 250.36	\$ 67.33	\$ -	\$ 6,415.89	\$ 1,923.65	\$ 1,987.66	\$ 2,504.58	\$ 6,415.89	
11/27/20	\$ 28,687.26	\$ 1,136.03	\$ 286.87	\$ -	\$ 27,264.36	\$ 8,125.23	\$ 6,956.83	\$ 12,182.30	\$ 27,264.36	
12/9/20	\$ 428,567.02	\$ 16,971.68	\$ 4,285.68	\$ -	\$ 407,309.66	\$ 122,781.20	\$ 146,093.23	\$ 138,435.23	\$ 407,309.66	
12/22/20	\$ 6,321.80	\$ 250.35	\$ 63.21	\$ -	\$ 6,008.24	\$ 1,805.61	\$ 1,987.67	\$ 2,214.97	\$ 6,008.24	
1/27/21	\$ -	\$ -	\$ -	\$ 19.13	\$ 19.13	\$ 19.13	\$ -	\$ -	\$ 19.13	
2/7/21	\$ 7,962.04	\$ 172.72	\$ 79.62	\$ -	\$ 7,709.70	\$ 2,299.32	\$ 2,018.72	\$ 3,391.66	\$ 7,709.70	
3/16/21	\$ 3,160.90	\$ 31.28	\$ 31.60	\$ -	\$ 3,098.02	\$ 931.02	\$ 1,024.90	\$ 1,142.10	\$ 3,098.02	
5/12/21	\$ 3,160.90	\$ -	\$ 31.62	\$ 1.39	\$ 3,130.67	\$ 940.83	\$ 1,035.63	\$ 1,154.20	\$ 3,130.67	
6/19/21	\$ 3,160.90	\$ -	\$ 31.60	\$ 93.88	\$ 3,223.18	\$ 968.64	\$ 1,066.30	\$ 1,188.24	\$ 3,223.18	
7/1/21	\$ 19,204.56	\$ -	\$ 192.07	\$ 855.59	\$ 19,868.08	\$ 5,896.44	\$ 4,327.32	\$ 9,644.32	\$ 19,868.08	
9/8/21	\$ 208.14	\$ -	\$ 2.08	\$ 46.36	\$ 252.42	\$ 73.09	\$ -	\$ 179.33	\$ 252.42	
9/3/21	\$ -	\$ -	\$ -	\$ 7.39	\$ 7.39	\$ 2.20	\$ 1.77	\$ 3.42	\$ 7.39	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 507,167.10	\$ 18,812.42	\$ 5,071.68	\$ 1,025.32	\$ 484,308.32	\$ 145,766.87	\$ 166,501.11	\$ 172,040.35	\$ 484,308.32	
						100.64%	100.36%	100.91%		

<u>To Debt Service</u>		001.300.20700.10100	
	V#16	V#25	
		\$ -	
12/2/20	\$ 8,945.57	\$ 14,686.88	872/877
12/10/20	\$ 146,093.23	\$ 138,471.23	879/880
12/22/20	\$ 1,987.67	\$ 2,214.96	885/6
2/16/21	\$ 2,018.72	\$ 3,319.66	908/9
4/21/21	\$ 1,024.90	\$ 1,142.10	940/1
6/11/21	\$ 1,035.63	\$ 1,154.20	961/2
7/2/21	\$ 5,393.62	\$ 10,832.56	968/972
8/26/21	\$ -	\$ 36.00	998
9/9/21	\$ 1.77	\$ 182.76	1004/5
	\$ 166,501.11	\$ 172,040.35	
Bal to Transfer	\$ (0.00)	\$ (0.00)	