

**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, May 22, 2024 at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present were:

Marcos Gonzalez
Anthony Toro
Cheryll Angell
Carlos Suarez

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Ben Quesada
Mayra Padilla
Scott Cochran

District Manager
Government Management Services
District Counsel

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order, called roll, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Mr. Russell Brick

Mr. Quesada: So, the first item on the agenda is unfortunately, your former chairman resigned at the end of the last meeting, Russell Brick, so he formally submitted his letter of resignation, it's on the agenda. So, we would need a motion from the Board to accept his resignation letter.

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On MOTION by Ms. Angel seconded by Mr. Suarez with all in favor, accepting the resignation of Mr. Russell Brick was approved.

B. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office – Seat #5 (11/2026)

Mr. Quesada: The next item is item No. 2B on the agenda, if you go to page 4, you're going to see a resume for Efrain Ruiz, and he provided his resume which was more than we asked, he just needed a statement or something like that, so he asked to be considered to be appointed for the meetings. I have yet to speak with him, but I know he reached out to some of you guys in the community, and did he express his ability to attend meetings?

Mr. Gonzalez: Yes.

Mr. Quesada: Ok.

Mr. Suarez: Who is the person, what's their name?

Mr. Gonzalez: It's Frank, but that's his legal name.

Mr. Surez: Ok, I know who it is.

Mr. Gonzalez: He had me confused too, but that's his legal name.

Mr. Quesada: So, again, I haven't spoken to him yet, he provided his resume, you've guys had a week to review that information, and it's up to the Board if you're ready to make an appointment it's time to consider this, if not, we can table it to the next meeting, it's your choice.

Mr. Suarez: I'm fine making a motion to appoint, I know Frank, and I know the type of person he is so, I don't have any problem with making a motion to move to vote on Frank.

Mr. Quesada: Ok, so we have a motion from Carlos to appoint Efrain Ruiz, his legal name, otherwise known as Frank, so seat #5, is there a second?

On MOTION by Mr. Suarez seconded by Mr. Gonzalez with all in favor, appointing Efrain Ruiz to fill the unexpired term of office for seat #5 was approved.

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

D. Election of Officer(s)

Mr. Quesada: So, we'll be reaching out to Frank because he needs to have his oath of office administered before he can sit on the Board but, we'll go ahead and get that process started, so we can skip over the oath for now. We do have the election of officers and you are without a chairman at the moment as the Board. We have Anthony as vice chairman, so anytime you add a new Supervisor we put it on the agenda for you to have an election of officers so, it's at the Board's discretion how you want to do that. Let me just restate for the record, being an officer of the Board does not give you any more power than any of your peers, everybody counts as one vote, having a chairman and vice chairman in this instance is just for the process of signing documentation and that individual, whoever it is, that designated officer, cannot sign documents that were not brought to the Board for approval, so again, I just want to make that abundantly clear but, we do have a vacancy as far as who the chairman is at the moment. So, would you guys like to discuss that among yourselves?

Mr. Gonzalez: Cheryll if you want to do it, you can, because I'm new here so if you want to do it, you've been here longer.

Ms. Angell: No, I don't have to do it, it doesn't matter to me, I mean if you want to that's fine because, like I said, we're all here.

Mr. Quesada: It's whatever you guys want to do.

Mr. Gonzalez: Like I said, I'm ok if you want to do it, I have no problem.

Mr. Quesada: Just keep in mind, whoever this person is needs to be available to be able to sign these documents, and thankfully we have an electronic signature policy now, so you would be able to review emails and respond in a timely fashion to sign the documents.

Mr. Gonzalez: Ok, I'll do it.

Ms. Angell: That's fine.

Mr. Quesada: Ok, with that Marcos would be chairman.

Mr. Gonzalez: Are you ok with that?

Mr. Toro: I'm already VC, so that's fine.

Mr. Quesada: So, you want to keep Anthony as the vice chairman, and add Marcos as the chairman?

Ms. Angell: Yes.

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Mr. Quesada: Ok, so I'll help you guys with the motion.

Mr. Gonzalez: Ok.

Ms. Angell: Now, does he stay in the same seat number, seat #4?

Mr. Quesada: Yes, the seats don't change. So, we have a motion on the table to have the election of officers, with Marcos Gonzalez as chairman, Anthony Toro remaining as vice chairman, Cheryll Angel remains as an assistant secretary, Carlos Suarez remaining as an assistant secretary, and Efrain Ruiz, the new Board member joining seat #5, as an assistant secretary. All the other officers remain the same, keep in mind, that you have Patti Powers as treasurer, Rich Has as secretary, and I am an assistant secretary to assist with signing documentation.

Mr. Cochran: You can't really make Efrain an officer until he's actually seated on the Board.

Mr. Quesada: Until he takes his oath, got it, thank you for that, so strike that for Efrain, so again, to have the election of officers with Marcos Gonzalez as chairman, Anthony Toro as vice chairman, Cheryll Angel as an assistant secretary, Carlos Suarez as assistant secretary, and all other remaining officers from GMS stay the same, again you have Patti Powers as treasurer, Rich Hans as secretary and Ben Quesada as an assistant secretary. By saying so moved you agree with that motion.

Ms. Angell: So, moved.

On MOTION by Ms. Angel seconded by Mr. Toro with all in favor, Election of officers, keeping the existing slate of officers the same, and electing Marcos Gonzalez as chairman, as stated on the record by Ben Quesada was approved.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 28, 2024 Meeting

Mr. Quesada: We can move on to the next item on the agenda which is the approval of the minutes of the February 28, 2024 meeting. Any comments from District counsel?

Mr. Cochran: No comments.

Mr. Quesada: Hearing none, any comments from the Board, if not, a motion to approve the minutes would be in order.

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On MOTION by Ms. Angel seconded by Mr. Gonzalez with all in favor, the Minutes of the February 28, 2024 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2024-03 Approving the Proposed Fiscal Year 2025 Budget and Setting the Public Hearing

Mr. Quesada: Item No. 4 of the agenda is resolution #2024-03 approving the proposed fiscal year 2025 budget and setting the public hearing, and that's on page 24 of your agenda, I'll give you guys a minute to catch up to it. The good news to report to you all is GMS is proposing no increase to your assessments this year. I will point out to you that we are dipping a little bit into our carry forward surplus as we did in years previously, not last year per se but, due to the fact that a lot of your equipment is aging, your pool in particular had some leaks this year, and some equipment that needed to be swapped out, and if you want, we were able to adjust these lines items in our budget based on how the expenses are going, I just wanted to point out that as the community ages the cost of some of the replacement items which goes up along with the cost of inflation and materials. You also had slight increases to management fees and your insurance fees, and we do have at least included now something that's going to come up for discussion during the field report for additional security services as far as outdated cameras, so that's something we accounted for, as well as your landscaping costs and maintenance, and whatnot, that's been going up steadily throughout that time. The most important other thing is, if you guys are ok with this draft of the budget, which again, we're just adopting a ceiling, so a not-to-exceed number, which again we're proposing no increase but, it's also to make sure you're available for the public hearing, for the budget adoption, we have to set a date. Obviously, this location is available to you guys, so it's just a matter of at least 60 days from today so we can properly advertise for that hearing. So, I believe, and let me just double check, I want to make sure because we meet typically every month or every two months, so let me give you guys a projection on the 60 days, I believe the earliest we can do it would be by July 24th, which I believe you have a meeting on the 31st if I check the website because you meet the fourth Wednesday of every month. So, we could

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technically have it on July 31st which is the scheduled meeting date, we always have to advertise because it's a public hearing but we don't have to have an additional meeting.

Mr. Gonzalez: Well, can we do it on the 24th because that's 60 days?

Mr. Quesada: That's cutting it right on the number of days, which is fine but, you already have an advertised meeting on July 31st, so I'm telling you, what you guys can do instead of having an additional meeting advertised, you can just advertise that it would be a public hearing in addition to your regular CDD meeting on the 31st.

Mr. Gonzalez: So, what you're saying is that we can exceed the 60 days basically.

Mr. Quesada: Yes absolutely, you need a minimum of 60 days to advertise.

Mr. Gonzalez: Ok, so I'm ok with that, the 31st.

Mr. Quesada: Ok, and we want to make sure we have a quorum that day so please let me know.

Mr. Suarez: What's the date?

Mr. Quesada: Carlos, can you make it July 31st?

Mr. Suarez: That I cannot do because that's my anniversary, so I think I'll be somewhere out of town for sure.

Mr. Quesada: Ok.

Mr. Gonzalez: The 24th works for me, I'm just letting you guys know, that I have no issues with that.

Mr. Quesada: Ok, so are you guys ok with advertising a special meeting on the 24th, can you make the 24th just in case Carlos?

Mr. Suarez: Do I have to be in person Ben for that?

Mr. Quesada: I'm sorry, I got it wrong, yes, the 24th is the same day as your meeting, so can you make it on the 24th Carlos?

Mr. Suarez: Do I have to be in person?

Mr. Quesada: Technically not if we have at least 3 Supervisors here but, it's always good to have an insurance policy on that.

Mr. Suarez: Because I know for a fact I'll be in Connecticut on that day.

Mr. Quesada: Ok.

Ms. Angell: I'm not positive because it's my sister's birthday, and she's going to be 70 years old, so I'm not sure if we're doing something that day on the 24th so I can't give you an answer right now.

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Mr. Quesada: Ok.

Mr. Gonzalez: Well, Frank can make it, so just in case.

Mr. Quesada: Again, there's no pressure, if you want to push it to August, you can do that too, the deadline is September 15th, we cannot exceed that date, so if you want to move it to the fourth Wednesday in August, you already have an advertised meeting, so that would be August 28th, is that better for everybody?

Mr. Suarez: That would work better for me.

Mr. Quesada: Ok, it's your decision as far as the date, so you can discuss it among yourselves because it doesn't sound like we're going to have all the Supervisors present that day, regardless of what month we do it in.

Mr. Gonzalez: August will give us more time, and that's still within the limits, right?

Mr. Quesada: Yes.

Mr. Gonzalez: I'd rather go with August because everybody has a lot of plans in the summer.

Mr. Quesada: August 28th?

Mr. Gonzalez: Yes, I can make that date.

Mr. Quesada: Ok, Cheryll can you attend at least over the phone on that date?

Ms. Angell: I have a doctor's appointment, I can see if I can change it but, I don't think he'll want me here.

Mr. Quesada: Ok, alright. So, it's up to you guys.

Mr. Suarez: Ben, real quick, can I ask you a question based on this budget, I'm seeing that it's going up \$40,000, and the majority of the stuff I'm seeing has gone down, like Supervisors fees, and FICA.

Mr. Quesada: Correct, those fees are based on the frequency of you guys meeting but, if you're looking at administrative, there's things that fluctuate based on what we're spending, and accounting is always keeping their pulse on it as far as what those expenses look like in the projecting. Insurance was minor, there were some management fee increases on our end, and where you see the biggest increase, when I'm looking at the budget is we added a whole other line item for security system hardware and for video monitoring so, that right there took you guys about \$6,500 above what you guys were paying before when you guys decided to move forward with that which will happen later on the agenda. Again, remember, this money that we found was in your carry forward surplus

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for the first quarter operating, so there is no increase in assessments being projected, what we're just showing are certain items increasing in your operating and maintenance of the general fund, so we were able to pull that money out of your carry forward surplus.

Mr. Suarez: Ok.

Mr. Quesada: So, your pool cost was one of the things that went up the most.

Mr. Suarez: Yes, I see that. Well, I just want to make sure because I don't want, at least for me I would not like to have an additional cost to the residents this year.

Mr. Quesada: No, there is no additional cost to the community.

Mr. Suarez: Ok, good, thank you.

Ms. Angell: And about the pool maintenance, are you including in the budget the front entrance that we now have plants in both of the things, so he's not taking care of that front area anymore?

Mr. Quesada: Correct, so listen, I spoke to the pool company, they've been your pool company since 2017 or 2018, around that time, they have not increased you guys once throughout that time span, so they did tell me for fiscal year 2025 that they will be increasing but the fact that we removed the fountain from you, offset that expense. The main reason they're doing it is the cost of pool maintenance has gone up more than anything, and obviously, the minimum wage has gone up so they have to compensate for some of that for the technicians that come into the community.

Mr. Suarez: Hey Ben, if they're going to increase, can we go out for another quote then?

Mr. Quesada: Sure, yes. I mean if you guys want to do that.

Ms. Angell: Didn't you just say they were not going to increase us?

Mr. Quesada: No, right now, they haven't increased you guys as of yet, they mentioned to me starting October 1st for the budget year they were going to be increasing slightly, and I shared that information with the accountant, so she was able to project that. Again, it's nothing weird or significant as far as what brought your numbers up, when you see pool maintenance, the reason why your budget went up is because we spent in the last year, \$10,000 on repairs that are outside the contract, it's not regular maintenance. So, your equipment is aging, and then you had a leak or two that popped up that never happened before, and they're monitoring a third leak but right now, you're not losing any type of significant water. That one is a little deeper, so they have to dig a little bit deeper,

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so we don't want to disturb the pool availability during the summer months, so it's something we'll have to take another look at in the winter but, again, whatever you guys want. If for any reason you're not happy with the pool service, or you just want to shop around, those types of things, we can do that, just right now I can tell you they haven't raised your numbers in 7 or 8 years.

Ms. Angell: Well, I was going to say, if he hasn't raised our numbers, then we can bring it up to him that they're not going to have to take care of the front anymore.

Mr. Quesada: Correct, that's done already, and it's not anything significant but, I'll bring more back to you guys with information, and again, if you guys want to shop around or whatever we can. So, let me get you the exact amount, and bring that back to you guys at the next meeting.

Ms. Angell: Ok, sounds good.

Mr. Gonzalez: So, we decided the budget hearing is August 28th?

Mr. Quesada: It's up to you guys.

Mr. Gonzalez: Oh, we haven't decided yet, sorry.

Ms. Angell: No, that's ok.

Mr. Gonzalez: No, what works for you?

Ms. Angell: No, don't worry about me.

Mr. Gonzalez: The reason I said it is because I'm on shift but, the next meeting I'm not on shift, and then the one he said, I'm not on shift either, so those two dates I'm available.

Mr. Quesada: We can advertise a special meeting if you guys want, we have to send out an advertisement regardless, the only reason I mentioned those meeting dates is it's just that since you already usually make yourselves available for those dates, maybe we can meet on those dates.

Mr. Cochran: Because we're going to have to advertise it anyway because it's for the public hearing, if you want to do another day other than the fourth Wednesday of the month, you could do it as long as it's at least 60 days from now.

Mr. Gonzalez: I'm flexible, so whatever works for you guys, there's always one day that I'm gone for 24 hours and the only way I can be available is on the phone.

Ms. Angell: Well, what date did you say in July, you weren't available on the 31st, is that what you said?

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Mr. Gonzalez: No, I am available on the 24th which was scheduled.

Ms. Angell: So, if you want to do it on the 24th do it, if I can come I will.

Mr. Quesada: So, you feel like the 24th for you is an easier day to make than August 31st?

Ms. Angell: Well, it's my sister's birthday so I don't know what's happening but, what time is this meeting? Is this during the day meeting or is this an evening meeting?

Mr. Quesada: You guys can change the time if you want.

Ms. Angell: Because it's in the evening, definitely I couldn't make it because I'm sure we're going to have something for my sister that day.

Mr. Gonzalez: Right, in the morning, I can make the morning, I'm good.

Mr. Quesada: So, it's your choice, you guys can make it any reasonable time for whoever you want.

Mr. Cochran: You can make it earlier in the day if you want to, whatever works for you guys.

Ms. Angell: Ok.

Mr. Gonzalez: So, let's say the 24th, what's the earliest you guys can make it?

Mr. Toro: I can make it, I just need to know when so I can block my calendar.

Mr. Gonzalez: So, what's the earliest we can do it, what time?

Ms. Angell: What's a good time, is 11:00 o'clock good for you?

Mr. Cochran: Anytime is fine with me.

Mr. Gonzalez: So, 9:00 a.m., so you have the rest of the day, is that good?

Mr. Quesada: Is that good for everybody, or do you want to do it later?

Ms. Angell: Yes, let's go 10:00.

Mr. Gonzalez: Ok, 10:00 o'clock, yes, so July 24th at 10:00 a.m.

Mr. Quesada: Ok, so July 24th at 10:00 a.m. So, the motion on the table would be for resolution #2024-03 approving the proposed fiscal year 2025 budget and setting the public hearing for July 24th at 10:00 a.m., located at the Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida, 33033, and by saying so moved you agree with that motion.

Mr. Toro: I make that motion.

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On MOTION by Mr. Toro seconded by Mr. Gonzalez with all in favor, Resolution #2024-03 approving the proposed Fiscal Year 2025 Budget and setting the Public Hearing on July 24, 2024 at 10:00 a.m. at 1355 Waterstone Way, Homestead, Florida was approved.

FIFTH ORDER OF BUSINESS**Discussion of Procedures for the General Election**

Mr. Quesada: Moving on to the procedures for the general election, let me just pull that up for you. So, notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Hemingway Point Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Miami-Dade Supervisor of Elections located at 2700 NW 87 Avenue, Doral, Florida 33172 and they list their phone number there. The seats that are up this election cycle are seats #1 and #2, Cheryll and Anthony, those are your seats and we spoke about this briefly before the meeting. If for any reason those dates are difficult for you, try reaching out with the information provided to the Supervisor of Elections to see, I have heard that they can make accommodations but, I don't know the details, so please reach out to them if you need any assistance with any of the paperwork, I'll be happy to review it and walk you through the process.

Ms. Angell: Thank you.

Mr. Quesada: And the general election, if for any reason you run opposed, it would be on November 5, 2024.

SIXTH ORDER OF BUSINESS**Staff Reports**

Mr. Quesada: Moving on to staff reports, Scott, do you have anything to report?

A. Attorney

Mr. Cochran: Just kind of a brief review, I figured I'd go over this again, just a reminder that you have the ethics training requirement in place that you'll need to complete by the end of this year, so by December 31st. Fortunately, for Frank, Efrain Ruiz, since he's been appointed after April 1st, he does not have to do that for this calendar year, he'll have to do it next year but, the rest of you all, since you were on the Board prior to March 31st, you will have to do that this year. So, just a reminder, you got the links, we sent them to Ben with the links on them, and those should be available to you to complete that training so you

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can do it at home, it's free of charge. The only thing you'll have to do to indicate that you completed it is when you fill out your Form 1 financial disclosure next year that looks back to this year, you'll check the box that says you completed the training. The other is, a reminder that your Form 1 financial disclosures are due by July 1st, and the state is now handling those electronically this year so it's different than in the past when you got them in the mail and you filled them out, scanned them, emailed them, or mailed them or delivered them, it's all on an electronic system from the state this year. So, you probably have already received hopefully emails from the State Commission on Ethics that have links to set up that login and complete that but, if not, just contact the manager and they can help you with that. So, just a reminder you have to get those in by July 1st, they can fine you if you don't do it on time, they usually give a grace period, and don't start assessing fines until September, but it's still a good idea to knock them out on time. That's really all I have unless anyone has any questions.

Ms. Angell: I do, where do we look for the training?

Mr. Cochran: So, we sent a memo to management, and I think it was included in one of the earlier agenda packages.

Ms. Angell: So, maybe Ben can resend us the memo for the training.

Mr. Quesada: The link for the ethics training, yes.

Mr. Gonzalez: And remember, like he said, because I did them, I did two, it's two that we have to complete.

Mr. Cochran: Yes, there's like two, most of them are broken up into two parts of two hours each.

Mr. Gonzalez: There's nothing, like you said, there's nothing that says it's completed, like he said, once you have the form, then when you document it online, because one is just listening to an audio, and then at the end, there's really nothing that says you completed this.

Ms. Angell: Right, saying that you did it.

Mr. Gonzalez: Yes, but then on the form you have to check off that you've completed the ethics training. Which form is it again?

Mr. Cochran: So, it's the Form 1 financial disclosure form, so for this year, you won't check the box this year, in fact, it probably won't even let you for this year because the way the Form 1s work is kind of like your tax returns, they look back to the prior year, so your

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Form 1s that you completed in 2024, look back to 2023. So, since the requirement didn't apply to CDD Supervisors in 2023, you won't have to check that for your 2024 Form 1s, but then when you get them next year you will check that box.

Mr. Gonzalez: Ok.

Mr. Quesada: They did add some additional requirements on the Form 1 so pay close attention, I think they're asking for if you have stocks, and any type of retirement information, I think it's above \$25,000, and I'll double check on the number but, please pay attention to that item because in the past I don't think they made you list those requirements but, now they are.

Mr. Gonzalez: Ok, so this is something, it's just stocks, great, there's nothing on Crypto or anything like that either?

Ms. Angell: No, and I did mine already, and I didn't have to do that, and then it says, once you send it in, you get another email and it says, you've been successful, the Florida Commission on Ethics received your Form 1, they send you a form.

Mr. Gonzalez: Ok.

Mr. Quesada: Again, if you have any questions, please shoot those to us, and we'll help you with that.

Mr. Cochran: And I think on the Form 1s or on the tape to get there, I think there's a phone number for somebody at the Florida Commission on Ethics also, like a hotline, and apparently, they actually answer the phone.

Mr. Quesada: Thank you, Scott, anything else for the attorney?

Mr. Cochran: No.

B. Engineer

Mr. Quesada: Nothing under engineer.

C. Field/Property Manager – Monthly Report

Mr. Quesada: Moving on to field, Mayra.

Ms. Padilla: So, for the field report, so you guys know the palms got trimmed, also the palms on 23rd Street, they also got trimmed. I actually saw Nicoya doing it, they took a lot of stuff out, and the palms were being, some of them are at different stages but, I haven't gotten to check it but, I'm sure they're going to tell me that it was raining.

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Mr. Gonzalez: Just a quick question because what you guys have circled, so on 248th Street, on the street itself where there's the palms at the main entrance?

Mr. Quesada: Yes, so those are going to be completed, so they had to pause what they were doing yesterday because of the rain.

Mr. Gonzalez: Ok.

Mr. Quesada: Sometimes, depending on when they finish trimming, there's just staging the area, and in less than 24 hours they're coming and picking up the next day without the trucks.

Mr. Gonzalez: And on a side note on that, I understand this is something else for another agenda, but that front, now that the lights are completed already, I think it should be ready for whatever it is that MasTec agrees to help out with, like fix the front because it's looking a little drab, it doesn't look good.

Mr. Quesada: I've been working on a lot of moving parts but, we should have a proposal ready for you guys at the next meeting.

Mr. Gonzalez: Ok, perfect.

Mr. Quesada: I just wanted to identify the costs, we can work with them but, also just share the information with you.

Mr. Gonzalez: And is there a way that we can have some kind of say a little bit on the plants that are going to be put in the front for like the clean up pretty much because like where they dug up, like if we put the same ones at least with the fencing in, or whatever it is, just to make it more appealing because it looks like crap.

Mr. Quesada: We're only doing this Marcus for now, because I know we're working on getting the restoration on the wall addressed, and I'll have those numbers for you at the next meeting but, for one, I set up a meeting between meetings if the Board is comfortable with that, Mayra and myself and whoever, and meet with you and walk that area, and maybe even some of you with Milton and have Milton come and inspect that area.

Mr. Gonzalez: Yes, would you guys please do that?

Mr. Quesada: We'll bring a number back to the Board, it's just to identify the area that Marcus is referencing and present that information to the Board at the next meeting.

Ms. Angell: Yes, that sounds good.

Mr. Gonzalez: Ok.

Mr. Quesada: So, we can do that.

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Ms. Padilla: So, in the pool area the vandalized fan, they did fix it, also we added a lock to the timer box. The fountain, as you guys can see it was filled in and I think it looks great.

Mr. Gonzalez: Yes, it looks great. How much a year were we spending on that fountain?

Mr. Quesada: It was more on the maintenance, it was not really costing you guys a lot, it's a small fountain.

Mr. Gonzalez: Ok.

Mr. Quesada: The issue you guys were having was wear and tear, cleaning, some pump and motor issues that happened over time, and most recently you guys had a lot of vandalism occurring in that area, so I know we've heard that there's a bus stop where people are congregating to that area where they break those little jets, and just finding parts for that is tricky enough and it was running you guys roughly about \$1,000 every time we had to fix those jets.

Mr. Gonzalez: Ok.

Mr. Quesada: So, I feel just that alone is going to save you guys long term as far as just having replacements.

Mr. Gonzalez: Yes.

Ms. Padilla: So, the playground area, the fence was vandalized too, and I'm not sure what happened there, but that was repaired.

Mr. Quesada: It was twice vandalized.

Ms. Padilla: Yes, so that was repaired. I also noticed, and one of the contractors told us that, and it was on this date, May 9th I went to the pool area, and I noticed graffiti and there was a bookbag there and then I spoke to the contractor, it was vandalized and the contractor told Ben and me that there was someone sleeping there.

Ms. Angell: In the pool area you mean?

Ms. Padilla: No, where the kiosk is at, where the mailboxes are.

Mr. Gonzalez: The mailboxes, there was someone sleeping there?

Ms. Padilla: Yes, it was weird because when I went I said to myself, maybe somebody was waiting for a bus there.

Mr. Gonzalez: Well, I did notice there when I walk my dog and I go with my kids, I do just notice like there's teenagers that will go in there, so they go in there and God

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knows what happens but, that door was odd and that's the second time that it was ripped, it was literally like taken off its hinges but, I think if we were to suspect, I would just say more like teenagers just going in and out of there, big groups of them too, it's like 10 to 15 teenagers.

Ms. Padilla: And that's what I thought because it was a bookbag and there were clothes there too. So, the contractor told me that there was someone sleeping there. So, I know we were going to talk to you guys about possibly adding surveillance there, so that's just something to bring to your attention, and we did leave his stuff behind because that's what I thought, oh it's probably somebody that's waiting for the bus, and then he said no, they were sleeping here and he took off, and he left his stuff here.

Mr. Gonzalez: I mean I've never seen any like vagrants or anything, but in the future I guarantee you once everything starts getting developed, like I told you, we will see everything, because that little front area especially is like perfect for them, so that's something in the future we might have to think about what we're going to do to close that off because that's no good.

Ms. Padilla: And I don't know if you guys have any feedback for me but, I think for the most part I think the community is looking great, and the palms, when I went to go check the areas they were removing them.

Mr. Gonzalez: The only thing is, I know the budget is starting and I'm not trying to aggregate more stuff but, in the future, I think the seeds, especially at my end like in the front area these things are just ridiculous, so the seeds number one in the main entrance, it's become kind of like a nuisance a little bit where the big seeds from the palm tree there, it's spilling onto the street and there's flies and stuff, I mean that there in itself should kind of be cleaned up a little bit, so I would say the #1 priority would be at least there. The second one, by the house, and especially by I would say on the backend where those palms are too, with Milton, an easy fix with that, it doesn't have to be perfect that they have to clean it but, I would say just to cut the seed when it comes out, cut it and just throw it away. So, it's not a pain in the neck to pick up, the only one that I do think is that the front area because it looks messy, when it starts raining, those things get everywhere and they are also a liability if you think about it, you have kids with scooters, the motorized scooters coming through and they slip, it's one of those things and somebody could sue the CDD.

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Mr. Quesada: So, I'll ask them to do that, some places depending on the median, and those big palms that you're talking about, is that a median?

Mr. Gonzalez: Yes.

Mr. Quesada: Ok, those, some Districts do those twice a year, keep in mind it's going to be an added expense but, to me, if you could lock it by some type of an agreement, you still have to worry about the costs increasing year over year.

Mr. Gonzalez: Or even, I would think option two is that, even if let's say, I don't know how that works but, I mean I've looked at some equipment where it's suction, where they go in there and they suction the debris.

Mr. Quesada: Well, it generally falls on the ground and I don't think we need a bucket truck.

Mr. Gonzalez: Right, but what I'm saying is what falls on the ground, and the ones right now that are in the area where I live and in the back area, those you could do by hand.

Mr. Quesada: So, I may be able to talk him into that. (inaudible comment)

Mr. Gonzalez: Yes, because they do create issues, and then you have people unfortunately that don't pick up their dog poop, so add to that as well.

Mr. Quesada: Right, ok, we'll talk to Milton to see, I'm sure that's something the porter can do, so it shouldn't be a major thing.

Mr. Gonzalez: Right, as long as it is a maintenance thing, like that, it's just easier, it's not that difficult.

Mr. Quesada: Ok. Thank you, Mayra, I don't know if you mind but I'm going to talk about the security stuff.

Ms. Padilla: No, go ahead.

Mr. Quesada: So, obviously you had an increase, and you can see some of the field reports you guys received over the last few months as far just vandalism, and other things, when the playground gate which was just fixed gets broken a second time, in as many weeks you have graffiti, and those are usually activities in the evening hours for the most part unless it's gets reported by somebody onsite. Again, there were some blanks spots to identify with the playground area so, we spoke to DML Securities which is your current access control company, and your video surveillance company, so they already have a footprint in the community. I spoke to them and asked them what would it take to

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upgrade the cameras because I think they're quite a few years old, and number two, do they offer some type of night monitoring service which is becoming very popular nowadays? I know of at least two major companies off the top of my head that are doing it but DML has partnered with the people at the central station that offer monitoring and they provide video access to the cameras just like the competition does. We actually just had a District, like I just mentioned because I was doing night checks for you all, so Florida City has 5 outdoor cameras and the monitoring was \$850 a month. So, when you're comparing apples to apples as far as what the monthly expense would be for video night monitoring, the difference with sticking with what DML, as opposed to the competition, is, they already have a footprint of the area, and they already know your equipment, and they're willing to upgrade all your equipment at \$5,200 savings so basically what they're asking is if you enter into an agreement with them, they would bill quarterly, and this is something that we found the money in our existing budget as we proposed that they could upgrade, with an initial investment of \$3,579 they would make the investment to swap out all the equipment and put in brand new, and provide a monthly video monitoring in the evenings whatever hours we dictate, which we can work offline setting up that schedule to the Board's comfort of when those systems would be monitored. The idea is, that if somebody is trespassing after hours at the playground or at the pool area, there's a two-way speaker that makes a warning to that individual that they are trespassing and if they don't comply within a certain period, Miami-Dade Police Department will be contacted. We already have the proper signs there and whatnot to allow enforcement of trespassing, this just gives you the human element so somebody is monitoring that and it helps the police department when somebody is verbally warned, and they show up and they're not compliant.

Mr. Toro: How long is the contract for if we sign?

Mr. Quesada: Let me find that fine print, hold on a second, and just so you have comfort, any agreement that the District does with any contractor can be terminated within 30 days' notice, so that's something we put in all of our agreements, I just want to make sure but, I don't see it listed here that they put in any penalties because sometimes when an additional investment is made by a contractor, as far as discounting your equipment, that comes to be very expensive so they want to recoup that expense, and then they penalize you if you cancel too soon.

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Mr. Gonzalez: And legally do we need to have any signage posted that you're being videoed and stuff like that because it is a pool?

Mr. Cochran: Right, so generally you're not required to because it's a public place, there's no expectation of privacy in a public place. Sometimes it's not a bad idea to include some kind of signage indicating that it's being recorded, more as a deterrent effect.

Mr. Gonzalez: Right.

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

Mr. Gonzalez: Also too, is that, assigned from being at night, I would say, is it 24 hours being monitored.

Mr. Quesada: No, so in this case it's a night monitoring service, and I tell you that because this is more for trespassing, and these are more of the activities that are happening.

Mr. Gonzalez: Is it still being recorded during the day?

Mr. Quesada: So, it's recording motion, and that's the smart way to do it, because if there's nothing moving in front of that camera why should they record it?

Mr. Gonzalez: Right.

Ms. Padilla: So, it will take a little time but, they'll be able to see that at 3:00 there was no motion but at 3:15 was some motion.

Mr. Gonzalez: Right, and the other thing too talking about that with the security, the positioning of the cameras because my wife has used the pool a couple of times and they're going to the entrance, and whoever it is, if they're female or male, should be kind of like sitting where they can see who's coming in because she's seen people leave the door open and just let random people come in and that's where the problems come from.

Ms. Angell: That's what I said to them earlier.

Mr. Quesada: Right, and we know the person who is not reporting that, and it's been discussed.

Mr. Gonzalez: And the language too because there's one individual, and I'm not going to mention names but, there's kids there and the way they talk they need to be told, hey listen, just realize there's children around and the graphic nature of your conversations over the phone have to be a little bit muted because it is disrespectful. Like my wife was

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there, and she didn't say anything to her but, it was one of those things that was a little disturbing.

Mr. Quesada: Ok.

Ms. Angell: You're talking about the guards speaking?

Mr. Gonzalez: Yes, one of the guards was speaking, the positioning, and the way they were talking, they were talking about sexually explicit stuff, so nobody's kids need to hear about that.

Mr. Quesada: We have a notice to speak to the account manager about that, and I think if we're talking about the same individual, I think we've already requested a different officer for that.

Mr. Gonzalez: Ok.

Mr. Quesada: Ok, so we'll address that with them. Any action that the Board would like to take on the proposal from DML, I just want to know so that we can move forward, summer is coming and I want to be able to have something implemented in time.

Ms. Angell: I think that's very good because the vandalism is happening at night, and we're probably going to start getting these pool parties in the middle of the night, especially with the neighborhood across the street getting so many people. I before had seen kids, I told you, I was driving just by the pool and I saw the kids jump over the fence.

Mr. Quesada: Got it.

Ms. Angell: So, I think we really need it at night, I think it would be a good thing, I know it's a cost for our neighborhood but, if it's not going to put any extra money in the budget for this year, I think it's a good thing to have it like from 8:00 to 8:00 or we can discuss the time because I think there's going to be more vandalism.

Mr. Gonzalez: With the cameras now, legally, is there any like facial recognition, you go and you take their picture, legally, are we allowed to put on the email, hey look these people, and we don't know who it is, but these faces were at the pool if something did happen, so I'm just saying if there was something there.

Mr. Cochran: Well, if it was a criminal activity, then it would be turned over to law enforcement, we don't have police power.

Mr. Gonzalez: No, but we say hey, if you know these kids, what I'm saying if anybody knows because they could be familiar to someone, a lot of time the neighborhood

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kids run into this neighborhood, and at least the parents could say to them, what are you doing here, and get on their case.

Mr. Cochran: To be honest, you're basically saying if you get a screen capture that shows somebody's face that staff cannot identify can you like to circulate that and ask for people to identify who it is, is that what kind of what you're saying?

Mr. Gonzalez: Yes, say, do you know these kids?

Mr. Cochran: I'd have to look into it, I mean if you're doing that, you're exposing yourself to potential liability, so I would have to research that to know about it, and I'll say it's not something we typically do unless there was a crime being committed.

Mr. Gonzalez: Ok.

Mr. Quesada: Not only that, 9 times out of 10 when we're doing any type of sharing of documentation, I just want you to know, it goes to the police department, anytime you start sharing surveillance with a private person, especially if there's a criminal investigation going on, that information is tampered, it's considered tampered because it needs to go straight from wherever that server is to the law enforcement for it to be considered admissible evidence.

Mr. Gonzalez: Ok.

Mr. Quesada: We'll have him research it in his spare time to make sure.

Mr. Gonzalez: And that in itself would be like, that happens one time, trust me, the parents will be saying, do not go anywhere near the pool at this time because you're going to get caught.

Mr. Quesada: Ok, so do we have a motion to, in this case, allow District counsel to draft an agreement with DML Security Services for night monitoring and the proposed upgrades to the camera system listed in their proposal #6355?

On MOTION by Mr. Gonzalez seconded by Mr. Toro with all in favor, accepting proposal #6355 from DML Security Services for night monitoring and upgrades to the camera system and authorizing District Counsel to prepare an agreement as stated on the record was approved.

Mr. Quesada: Just the other things that were listed on the field report which was, we put the invoices there for your cost of the tree trimming which we were able to get just

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below budget with all the trimming that's going on, so just an update on the that. We're having issues with some of the parking spaces, I never realized that when we go for our site visits during the daytime, there's a lot of cars parked in that center median, it just so happens that when they went to service the palms there were quite a few cars there, so we sent an email to management and they responded and they sent a mass email out to the community just encouraging people not to park along that center median during business hours. (inaudible comment)

D. Manager

Mr. Quesada: Nothing under manager.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Quesada: We can move down to financial reports, we have the check run summary and the unaudited financials, any questions, if not a motion to approve the check run summary and accept the unaudited financials would be in order.

On MOTION by Mr. Suarez seconded by Mr. Gonzolez with all in favor, the check register and the acceptance of the unaudited financials were approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Quesada: Any Supervisor's requests or audience comments? Let me just double check, I don't believe we have anybody else on the line.

Mr. Suarez: There's nobody Ben.

Mr. Quesada: Thank you, Carlos, for confirming that, I appreciate that. He is correct, no one else is on the line, so does anybody here have any comments or requests?

Mr. Gonzalez: No.

Ms. Angell: I'm thinking that, and I don't know if we have any extra money or not but, I'm thinking like next year to add some more chairs to our pool area because I see more and more families there on the weekends, and I think we just had for lounges, I know we had just 10.

Mr. Quesada: I know we have some space out there in the corner by the shed.

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Mr. Suarez: And I was going to ask, did we get rid of that shed yet?

Ms. Angell: Well, we'll talk about that next, in just one second, I was just going to ask about the chairs for the tables because some of those brown chairs are starting to break, and even those lounges that are brown are starting to fall apart, so I didn't know if next year if we have some money to replace those.

Mr. Quesada: We do have a line item for that, so we'll be discussing as far as the repairs go, we can absorb that cost, any additional equipment is not something we anticipated so, let us get some numbers together and we'll go with that based on that information.

Ms. Angell: Ok.

Mr. Quesada: And we can talk offline as far as how many we may need.

Ms. Angell: Yes, because I think we need a few more for the pool because there's more people there, ok thank you. Ok, Carlos, I'm sorry, go ahead.

Mr. Suarez: No, I was just saying, where are we on that shed, when are we getting rid of that thing?

Ms. Angell: Well, I talked to Lou Mendez this week because I had been talking to him like every few weeks Carlos, I have been calling him and asking him about getting rid of what is inside the shed. Now the door is only staying closed because I put a couple of zip ties to keep it closed because it's all broken. I had asked him, like I said, and he gave me all kinds of answers, oh I have to ask the management company, and I told him a couple of days ago when I talked with him, I said, actually management has nothing to do with that shed, I said the HOA bought it, so that has nothing to do with the management, I said we need to get rid of everything inside because it's not clean because kids went in there, and unfortunately they peed all over everything, so it stinks and it needs to get out of there, and I said the shed we don't want on the property anymore, and he said to me, I think the HOA wants to keep the shed, and I said to him, the CDD, if you keep it, we do not want it on our property. So, that's where we are.

Mr. Suarez: Can we issue a letter to the HOA giving them a deadline to have it out of there?

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

Mr. Quesada: I think if it's ok with you guys, we were talking about this with Cheryll before the meeting, so we can send a certified letter to management of the HOA at

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Hemingway Point, requesting them to remove the shed by a certain date, I would recommend at least 30 days because if the Board does need to meet to have a discussion on that topic, we're giving them at least 30 days to be able to come and discuss it but, sending a certified letter is doable.

Ms. Angell: Well, I'm just thinking, I would give them 60 days to move it because they seem like they move slowly.

Mr. Quesada: Ok, do you guys want that?

Mr. Suarez: That's why we give them 30 days Cheryll because they move slow enough.

Ms. Angell: It's up to us to vote on whatever you want.

Mr. Gonzalez: I would say 30 because I agree with Carlos, 100%.

Ms. Angell: Ok.

Mr. Quesada: Ok.

Mr. Gonzalez: So, 30 days, that's ample time for them to get rid of it.

Mr. Suarez: And they should be fine with 30.

Mr. Quesada: Ok. (inaudible comment) Are there any other requests from the Board?

NINTH ORDER OF BUSINESS

Adjournment

Mr. Quesada: Hearing none, a motion to adjourn the meeting would be in order.

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

DocuSigned by:
Ben Quesada
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Secretary /Assistant Secretary

Signed by:
[Signature]
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Chairman / Vice Chairman