

**MINUTES OF MEETING  
CENTRE LAKE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Centre Lake Community Development District was held on Wednesday, February 18, 2026, at 9:30 a.m. at 8875 N.W. 155<sup>th</sup> Terrace, Miami Lakes, Florida.

Present and constituting a quorum were:

Janexy DelRio	Chairman
Justin Trujillo	Vice Chairman
Mario Cubias	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager
Terry Glynn	Governmental Management Services (by phone)
Gabriela Fernandez	District Counsel
Angel Camacho	District Engineer
Maria Hernandez	Miami Management
Daniel DelRio	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

Mr. Lorenzo 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. Consideration of Appointment of Supervisor to Unexpired Term of Office – Seat #1 (11/2028) and Seat #5 (11/2026)**
- B. Oath of Office for Newly Appointed Supervisor(s)**
- C. Election of Officer(s)**

Mr. Lorenzo: Moving forward to the organizational matters, tab A is consideration of appointment of Supervisor to unexpired term of office, seat #1 which expires in November, 2028 and seat #5 which expires in November, 2026. If the Board has anyone they want to nominate or we can table that for now.

**February 18, 2026**

**Centre Lake CDD**

Ms. Fernandez: Are we still doing the thing with Jessie?

Ms. DelRio: Yes, but she needs to be here definitely but, next meeting, she couldn't be at this one today, but I did reach out to her.

Mr. Lorenzo: Ok.

**THIRD ORDER OF BUSINESS**

**Audience Comments (each speaker has 3 minutes)**

Mr. Lorenzo: So, moving along to audience comments, and each speaker has 3 minutes, I don't see any audience online except for Terry, and I don't know if Daniel has any comments.

Mr. DelRio: No.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the November 19, 2025 Meeting**

Mr. Lorenzo: Moving on to the approval of the minutes for the November 19, 2025 meeting, you'll see that on page 5. Does the Board has any comments, corrections, deletions, or adjustments please let me know, and if not, a motion to approve the minutes would be in order.

On MOTION by Mr. Cubias seconded by Ms. DelRio with all in favor, the Minutes of the November 19, 2025 Meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Audit for Fiscal Year Ending in September 30, 2025**

Mr. Lorenzo: Moving forward to the acceptance of the audit for fiscal year ending in September 30, 2025, you'll see that starts on page 47. Does the Board have any comments on that, and I think we're having a problem with the WiFi right now.

Mr. Trujillo: So, page 47 your said?

Mr. Lorenzo: Yes, so it starts on page 47, and you'll see the results there. So, again, if you guys have any questions I can take those.

Mr. Trujillo: No.

**February 18, 2026**

**Centre Lake CDD**

Ms. DelRio: No.

Mr. Lorenzo: So, it's basically just to accept it.

On MOTION by Mr. Trujillo seconded by Mr. Cubias with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Lorenzo: Moving forward to staff reports, attorney.

Ms. Fernandez: Do we have any changes to the club rules that we had to make?

Ms. DelRio: Were we supposed to do them already?

Ms. Fernandez: Yes, I think either Maria or you guys were going to let me know what changes you wanted to make to the rules so that I could do it at the same time that we do the fire arms rule.

Mr. Cubias: I think Maria had sent them already.

Ms. Hernandez: Yes, ok I'll send them to you. I know that we were discussing it and I haven't really reviewed it and I know it had to do with the clubhouse, the rentals and stuff like that, so I'll look at it and see if there's anything else.

Ms. Fernandez: Yes, so just send me that and then I can fix them up and then we can present them here at the next meeting.

Ms. Hernandez: Ok, I'll send them to you.

Ms. DelRio: So, if we wanted to change the pricing too on the clubhouse, it would have to be there?

Ms. Fernandez: Yes, now is the time, any rules, additions, deletions or changing the fees this would be the time.

Mr. Cubias: Right now it's \$200?

Ms. Hernandez: It's \$250.

Mr. Cubias: Ok.

Ms. Hernandez: (inaudible comment)

Ms. DelRio: And what is the deposit?

Ms. Hernandez: The deposit I think is \$200 or something like that.

Mr. Cubias: No, it's \$400.

February 18, 2026

Centre Lake CDD

Ms. Hernandez: No, the rental is \$250.

Ms. Fernandez: I recommend you print out the rules, and then you can either write it in or write it at the bottom and scratch it out or whatever you want.

Ms. Hernandez: I will, I'll send it to you.

Ms. Fernandez: Ok, at least by the next meeting.

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

Ms. Fernandez: That's all I had, just an update on that.

Ms. DelRio: This place is being used a lot which is nice, so the community is getting to use it, and another thing we've had a few pieces of furniture damaged, and I know also some people bring alcohol and I know they need to pay the security but, the cost is just not enough to cover, and then people are also exiting into the lobby, and I know we had furniture damage, so it's hard for us to prove where it came from and so forth.

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

Ms. Hernandez: So, I recommend you make your changes and then send it to me, and if you guys have any changes and then I can work on it and bring it to the next meeting.

Ms. DelRio: I would also try to talk to other communities to see what their rates are because I have no idea, and not so much about the rental itself, I'm more concerned about the cleaning because at the time they need to turn it in, and extra hours how much are we going to charge because sometimes people, they want to come in earlier because sometimes we have two parties the same day.

Ms. Hernandez: The rules are basic, if you rent it on Saturday, and they're here until 10:00 or 11:00 at night, they rent it for an extra hour, the rental people, whenever they rent the tables they're not coming that same night to rent, so they have to come on Sunday, so they have until 10:00 in the morning.

Ms. DelRio: No, but what I think about is, if you're renting this room and we are removing or the staff is removing everything from here, if you have chairs and tables, and they're getting picked up the next morning at 10:00 a.m., you need to remove them

**February 18, 2026**

**Centre Lake CDD**

from the room, probably you need to set them up nicely outside in the lobby because they're coming on Sunday to pick them up at 10:00 because we had that problem, we another person that rented it the next day, and the tables were here.

Ms. Hernandez: He was fine, they picked it up at 8:00. (inaudible comment)

Ms. DelRio: So, you need to remove them because if we're having a party the next day, the same way that turnover the room, you need to turn it in, so you need to set them up nicely outside and then remove any confetti, paper, balloons, everything.

Ms. Hernandez: Yes. (inaudible comment)

Ms. DelRio: Because we not wiping up the floor, we're talking about cleaning debris.

Mr. Cubias: Instead of a cleaning fee, we stay with the same fee and then just charge them because we clean.

Ms. Fernandez: No, there has to be a fee, you have to define the fee, so you can average it, if the cleaning is going to take \$100 then that's what you charge, even though maybe one person might over, or one person might be under, if the average is \$100, then you just charge that.

Ms. Hernandez: (inaudible comment) And it's not just cleaning the floor here, it's here, the bathrooms, the refrigerator, the hallway, out there.

Mr. Lorenzo: So, include all that into the price, whatever the price is.

Ms. Hernandez: Ok, so what do you think, \$80?

Mr. Cubias: No.

Ms. Hernandez: \$100?

Mr. Lorenzo: That's something maybe we can set up liaison with Maria.

Mr. Cubias: We can probably call a cleaning company to get quotes and base it on that, so we have like something concrete.

Ms. Hernandez: Ok, I'll check.

Mr. Cubias: But \$100 nobody is going to charge you \$100 in Miami.

Ms. Fernandez: If not, you can organize a workshop, a meeting, but you can't make any decisions but, that's where you can discuss what the fees are, and what you want.

February 18, 2026

Centre Lake CDD

Ms. DelRio: I would suggest calling other like other managers or other clubhouses and see what are their fees, maybe give us three options.

Ms. Hernandez: I know that most of the clubhouses, or the places that I've worked, first of all rental fee is \$400, and deposit is \$250 or \$260. (inaudible comment)

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

Ms. DelRio: So, me personally, I think these are the perks of living in a community having this room and renting it out, so that fee itself, I'm not concerned about, I'm more concerned about the cleaning and the maintenance, so I'm not concerned whether we increase the rental of it, I am concerned that we do have a cleaning fee, and get those timeframes.

Mr. Trujillo: Can we specify that the cleaning is a standard cleaning, this does not include like removal of balloons and those things, so this is just going to be like cleaning of the floor, the bathrooms.

Ms. Hernandez: (inaudible comment)

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

Ms. DelRio: And just to stay on that, if we have parties the same security person that is here, they should do a walk through.

Ms. Hernandez: They do that, the clubhouse attendant does that, they take pictures.

Ms. DelRio: And that same thing, the toilet, that toilet doesn't get damage on a daily basis because nobody goes into that toilet, only parties, so that must have happened at a party, and now we just don't know, and I guess we're going to have to fix it but, if we were to have a good report, we know this party was the one that did that, and then we charge them because it could be beyond the \$200 because at the end of the day they're residents, and that's another thing, nobody from outside can come and rent this but a resident.

Ms. Hernandez: Right, of course. (inaudible comment) And another thing that could happen, when they rent the space at 2:00 and they want to come in at 1:00, the clubhouse closes between 1:00 and 2:00 because the club attendant goes to lunch, so

February 18, 2026

Centre Lake CDD

there's nobody here. So, what we're doing is, even if they want to be in here before the club attendant isn't here, we're charging them for security. (inaudible comment)

Ms. DelRio: But that's the way it is, you want to start your party at 2:00, and at 1:00 o'clock there's nobody here, you need to pay for security, now are we making enough money where we're covering security?

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

Ms. Fernandez: So, then you just need to state in the rules if your party starts at 2:00 p.m. then you're not going to have that additional 1 hour setup.

Ms. DelRio: Right you have to set up from 12:00 to 1:00.

Ms. Fernandez: So, then if the start time of the party is 2:00 p.m., you forfeit your 1 hour of preparation, so you have to come in at 2:00 o'clock to set up and then your party starts after that period.

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

Ms. Fernandez: And do you know Monterra in Hialeah?

Ms. DelRio: Yes.

Ms. Fernandez: Ok, I did rules for them and they have similar issues, and I can give you those rules as a sample.

Ms. Hernandez: Yes.

Ms. Fernandez: Because they have a cleaning fee, they have additional hours they charge, and they recently amended it.

Ms. Hernandez: Yes, ok.

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

Ms. Fernandez: So, we'll work on it together and I'll send a copy and we'll just finalize it with each of you, and we'll get you the changes, and if you want to add anything you can, if you don't then we can go with them, and then the next meeting they're ready to approve.

**February 18, 2026**

**Centre Lake CDD**

Mr. Lorenzo: So, does the Board want to assign anyone, or does anyone want to volunteer?

Ms. Fernandez: You won't need a liaison if she's going to send it to you all.

Mr. Lorenzo: Correct, we can do that.

Ms. Fernandez: Because you can have your feedback and they'll send it to her.

Ms. DelRio: Ok, let's move on.

Mr. Lorenzo: So, moving on, and thank you guys.

Ms. Fernandez: Oh, the other thing I have is that at the next meeting, our firm is increasing fees so we're bringing a letter that specifies that, and it won't take place, well it's at the end of fiscal year 2026, so it's effective October 1st, and I also not a steep increase, I think the highest is like \$25 to \$50 per hour, the monthly minimum stays the same and I have the letter says the last time that the fees were increased.

Mr. Lorenzo: In our other Districts, in all fairness we haven't raised fees for attorney's fees for year, 7 or 8 years. So, is there anything else Gabriela?

Ms. Fernandez: No, that's it.

**B. Engineer**

**1) Discussion of Lake Erosion Analysis Proposals:**

**a. Ecological Improvements**

**b. Landshore Enterprises**

**c. Florida International Engineering, Inc.**

Mr. Lorenzo: Ok, so moving on to item B, engineer, and discussion of the lake erosion proposals, you'll see that Angel was able to secure a third proposal.

Mr. Trujillo: What page is that?

Mr. Lorenzo: Page 82, so A and B, Ecological Improvements is the new company, and Landshore are the ones you guys have known, they are the ones that originally provided the proposal almost a year ago, those are the two that are most complete, and have all apples to apples, the construction plans, the analysis, everything.

Mr. Cubias: So, \$29,000.

Mr. Lorenzo: Yes, \$29,340.

Mr. Camacho: And they're based out of South Carolina but they service George and Florida.

**February 18, 2026**

**Centre Lake CDD**

Mr. Cubias: Ok.

Mr. Camacho: (inaudible comment) Then you have Landshore and we also have Florida International Engineering. (inaudible comment) They just didn't include the plans with their proposal, and we reached out to them, I sent them a set of example plans on what we expect so they could give something for permitting. (inaudible comment)

Mr. Lorenzo: So, that one is incomplete, and I know that was \$25,800 but, that one is incomplete.

Ms. DelRio: So, we only have two quotes then.

Mr. Lorenzo: Yes.

Ms. DelRio: And what happened with all the other companies?

Mr. Camacho: (inaudible comment)

Ms. DelRio: So, we couldn't get a third one?

Mr. Camacho: No.

Mr. Trujillo: And the company I spoke to you about, they did something very different in terms of the project, and there are not capable of doing this.

Mr. Lorenzo: I've also reached out to Eco Blue with is the one that does your lake maintenance, they just can't take on the work right now to do it but, that's something that they do. I know Angel has reached out to a couple, some of them are just not willing to come down here from northern Florida if I'm not mistaken, and western Florida, so it's been a challenge.

Ms. DelRio: Right.

Mr. Cubias: I still don't want to move with just two proposals.

Ms. DelRio: Yes, neither do I.

Mr. Cubias: What do you think Justin?

Mr. Trujillo: I don't really have too much to say, I mean I haven't spoken to these companies, they have, so I don't know. I hear what you're saying in terms of having three just because of feedback from the community is going to be, you should have at least gotten three proposals to make a decision, so I hear that aspect, and we're ultimately going to be the ones everyone is going to look at.

Ms. DelRio: Yes, exactly.

**February 18, 2026**

**Centre Lake CDD**

Mr. Cubias: And this is a lot of money too, it's not only \$30,000.

Mr. Trujillo: Right.

Mr. Lorenzo: You want it to be done right.

Ms. DelRio: Yes.

Mr. Trujillo: Yes.

Mr. Cubias: Yes, exactly that's what I'm saying, \$30,000 just for this.

Ms. DelRio: Right, and we've been trying to do this for how long now?

Mr. Lorenzo: Almost a year.

Mr. Cubias: Probably, yes.

Ms. DelRio: So, yes, I do agree with you.

Mr. Camacho: And we can reach out again. (inaudible comment)

Mr. Cubias: For them, is it this year for hurricane season?

Mr. Camacho: It doesn't matter, they're just doing an analysis. (inaudible comment)

Ms. DelRio: Ok, well I think we should definitely table this.

Mr. Cubias: Yes, it's unfortunate that we cannot find at least five, and we're asking for three.

Ms. DelRio: Yes, especially in a city full of lakes and canals.

Mr. Trujillo: Yes.

Ms. DelRio: So, I guess it's ok to table it.

Mr. Cubias: Yes.

Ms. DelRio: Another thing, and this is still on the record but, I've been looking at the, and I know this is not like a professional document but, I've been looking into the Property Appraiser's pictures for the project before, like 8 or 9 years ago, and as you can that there's erosion there, so another thing that I thought of, because we're still looking at the bigger picture thinking that we're going to have to do all of this but, I don't think, and I'm no specialist but, if you look at the pictures, the aerial pictures, you can tell that there was erosion, then Lennar came in, and they moved the land, so I think what we have now is what we originally had, the land went to it's original state. So, the erosion, or what we think is erosion was there, 8 or 9 years ago, Lennar came in moved the land around, through a lot of sand, created the slope of the lake, everything was

**February 18, 2026**

**Centre Lake CDD**

affected for the construction, and then during the last 7 years everything has come back to what it originally was. This is just me, so I don't know if this is something that we actually look at, because this is a huge project, we're talking about a lot of money. So, any company that comes here is looking into, yes we need this document, but they're thinking about the big picture and I really want to make sure that we're doing the right due diligence before we throw this at the residents, and the same thing is maybe it's supposed to be like that because we don't have any master plan, you know what I'm trying to say. I kind of feel that this is the way the lake was, we just altered it when the construction happened and it just went back to being itself, like none of that was compacted when Lennar made all the plans, like when they're doing pools, that just faded away because it never belonged there, so the lake went back to what it was, and that's what we see now and we think it's erosion but it's not, and I just want to make sure that, and I guess with this test whenever it gets done, we'll figure that out but, I don't want these companies to come and sell to us that we have to do this eventually because that's the way, it's almost in our minds that we need to spend thousands of dollars just to do all this work around the lake.

Mr. Cubias: Hundreds of thousands.

Ms. DelRio: Yes, hundreds of thousands, and that's something that we need to look into these companies.

Mr. Camacho: (inaudible comment)

Mr. Lorenzo: Well, the erosion is there.

Mr. Camacho: That's true. (inaudible comment) and all that material washed up.

Ms. DelRio: Yes, and what he just said like, I'm interested in finding out if that's something that they approved because then who's responsible for that, we got to buy the houses with an erosion going on, you know what I'm saying, maybe the slope was done wrong, or incorrectly or whatever happened at that time so are we the only ones responsible for this, or can we actually go after somebody else if that was the case?

Ms. Fernandez: It depends, there might just be a situation where if they, usually they're innocent we don't know.

Ms. DelRio: Right, we're speculating.

**February 18, 2026**

**Centre Lake CDD**

Ms. Fernandez: We don't know, if you're purposely hiding something and you're making it latent defect that's an issue, however, if they weren't aware or in the agreement or like the funding documents if in there it says it's an as-is, if you're taking it as-is, then that's an issue, that's something that I can ask about.

Ms. DelRio: Because at the end of the day if it's going to be so much money maybe we can get money from the state, or the county, that maybe there's funding for this somewhere, so in case we need to go into those millions that he's talking about, maybe our State Senator, or our State Representative can put in their budget and we can get money.

Ms. Fernandez: Is the analysis something that is going to kind of dictate or prove how it was before, or what's the purpose of this now?

Mr. Camacho: So, what they'll do is, a little testing, check the slopes, and the soil within the water, and on the slope, compare it. (inaudible comment) but they'll be able to tell us not what we figured out almost 8 years ago.

Ms. Fernandez: The issue is it's going to be hard to prove that wasn't just natural acts, that was purposeful.

Ms. DelRio: No that part, I'm not saying that purposely it was, but it's just impossible that in 7 years that happened.

Ms. Fernandez: If a cause of action existed somewhere, you have the elements, ok, the issue is it's a little hard to prove that they knew about the situation, or were aware and they were purposefully hiding it, that's where that gets a little bit sticky.

Mr. Cubias: But if that's an engineering project, there has to be somebody that approves that, and signs for the city.

Mr. Camacho: (inaudible comment)

Mr. Cubias: Yes, because we had the same thing with the roofs.

Mr. Camacho: (inaudible comment)

Mr. Cubias: That's why we have an extra payment in our taxes.

Ms. DelRio: Yes, so I would go more, I think who has the power, I wouldn't go after them but, my point is not suing anybody, it's helping to pay because this a problem that happened and in the case that it is erosion this \$30,000 something report is not going to tell us that. I think the most that we're going to get out of the report is whether

**February 18, 2026**

**Centre Lake CDD**

the land is compact or not, or whatever, so it's going to be that kind of test that they do on your house when you're building the balcony, the photo test where they know the density, that's the most we're going to get out of that, it's going to be a density test.

Mr. Camacho: No. (inaudible comment)

Ms. DelRio: And that's the whole thing because that's the core, the core is to fix it, but I want to know the core, if we're going to fix something because you cannot fix something that you don't know what the core is, and this is minimal on anything. In order to find a solution to something, you need to find the reason for that problem and that's what I'm concerned about with this company because their core business is not giving an analysis it's to sell you a product which is millions of dollars later, you know \$30,000 is just petty cash to them. All of them are going to waive, they say, oh no we'll waive you the fees once you start doing the work with us but, I don't want to do the work, I don't want to spend millions of dollars doing this if we don't need to but, in case that we do need to, when you get more people involved where they truly need to put money into it, there's going to be more eyes into it to say, ok, yes we need it, or we don't need it, or yes we're going to help you because at the end of the day, yes, this is a capacity lake, and we share this with the county. So, my preference, with my comments is not suing anybody, it's asking them for help.

Mr. Cubias: Yes.

Ms. Fernandez: I would reach out to the county, I know there's certain grant programs that you can also apply for, I'm not sure necessarily if it will cover lake issues but, I know there's certain grants that will award money for CDDs that you can look into, reach out to the county but, something, and no one unfortunately is just going to hand over millions of dollars, but I would reach out to everything that you guys share the capacity lake with the county that maybe that's something.

Ms. DelRio: We don't share with the county.

Mr. Lorenzo: It's an independent system.

Mr. Camacho: (inaudible comment)

Mr. Lorenzo: Correct, it's self-sufficient to this District and the way the county looks at to my understanding in dealing with the county in the past for other issues, not lake, this is a private entity.

February 18, 2026

Centre Lake CDD

Ms. Fernandez: So, if that's the case then I don't think they're going to assist, you can ask them, it doesn't hurt but, it's unlikely.

Mr. Lorenzo: But the way they see it in their system is a private entity.

Ms. Fernandez: Ok, I thought they were shared.

Mr. Lorenzo: We're not, it's an independent, and most of the lakes are usually independent for the community that it's built for.

Ms. Fernandez: So, my only recommendation would be to look into the different grant programs, I'm not aware specifically, I just know one of my Districts received a grant for a playground, so I know that there's grants that exist, I just don't know for what specific purpose but you can look into that, unfortunately, the only resolution might just be to eventually raise assessments.

Ms. DelRio: Right, eventually.

Mr. Lorenzo: But then there is erosion, there's erosion throughout the lake, especially the east side of it.

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

Mr. Lorenzo: The side where the townhomes are because it has a retaining wall, it's my opinion it's not as bad because it has a retaining wall to help but, the other areas where the single families are, it's really bad there.

Ms. DelRio: Yes, and the linear park, I think is where you can see it the most.

Mr. Lorenzo: Yes, it's bad, and there's some areas that are so steep you can't even walk back there, I don't even know how sometimes Eco Lawn is able to service that area.

Ms. DelRio: Right.

Ms. Fernandez: Unfortunately, everything is going to be tricky.

Mr. Lorenzo: And the good thing about these analysis though is something that you're not tied to any of these two vendors or that third vendor, you can get 20 other proposals but, now you have that construction there, you have the problem areas, you have the remedy for each area, so it's going to help, and you want somebody to my understanding that knows what they're doing and have done this before to provide all

February 18, 2026

Centre Lake CDD

the details, so that when you do bid it out, you have the right remedy for it because it is going to be an expensive job.

Mr. Cubias: Does having like the research help our costs if we want to do something with the county for example?

Ms. Fernandez: What do you mean research?

Mr. Cubias: The research that's required.

Ms. Fernandez: The plans, the issue is, so I misunderstood and thought that you share with the county the lake but, that's not the case, it's unlikely that they're going to put forth any assistance, or financial assistance. They're looking at it that this is operated independently by the District, it's a local governmental entity, you guys are going to be responsible, your budget is going to be responsible.

Mr. DelRio: I don't disagree with that because even if it's managed by the District, all the cities run with the District are willing to collect. (inaudible comment) Because every time there's a storm, all the water around us is coming this way. (inaudible comment)

Mr. Camacho: (inaudible comment)

Ms. DelRio: We're a capacity lake, so like the core, so it's not connected through pipes, and we sold the capacity to another community, actually in Hialeah.

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

Ms. DelRio: So we are affected by that at some point, so that's why we're reaching out to the government to help out.

Ms. Fernandez: The issue is they're not obligated to give you any assistance but, if that's something if they want to, they can, that's why I said, it doesn't hurt to ask, of course it never hurts to ask, I'm just giving you guys some expectations that maybe let's not have such high expectations.

Ms. DelRio: No, but it's something that we look into.

Mr. Camacho: (inaudible comment)

Ms. Fernandez: I would have to look at that.

Ms. DelRio: So, what happened from my understanding is you're building something over there, and you have this land and in order not to have flooding issues

**February 18, 2026**

**Centre Lake CDD**

the city requires you either to build a lake or to buy capacity from another CDD, like from us, if we share the same basin. So, like that company, I think is like warehouses, instead of building a lake which probably was going to be, I don't know, I think one of them is in Doral, and one is here, so it's pretty big, so I think that first one that we sold was like for \$800,000 was in Doral, so they had the choice, and it was commercial, they had a choice of building a lake which was going to be more expensive than actually buying the capacity, and besides the fact that it removed land from building.

Ms. Fernandez: It needs to be issued, that's a one-time purchase.

Ms. DelRio: Exactly, and what I remember too is, no stormwater is connected to us but, it's the core of the land that we are, so that land over there if it floods because it's over concrete, that water is going to flow through basin and it's going to end up here somehow, that's the way it works.

Ms. Fernandez: But I think you saying that, even though they purchased \$800,000 for the capacity, is there any obligation or responsibility to assist us if something like that happens. So, whatever we spend, they'll give us a percentage of reimbursement on a yearly basis on maintenance or something like that, and it would have to be something in the contract that it's not just selling for \$800,000.

Ms. DelRio: At the end of day, I don't think it's them but, I think it's more, at the end of the day this is helping the infrastructure of the city, or the county at the end of the day, that's why they created this system.

Ms. Fernandez: But there has to be something in the contract that aside from buying it, maybe you may be able to have other charges, like a certain percentage of that they should give us on a yearly basis. Let's say we spend \$15,000 a year in maintenance, they give us 2%, at the end of the year we show that we paid the \$15,000 give us something aside from the purchase that, and it all depends on what's in the contract but, I can look at the records and see what we have, and look into it and see what it says.

Mr. Camacho: (inaudible comment)

Mr. Cubias: Yes, and we have to pay that bond for like 30 years.

Ms. DelRio: I don't know, I don't think it hurts to find out as well, I know we're not going to have problems getting the money it's going to be bonded to us, to do it up front

February 18, 2026

Centre Lake CDD

if we have to. I don't think it's something that we're going to have to wait, in case we need to get it done, I know we can get bonded for that, and then we collect from the residents.

Mr. Lorenzo: That's an option, and there's other options that I can talk to associates about, so there's other options for funding.

Ms. DelRio: But if it's free government money, that would be even better, whatever we can get.

Mr. Lorenzo: But there's also lines of credit that you guys can do too.

Ms. DelRio: Yes, and private ones.

Mr. Lorenzo: Correct, and that's what I mean but, there are options, so we can get creative there and I'll talk to my associates just to get kind of an idea.

Ms. DelRio: Ok.

Ms. Fernandez: If you find that agreement, can you send it to me?

Mr. Lorenzo: Yes, I'll look for it. Ok, any other questions or concerns regarding the lake erosion?

Ms. DelRio: No.

Mr. Cubias: I think we talked about this far too long.

Mr. Camacho: (inaudible comment)

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

Ms. DelRio: I know that the town was very relaxed when it came to this project in different areas, not just the parking, on the roof, there was no inspector coming to inspect the roofs, so all those things happened later, but I think this is a massive thing, and I don't think it hurts to do a little of research, and find a solution.

Mr. Cubias: Right and how was that approved.

Ms. DelRio: We get the facts because maybe we can get the reports and they say everything was fine, and now we can compare because at the end of the day we need to do this analysis. We're just trying to be fair to the rest of the community and find enough quotes to say, ok listen, this is it. We researched for over a year, we were able to get these three quotes, and we're going with this one to tell us really what's

**February 18, 2026**

**Centre Lake CDD**

going on but, if we went to our past history, then we can do the comparables, or maybe when we get done, maybe it was at that time it was the same as now.

Mr. Cubias: Ok.

Ms. DelRio: Again, we're not talking about petty cash here, so there's so much money involved that I think we should exhaust the resources because at the end of the day we're going to have neighbors coming to us and asking us, and we want to be able to tell them, yes we went to the city, yes we spoke to the government, yes we did this, we did that, and we exhausted all the resources and yes, you have to pay "X" amount of money extra this year to take care of that, so I think that's our obligation with the community.

Ms. Fernandez: That's another option too.

Ms. DelRio: And that I thought about in my mind.

Mr. Lorenzo: Right, like a 3 year or 2 year project, bid it out.

Ms. DelRio: Yes.

Mr. Camacho: (inaudible comment)

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

**C. Club**

**1) Weekly Reports**

**2) Ratification of Estimate #30699 for Fitness Center Repairs with The Fitness Solutions, Inc.**

Mr. Lorenzo: Alright, moving along to the club, Maria.

Ms. Hernandez: Yes, the weekly reports I've been sending in the weekly reports of everything that's been getting done in the clubhouse area, lake maintenance, things like that. We have had with Fitness Source the repairs on gym equipment and ordered the parts, they're waiting for one part, which I believe it gets here today but, yes they have it scheduled for tomorrow, so all the work that was on proposal #30699 that was approved they are working to get that done by tomorrow, and I'll document it and put it in the weekly report.

Mr. Lorenzo: Alright, so if the Board would like to ratify estimate #30699 for fitness center repairs The Fitness Solutions on page 260, and the total is \$3,414.29, do I have a motion from the Board to ratify?

February 18, 2026

Centre Lake CDD

Ms. DelRio: Is this in addition to?

Mr. Lorenzo: No this is what we approved before at the last meeting.

Mr. Camacho: Ok.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, ratifying estimate #30699 for fitness center repairs with The Fitness Solutions in the amount of \$3,414.29 was approved.

Ms. DelRio: So, how much are we paying those people, I know we've been over this before, how much are we paying on a monthly basis?

Ms. Hernandez: \$150 a month.

Ms. DelRio: And they do show up, and can we still call them if we have issues so they can come and fix it without paying them a monthly fee?

Ms. Hernandez: I can call them if you want because they do preventative maintenance.

Ms. DelRio: Well, here's my thing, they don't do preventative maintenance because we always have something broken, and we have to tell them about it because whoever shows up here, it's usually the residents, who are going to tell you, listen this is broken, it's not them, that's the way I feel with them, so this is my history and with that. So, if something breaks, it's the homeowner that is coming either to us or me telling you because I see it and it's broken, so that's one thing. Then, I don't know if we have a relationship with them but, they wouldn't start this work until they received a 50% deposit, so I don't see where we are benefiting from this contract.

Ms. Hernandez: Ok, and I only see them, they come in once a month, they do preventative maintenance, they put oil, they check on the equipment, etc., and they replace it. When a homeowner calls, and says there is something broken it's because it's all electronic which they have no power, and yes for the invoice, if they're buying a \$2,000 electronic they will probably be asking for 50% at least towards the part to guarantee it because I'm sure other communities have also done that, they've ordered it and then they get stuck with the part. So, I know there's reasons why they ask for money up front because they have to pay for it but, part of the preventative

February 18, 2026

Centre Lake CDD

maintenance like they have seen like the bench where the material is broken, they recommend it, they send proposals to a certain extent.

Ms. DelRio: Is there other companies that do this?

Mr. Lorenzo: This is one of the biggest companies I've used in the past.

Ms. Hernandez: Yes.

Ms. DelRio: Can we use a smaller one?

Mr. Lorenzo: It's up to you.

Ms. DelRio: Yes.

Mr. Lorenzo: If Maria can find other proposals, yes.

Ms. Fernandez: Yes, and what I believe is that preventative maintenance is like Maria said, it was just putting the oil, it's small things, so one option that you mentioned could be just cancel your contract and when an issue arises for the machine you can fix it, or you can find maybe a less expensive company.

Ms. DelRio: Yes, and it's not the expense part, I think we're paying petty cash for this, I just feel that they're just getting free money, I don't think they're doing their job. I can tell you, you can go to the Smith machine, and when we pull it apart to clean and polish, and they removed whatever problems we had, they assembled it wrong, and it's been like that for at least 3 years, and they haven't fixed it.

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

Ms. DelRio: But, I don't know, and this is me, I had that problem with them, I that problem with the pool company, I have problems with companies that are supposed to be here to do supposedly like a preventative maintenance, but at the end of the day we all get what we get, and we get smacked because they're still breaking, we had other people telling us that it's broken, we had an inspection for the pool and the pool has like 3 violations, and it's like where is the preventative maintenance. If my pool has a guy, the pool guy that we're paying for these services, why is an inspector showing up here and giving us 3 violations, that's completely unacceptable. If we're paying a company to maintain our equipment, and I have a homeowner telling me that something is broken, that's unacceptable because that company should be watching these things, and that's where I get upset and I don't know.

February 18, 2026

Centre Lake CDD

Mr. Camacho: Everybody should be talking to Maria so we can have more control. (inaudible comment) Have them sign in and out, and check the equipment the next day. (inaudible comment)

Ms. Fernandez: Well, the agreement stipulates that they are supposed to be submitting reports, but maybe you're looking for something different as to preventative maintenance.

Mr. Cubias: But how often do you get the reports?

Mr. Lorenzo: Every time they're here, you'll see the reports, or the last one, starting on page 246, you'll see all of last year's, the monthly preventative maintenance.

Mr. Cubias: Can we donate stuff to a gym?

Ms. DelRio: I don't see why not.

Mr. Cubias: I mean is there a penalty for that or anything?

Ms. Fernandez: Let me look at this, I think it's fine but I need to check, I think there's specific steps for disposing of things, but I feel like a donation should be fine.

Mr. Cubias: Ok.

Mr. Camacho: (inaudible comment)

Ms. DelRio: Yes, but there should be like an approval because I don't think we can just throw anything in there because it's going to look like storage, so I think whatever is being donated it needs to be approved.

Ms. Fernandez: If it's the same method of disposing of something, it has to be done by resolution.

Ms. DelRio: Yes.

Ms. Fernandez: Let me look at it, I don't want to give you an answer and then it's not the right answer, so possibly by resolution, so I'll look into it.

Ms. DelRio: Ok.

Mr. Camacho: (inaudible comment)

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

Ms. DelRio: It bothers me when they ask for a deposit and they refuse to work.

Ms. Fernandez: Well, it's up to the Board.

Mr. Cubias: Well, I wouldn't stay with them anymore.

**February 18, 2026**

**Centre Lake CDD**

Ms. DelRio: Well, I don't know we need to get some proposals.

Mr. Cubias: If you get violations, and your job is to maintain the pool so we don't get violations, they should be out.

Ms. Hernandez: I'll get back to you for that.

Ms. DelRio: Yes.

Mr. Lorenzo: So, anything else regarding the gym?

Ms. DelRio: No.

**3) Discussion of:**  
**a. Pool Maintenance Services**  
**b. Pool Heater Permit Violation**

Mr. Lorenzo: Ok, so moving on the pool maintenance services which you'll see on page 261, Maria.

Ms. Hernandez: Ok, so we've had issues with the pool vendor regarding the cleaning, tiles, and their proposals are at the top pricing when they fix something, and they come in very early in the morning which really it's dark out there so I don't see how they can properly clean the pool.

Ms. DelRio: How early?

Ms. Hernandez: I believe at 6:00 they're there already, or 5:30, they're already here, they're here at that time but, besides that I have called another vendor that will provide the same services, cleaning and maintaining the pool, the spa, and kids area for \$1,800 which is great. So, we received violations a few weeks ago about the drains, the flow meters and stuff like that, and the current vendor gave us a proposal of \$6,500, we got it done, or the vendor got it done for \$3,200. So, I would consider changing vendors so we can get better service.

Ms. DelRio: And that's not even the core, so first of all we did like a remodeling, or a revamping of the kid's part, so that's where I started getting all my things, and I start get a little stressed out with our current pool person, because we did a little revamping, and it's not even the kids pool, it's just the equipment on that, which we don't require anything, permits or whatsoever but, one of the inspectors shows up.

Ms. Hernandez: The next day.

**February 18, 2026**

**Centre Lake CDD**

Ms. DelRio: Yes, the next day, we don't know why he shows up and he explained whatever was here, because I know they're just doing this to the equipment, changing screws, fixing little things, nothing is being touched on that for the pool, no diamond bright, nothing, and he said, ok I want to inspect the pool before you open it again to the community. We called the pool guy, and this happened to us, when it's done we want them to come and inspect it, and he said, no I didn't do that but, aren't you the pool guy. If we're going to have an inspector coming here, I want you to come and inspect it and make sure that it's in compliance.

Mr. Cubias: Was that the pool or the kiddy pool?

Ms. DelRio: The kiddy pool.

Mr. Lorenzo: It's called the kiddy pool but, it is the water.

Ms. DelRio: And he answered like that to Maria that he didn't do the job or whatever. So, then this inspector took like 3 months to come back and finally he says he's coming at the end of the month in January, which he comes, and Maria called the pool guy again, and said listen we have the inspector coming to do an inspection, which he ends up doing an inspection of the entire facility, and I want you to come and check and make sure, so we're giving you this benefit, and he did come, right?

Ms. Hernandez: Yes, he came, he said he came, he came the same day and said, I inspected everything and everything is perfect, and I said good, because the inspector is on his way to inspect, and he sent me an email at 5:00 o'clock that he was coming the next day.

Ms. DelRio: So, what was your tour with the inspector when he showed up the next day?

Ms. Hernandez: When I went around with the inspector he said the flow meter has to be replaced, and the drain, I think the permit had a fine that had to be replaced, and while we're looking at the drain there's hairs in the drain.

Ms. DelRio: At the bottom, so petty stuff.

Ms. Hernandez: Right, and then he saw the filters.

Ms. DelRio: So, he removed the filters that we had paid for like 6 months ago.

Ms. Hernandez: A year ago maybe.

February 18, 2026

Centre Lake CDD

Ms. DelRio: He took them out, and just threw them in there in the engine room, and he was not here, so we got a fine for that.

Ms. Hernandez: So, it was flow meters and drains.

Ms. DelRio: And then to top it off, to change all of that which we got fined for because he didn't do his job right, he wants to charge us \$6,000 and change.

Ms. Hernandez: \$6,500.

Ms. DelRio: And then we get an outside vendor, which I know usually is the case, we get an outside vendor and they come down to \$3,200, and because we also have a quote from him for diamond bright of the pool.

Ms. Hernandez: And the tile.

Mr. Lorenzo: Oh, you're talking about the fountains?

Ms. DelRio: Yes, oh it was the fountains, over \$100,000 for the fountains, so I said you know what, we're done.

Ms. Fernandez: You guys can send a 30 day cancellation notice if you want to get new vendor.

Mr. Cubias: Can we do something about that?

Ms. Fernandez: Don't you have the new vendor quote to vote on it for approval.

Mr. Lorenzo: Well, first and foremost if you guys want to go ahead and approve the estimate #35.

Ms. DelRio: I'm sorry, I just want to put this on the record because I think it's justified.

Mr. Lorenzo: So estimate #35 in the amount of \$3,255.30 with Vibrant Pools to address the pool violation.

Ms. Fernandez: Wait, that's not their current vendor though.

Ms. DelRio: No.

Mr. Lorenzo: No, it's just to address the violation.

Ms. Fernandez: Ok, fine.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, ratifying estimate #35 for pool violation repairs with Vibrant Pools in the amount of \$3,255.30 was approved.

**February 18, 2026**

**Centre Lake CDD**

Mr. Lorenzo: Now, as far as canceling with Robert's Blue Pools, and sending them a 30 day cancelation.

Ms. DelRio: Well, listening over here to Mario, do we need to give them 30 days?

Ms. Fernandez: Doesn't the contract state that because I have a feeling that it says 30 days because I've seen it in other contracts, and I believe it's 30 days.

Ms. DelRio: Right.

Ms. Hernandez: It's gotten to the point that, and let me see, you know what I'm saying, I don't trust that person.

Ms. DelRio: And it's the whole inspection thing.

Mr. Camacho: (inaudible comment)

Ms. DelRio: Yes.

Ms. Fernandez: Yes, so immediately, upon written notice for cause, if services are not performed in a satisfactory manner as determined in the quote, and at the discretion of the District.

Ms. DelRio: Yes, so yes, immediately.

Ms. Fernandez: Yes, immediately, for cause, you can cite the pool violation.

Ms. DelRio: Yes.

Ms. Hernandez: So, I can send that cancelation, yes.

Mr. Lorenzo: So first, if the Board were to make a motion to send an immediate cancelation to Robert's Blue Pools, do I have a motion from the Board?

Mr. DelRio: (inaudible comment)

Ms. Fernandez: Do you know their fictitious name just in case?

Mr. Mr. DelRio: (inaudible comment)

Ms. DelRio: Robert's Pool?

Ms. Fernandez: No, Vibrant Pools.

Mr. Lorenzo: The new one.

Ms. Hernandez: Ok, so I can immediately send that after we find the vendor name.

Ms. DelRio: But didn't they send their insurance and everything?

**February 18, 2026**

**Centre Lake CDD**

Ms. Hernandez: I have to check, it's not even coming up under fictitious name search.

Ms. DelRio: But didn't he send all the documentation?

Mr. Lorenzo: He did but, yes it's true what Angel is saying it's under another name. So, hold off on the cancelation but, we have the motion from the Board.

Ms. Fernandez: You can qualify the motion by saying until this gets taken care of, hold on there's a Vibrant Pools in Sacramento, California though, so maybe they're not licensed here. Alright, I'll look into it.

Ms. DelRio: Ok.

Ms. Fernandez: Because you want to terminate the current vendor immediately, I mean you could terminate them immediately and just wait to find another vendor and not have pool service just for 2 or 3 months.

Ms. DelRio: No, we can't do that.

Ms. Fernandez: Ok, so then I say the termination should not be immediately, so immediately upon Maria obtaining a proposal then we have to give a liaison then.

Ms. DelRio: Exactly, I'll take care of that.

Ms. Fernandez: Ok.

Mr. Lorenzo: So, immediately upon the qualification process of another pool vendor, and assign a liaison.

Ms. DelRio: I'll do that.

Mr. Lorenzo: So does Mario or Justin motion to Janexy DelRio the liaison.

Mr. Trujillo: I motion.

Ms. DelRio: And I would check on the pool violation before we send any letter to them.

Mr. Lorenzo: Well, they already did it, Vibrant Pools already did the repair to my understanding.

Ms. DelRio: Oh, it's done?

Mr. Lorenzo: Yes.

February 18, 2026

Centre Lake CDD

On MOTION by Mr. Trujillo seconded by Mr. Cubias with all in favor, authorizing to appoint Janexy DelRio as liaison to assist in the final decision for a new qualified pool vendor for pool services was approved.

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

Ms. DelRio: So the other motion would be whether or not we can hire them, if they have an active license.

Ms. Fernandez: They have to provide us with their documentation to be qualified.

Ms. DelRio: Exactly.

Mr. Lorenzo: So, the motion to my understanding is immediate cancelation to Robert's Blue Pools, upon the qualification process of the new pool contractor, and we're not saying it's Vibrant Pools, we're not saying who it is, and chosen by the liaison of Janexy DelRio.

On MOTION by Mr. Trujillo seconded by Mr. Cubias with all in favor, authoring to immediately cancel Robert's Blue Pools, for pool services upon the qualification process of the new pool vendor approved by the liaison Janexy DelRio was approved.

Mr. Lorenzo: Any other questions regarding this?

Ms. DelRio: No.

Mr. Lorenzo: Moving along to the pool heater violation which you'll see on page 277, so starting on page 276 I think it is, you'll see a warning violation from the Town of Miami Lakes, we received a notice that there was a building permit application that expired for the pool heater, and you'll see that notice on page 277, and on page 276 you'll see the extension notice that I went to Miami Lakes to get more information and request an extension and we have until March 7th. You'll see some of the permit review notes on there, and when I was there originally and I spoke to the office, they told me I could obtain the records by filling out a records request to obtain what was submitted

**February 18, 2026****Centre Lake CDD**

back in 2023, this is going back to 2023, and if I'm not mistaken the pool vendor at the time was One Stop Pools, because that's what is listed on the Department of Health permit. When I was going to fill out the paperwork they told me, no, we have nothing on file. I was kind of confused, I reached out to the inspector, I finally got in contact with the inspector, someone from their office on the building side called me and told me, yes we do have plans that were submitted back then, you would have to re-open this permit but, it would have to be the same vendor that was doing it, is what she explained to me which is not the case here. So, we have the two options, to open a new permit, the building permit to satisfy that old permit, or we re-open the existing permit. I reached out to Delo, who was helping Luis Hernandez, this was being handled by Luis back then, he received some of my calls but, I'm still waiting for him to help me out with this. I reached out to him, I spoke to him on yesterday and Monday, so I have no direction with it. I talked to Angel, I reached out to another contractor that handles violations like this and dealing with the municipalities, that would be another option as well. I've even asked Bruno to see JB would be able to help us as well, I even reached out to Angel to see what he can do to help us as well, we're actually just looking at the pool heater now. From my understanding the pool permit was just never closed and there was something for electrical which you'll see on page 280 and then 281 for plumbing. So, that's kind of where we're at and I don't know what direction the Board would like to give me with regards to this.

Ms. DelRio: I think we should close the permit, and have the town come and tell us what it is they want us to do, because I don't see the reason why we're going to open a new permit, this is 3 years old. I believe what's going on at the town, they hired a new inspector, and they're just closing out these things, or whatever they do when they have a new person. So, you're not going to come to us 3 years later and tell us that we need to close the permit because, I don't know plans, and we don't have anything. Personally, I would close it, have them come and whatever they find, then we'll address it.

Ms. Fernandez: I think that is probably, when you change the heater, they did apply for the permit, and they provided them with the equipment information, they probably didn't even need any electrical or plumbing.

February 18, 2026

Centre Lake CDD

Mr. Lorenzo: I mean the notes are there.

Ms. Fernandez: So, to change equipment they probably changed the heater, and provided the information and they never came and did a final inspection.

Ms. DelRio: And now I'm going back and thinking about what was involved, was because all those heaters were installed, but actually they were never installed, wasn't it something like that?

Mr. DelRio: Of what?

Ms. DelRio: The heaters in the pool, or we didn't have heaters.

Mr. Cubias: No, originally we didn't have heaters.

Ms. DelRio: Right, we didn't have heaters, we installed them.

Mr. Trujillo: Yes.

Ms. DelRio: Now that I remember, that was one of the first things we did.

Mr. DelRio: (inaudible comment)

Mr. Lorenzo: So, according to the documentation on this is One Stop Pools.

Ms. DelRio: That was probably the pool company but, the electrical was that Ortiz?

Mr. DelRio: (inaudible comment)

Mr. Lorenzo: I was not assigned to this District then but they were a pool contractor that I can recall, I've been looking into the records and trying to figure that out.

Mr. DelRio: (inaudible comment) It was Ortiz that did the job, the whole job.

Mr. Lorenzo: So, the permit is under One Stop Pools.

Mr. DelRio: Yes. (inaudible comment)

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

Mr. Lorenzo: It was just never closed, they have records, she told me, and we have to go over there, re-open the permit.

Ms. Hernandez: And we can't go over the vendor and say, hey you need to finalize this and close the permit?

Mr. Lorenzo: I would need to see the paperwork.

Ms. Hernandez: Because he got paid for that.

**February 18, 2026**

**Centre Lake CDD**

Ms. DelRio: So, here's the other story, so that was the other vendor, World Wide Pools, who was the builder of the pool, he submitted those things, or he did them, something like that.

Mr. Lorenzo: He said he did the plans but he never billed it, and he never submitted anything either, this is something that Luis and he was working out.

Ms. DelRio: Truly, I mean, there's a lot of he said, she said, did that, how are we supposed to do the permit?

Ms. Fernandez: Yes, but then you have to remove the heater.

Ms. DelRio: I don't need to remove it, just have them come and tell me what is wrong with my heater, what is wrong with our pool, what do you want me to do.

Mr. Cubias: I think it was by an inspector anyway.

Ms. DelRio: I have no idea.

Mr. Cubias: No, it was, he came.

Ms. DelRio: I don't know, you say an inspector came?

Mr. Lorenzo: So, does the Board want to give me direction to go ahead and re-open the permit, get the plans and see what it is that needs to be done?

Ms. DelRio: But that's the thing, what plans are you going to get?

Mr. Lorenzo: I'm going to get what they submitted but, I don't know what they submitted, I don't have any records.

Ms. DelRio: Yes, but that's what they're telling you, whoever did it has to resubmit this and it's going to be, which we're not going to hire that company.

Ms. Fernandez: Well, you shouldn't have to hire them, they should finish what they got paid for.

Ms. DelRio: Well, that's the only thing, he's been doing research on it and he cannot find them.

Mr. Lorenzo: Exactly, I tried, and I don't know if there's a contract, I can't find any contract for this.

Ms. DelRio: So, we're just opening a new permit for another 6 months, my whole point is, the town has a permit open for 3 years, in 3 years you have not bothered to reach out to me, so I don't really know what you're talking about.

Mr. Camacho: (inaudible comment)

**February 18, 2026**

**Centre Lake CDD**

Ms. DelRio: So, the way I see it is, I'd rather open something new which we will probably do, but I want him to come and tell me, if that inspector needs to show up here, show up, tell me what's wrong with my pool and we'll get the things done. I just don't want to spend money, opening a new permit, doing all this engineering work for what we think we need based on that, and then they come back and they say, oh you need change this, you need to change that, and it becomes like a little project. No, so just close it, tell the guy, listen just show up, tell me when you're going to be there, I'll meet you, you tell me what we need to do, and that's it, apparently something happened on your end, and on my end because it's as much as their fault as it is ours.

Mr. Camacho: What did the permit say it's for?

Ms. DelRio: The heaters, the installation of the heaters, but I think, and I'm sure we have it in the minutes at some point, I think at that time we had another inspection and our pool was closed down at that time, I'm telling you, I think that's what happened.

Ms. Hernandez: Yes, something about the installed wire, which they just had but they never really did anything.

Ms. DelRio: And then I remember too that we had to remove the saltwater system that was never installed and then they gave us a credit, and I think that's what happened, that's why he never billed us because I think we were supposed to have one for the spa and one for the pool, and one of the kiddy pool, so it was three of them and we only have two, so they had charged us for three and he never installed it, or put it, it was missing. That was some crazy stuff and I think, listen for me, I would close it down, have them show up and tell us what's wrong with it.

Ms. Hernandez: Yes.

Mr. Lorenzo: So, I'll stop by the town again and see if I can speak to the building department again.

Mr. Cubias: But that means that we will have to close the pool.

Ms. DelRio: No we don't until they show up.

Mr. Cubias: But if they show up, most likely they're going to say you have to close it.

Ms. Fernandez: You would have to open another permit for the installation of those heaters, so it would be an active permit.

February 18, 2026

Centre Lake CDD

Ms. DelRio: Well, they're asking us to do that.

Ms. Fernandez: Ok, so he needs to get all that information on the heater.

Mr. Trujillo: But the heaters were approved by the city.

Ms. Fernandez: If you're closing the permit, you can't have the heaters.

Mr. Camacho: (inaudible comment)

Mr. Lorenzo: We're going to need to find out if we can either find someone we can ask if we can do it, or no we can't do it.

Mr. Camacho: (inaudible comment)

Mr. Lorenzo: It seems he doesn't want to do it, I'm trying to reach out, and I'll keep trying to reach out, I haven't received a response from my emails.

Mr. Cubias: He doesn't want to get involved.

Mr. Lorenzo: No, he wasn't the contractor he was doing a favor to my understanding to help out with the situation.

Ms. DelRio: Exactly.

Mr. Lorenzo: And he has contacts with the county I believe and he does a lot of pool construction.

Mr. Cubias: What was his name?

Mr. Lorenzo: World Wide Pools.

Ms. Fernandez: But wouldn't that information that he filed and submitted to the city, wouldn't it be with the city?

Mr. Lorenzo: Correct, so if I re-open the permit, if I go over there and re-open the permit, they'll give me that information but, she just mentioned though that we would have to use the same contractor, but at the end of the day it's good to get what was originally submitted to get more information to see what the deficiencies are.

Mr. Camacho: (inaudible comment)

Mr. Lorenzo: So, I already know who I need to speak to, and I'll stop by there.

Mr. DelRio: But at least they gave us 6 months.

Mr. Lorenzo: Correct, they did give us up to 6 months to rectify it.

Mr. Cubias: But we don't need to re-open the permit in order just to ask for the plans from the city because they're public records.

Ms. DelRio: Yes, we can get the plans.

February 18, 2026

Centre Lake CDD

Mr. Lorenzo: I still have to re-open the permit.

Ms. DelRio: But the problem is they'll probably give us like 30 days to make a decision to file a new permit, and when he files a new project, the old one will automatically be closed.

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

Ms. DelRio: So as field managers what are you guys doing, why was this overlooked, why do we have 3 years later we are sitting here talking about the permit, and try to think and remember what happened, I think that's part of your job, at the end of the day, it's GMS' fault, somebody lost track of this.

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

Mr. Camacho: (inaudible comment)

Ms. DelRio: And that's not all I'm saying, if we need to provide our engineer, like if we need pay somebody, Angel, to do engineering work for something that we have an idea, or it was something that was already done, if it was something that you guys were supposed to keep an eye on, really I would like to speak to the inspector, and say listen, we have no proof what's going on here, I want you go and inspect what we have and we'll take it from there. We don't have a problem of pulling a new permit or doing it legit but, I just want to do it right once, I don't want to assume what I need to do, and then pay more money and more money just making changes.

Mr. Lorenzo: To my understanding in order to file a permit you need to provide the plans.

Ms. Hernandez: So then file the permit, get the work, get the permit.

Mr. Lorenzo: No, I think this is after the fact to my understanding is what I'm seeing.

Mr. Camacho: (inaudible comment)

Mr. DelRio: (inaudible comment)

Ms. DelRio: Yes, and we have to take care of it as a Board but, we should throw this to whoever was responsible, they should take care of it.

February 18, 2026

Centre Lake CDD

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

Mr. Lorenzo: Alright.

Mr. Camacho: (inaudible comment)

Ms. DelRio: I know that's doable Angel. Ok, first of all it's very upsetting that this Board give a direction to do something and it gets done incorrectly because we put it to sleep, we want a heater, you get it done. We shouldn't be worried about if you guys are getting permits, we shouldn't be worried about the operational part of the job being done, we just give the direction, that's GMS's problem to make sure that our vendors are doing their job, and apparently they didn't do it. So, I have a problem with that, I know you can't do everything but, it's going to cost us money, who's going to pay for that, that's the problem.

Mr. Camacho: (inaudible comment)

Ms. DelRio: So, at the end of the day, I don't want to spend money, and eventually I know we're going to have to spend money but, I just want to do it once and I want to do it correctly and then we'll take care of the rest when it gets to it.

Mr. Lorenzo: Ok.

Ms. DelRio: But I just want it clean.

Mr. Trujillo: We don't want to go back and forth.

Ms. DelRio: Exactly we shouldn't have to.

Mr. Lorenzo: I'm going to gather more information and I'll go back to the Town of Miami Lakes and see what we can do to get this thing taken care of.

Ms. DelRio: Ok.

Mr. Lorenzo: I apologize, I've done a lot of work before this just to try to see how I can get more information to you guys and a resolution.

Ms. DelRio: And just explain to the town that this is a CDD and they told all the people to vote on something like this, we're just trying to get a little more time, and I would say without opening a new permit, that we don't know what we're doing and let them know. I don't want to close something, and actually it's closed because it is closed for timing but, I don't want to just go ahead and open a new one that we don't know.

Mr. Lorenzo: Yes ma'am.

**February 18, 2026**

**Centre Lake CDD**

Ms. DelRio: Do you all agree with that?

Mr. Cubias: I do.

Mr. Trujillo: Yes.

Ms. DelRio: Why don't you look also in the minutes from back then.

Mr. Lorenzo: Yes, I'll take a look.

Ms. DelRio: We should look into the minutes, and I'm sure, and I know it's tedious work but, I know at some point it should have come up, so maybe looking at the agendas from back then.

Mr. Lorenzo: And we have some emails too that we've looked at, and I've been working with Ben as well.

Ms. DelRio: And the timeframe how things happened.

Mr. Lorenzo: Yes, ok, so anything else on that?

Ms. DelRio: No.

#### **D. Field Manager – Monthly Report**

Mr. Lorenzo: Moving on to the field monthly report, unless you have any questions, I don't know if you want me to go through the field report.

Ms. DelRio: The fountains are coming along very nice?

Mr. Lorenzo: Yes, the fountains are doing great, and we're going to get into that shortly when we get to the manager's section.

Ms. DelRio: And did Bruno reach out to you of the letters?

Mr. Lorenzo: Yes, we're going to cover that in the manager's section but, now that we're on the field part.

Ms. DelRio: And painting the arch?

Mr. Lorenzo: Yes, I got that and that's why you guys got a revised agenda to make sure that was included.

Ms. DelRio: Ok.

Mr. Lorenzo: So the lakes have been treated, there was another midge service in December which was provided at no cost for the entire lake, just in case we needed that as well at no charge, there's no need right now to start the midge service, I'm going to meet with Roger this upcoming month, in the beginning of April to go ahead and

**February 18, 2026**

**Centre Lake CDD**

assess and when to start the next midge service which will be now in the spring, and as discussed about the fountain repairs, JB has already commenced the work, you see some of the pictures there on page 294, he's already filled up the fountain on 87th, they doing a great job. They're working on the painting, and then there's some irrigation repairs that you'll see as well.

**E. CDD Manager**

**1) Discussion of:**

- a. Addendum – Mulching Palm Trimming & Gumbo Limbo Tree Services with EcoLawn**
- b. Holiday Lights Service**
- c. Estimate with JB Renovations for Additional Painting at the Monuments**
- d. Estimate with EcoLawn for Landscaping Enhancement**

Mr. Lorenzo: Moving into the manager's section, I'm going to skip over item A and go straight to C real quick, just because we were discussing the fountain, so there's a estimate on page 310 from JB Renovations for additional painting of the monuments, as discussed with Janexy we went ahead and approved that but, just to go ahead and ratify the approval with the Board for the painting of the decorative feature on top of the 154th Street monuments which was \$2,300 and also painting the letters of the fountains as well, he tried painting them and getting the white residue off of them but, he hasn't been able to so he suggested painting them, we went ahead and approved it, so I just need a motion from the Board to go ahead and accept it.

Mr. Trujillo: Question on that, when was the last we painted this, it seems like we just painted that.

Ms. DelRio: The letters, not the top.

Mr. Lorenzo: The letters, yes, and doing touchups around the base, we've done many times but, now we're repainting the whole entire structure, front and back.

Ms. DelRio: Right, what happened is, and I don't know if you get to see them but, the letters are good.

Mr. Lorenzo: Because of the water feature but, it should last longer now, we just have to check.

**February 18, 2026**

**Centre Lake CDD**

Ms. DelRio: So now, what happens is, also I don't think ever painted the arch, so the arch now is like faded out, and actually, I was expecting a little maintenance which was the planter, Bruno has been doing such a great job.

Mr. Lorenzo: Yes, a great job.

Ms. DelRio: Like he's been able to salvage some of the tiles and remove those ugly boxes and reuse them and put them in different areas, the wall looks great, he removed that day he used the paint, I mean especially the one on 87th, I've seen it and then when I saw the arch, I said ok they need to repaint that so that it looks just like the fence color, so that should up for a few years.

Mr. Trujillo: Right, and I was just wondering.

Ms. DelRio: But yes, at the end of the day I think the biggest expense that we have in this community are the fountains overall.

Mr. Trujillo: Yes, which is always the case with fountains, but I think hopefully with change that will help.

Ms. DelRio: Yes.

Mr. Lorenzo: Perfect, and they should be finishing up soon, I'm going to do a walk though after this meeting with him just to make sure everything is done, and I'll include Angel as well just so we can take a look at everything and make sure everything is done correctly which he's done a great job from what I've seen so far. Moving on to item 1A of the agenda on mulching, palm trimming and gumbo limbo tree trimming services with EcoLawn, you'll see that on page 303, just to go ahead and an addendum, so he was doing one free mulch and one charged mulch, as well as one palm tree trimming, free and one charged. The price is not changing for the service but, he is going to have to start charging per service, so this addendum would cover those items.

Ms. DelRio: What page is that?

Mr. Lorenzo: You'll see the on page 303 or 309, I'm sorry.

Mr. Cubias: But this is besides the trimming of the outside trees, right?

Mr. Lorenzo: So, this is to include the gumbo limbo trimming which is the one that lines on 87th, outside the wall on 87th.

Mr. Cubias: Also the clusia, and everything?

Mr. Lorenzo: Yes, all of those trees.

February 18, 2026

Centre Lake CDD

Mr. Cubias: Oh, just the trees.

Mr. Lorenzo: Yes, just those gumbo limbos, so the palm tree trimming is still the same thing, for \$2,400, but instead of doing one free and one charged, they will be billing you guys annually for each service, \$2,400, which he hasn't raised your maintenance, he's not raising your maintenance, it's stayed the same for the last 4 or 5 years now but, he does have to charge for these services. So, moving forward you'll see a little bit of an increase in their next bill, the same thing with the mulch, he was doing one for free and then charging one, he's not able to do that, so it's still the same price \$4,500 but he's going to have to charge you for each service. So, unless you have any questions or concerns, do I have a motion from the Board to approve and accept the addendum for the attorney to draft the first amendment to the agreement?

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, accepting the addendum for mulch and tree trimming services with EcoLawn and authorizing District Counsel to draft an amendment was approved.

Mr. Lorenzo: Moving on to the holiday services, I discussed this matter with each of the Board members individually, as you guys know he services came out late after Thanksgiving, late by almost 30 days. Also, the tear down took a while and they didn't get to it until the end of January, so for all the issues they provided a 25% discount to the District which is about \$4,500 I want to say, and they're also providing a 5% discount if you guys use them this year. I know we've had a lot of issues with them, they also caused some ruts, thankfully we were able to fix those, and get the sidewalk pressure cleaned by Bruno at no additional charge but, I am working on getting you guys another couple of estimates so that this season we can review that and see what it is you guys want to do so we can prepare for next season. Also, maybe work on what start things you guys want to adhere to so that we try not to run into this again, and maybe even finalize the company and the contract somehow.

Ms. Fernandez: Yes, and our standards for holiday lighting agreements, has that if they're late by a certain percentage of days, or if they're not following the schedule that you guys had, that their subject to not liquidated damages but more so cannot be

**February 18, 2026**

**Centre Lake CDD**

charging for the amount of days that they're late, that's one thing that was have as a standard clause in lighting agreements.

Mr. Lorenzo: Does anybody have any questions?

Ms. DelRio: No, but you're going to get quotes from new companies?

Mr. Lorenzo: Yes ma'am.

Ms. DelRio: Because I think they were sloppy, I think the entrance at 87th, one of the palms trees was half lit up for the entire season, or an entire month and the clubhouse was, half the lights were off, like the left side of the clubhouse was off, and I was very upset so I was on top of them, and according to their services they should come, I don't know, once a week to inspect the lights.

Mr. Lorenzo: I know I never received their report.

Ms. DelRio: Right, and I know they didn't come because that light would have been fixed, and you would have gotten a report, so it never happened. So, we're not paying for what we're getting, we're paying extra but, I think we should definitely get other vendors.

Mr. Lorenzo: Ok, and before I go along to the next line item, just to go with regards to the EcoLawn addendum, we don't have an item for tree trimming and mulch, so we'll go ahead and add those to this next fiscal year, just to keep in line and uniform. I did talk to the accountant, I forgot to mention and this is not going to impact your budget much for this year but, we'll definitely make sure we account for it next year, and we'll have the line items for the next fiscal year.

Ms. DelRio: And our budget should be done by July, right?

Mr. Lorenzo: Proposed is by June 15th.

Ms. DelRio: And are you guys working on that already?

Mr. Lorenzo: Yes, so my idea was to go ahead and start proposing in April if that's ok with the Board or whenever you guys want to.

Ms. DelRio: Yes, the sooner the better.

Mr. Lorenzo: We can have a workshop if you guys want to as well, it's up to you, but April would be, and I don't know if you want to try for March, we can try to do that too if that's something you guys want it's up to you.

Ms. Hernandez: Is this effective the next fiscal year?

**February 18, 2026**

**Centre Lake CDD**

Mr. Lorenzo: This is effective immediately.

Ms. Hernandez: Ok.

Mr. Lorenzo: Ok, so moving on to the estimate with EcoLawn for landscaping enhancement on page 311, I was just going to go ahead and approve it but, since we're having the meeting I thought let's wait, it's just a couple more days, I just received this this week.

Ms. DelRio: Is that the one?

Mr. Lorenzo: No, we wanted to just go ahead and fill some of the bare areas, you'll see them on the following pages, 312 and 313.

Ms. DelRio: Yes.

Mr. Lorenzo: Just a plant refill and refreshing up if the Board would like to make a motion to go ahead and accept it for \$741.

Ms. DelRio: Yes.

On MOTION by Mr. Cubias seconded by Ms. DelRio with all in favor, accepting the proposal from EcoLawn for landscaping enhancement in the amount of \$741 was approved.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Acceptance of Check Register**

**B. Acceptance of Unaudited Financials**

Mr. Lorenzo: Moving on to financial reports, acceptance of the check register behind tab A which is on page 314, and tab B is the acceptance of the unaudited financials on page 326. I need a motion from the Board unless there are any questions or concerns, and if not a motion would be in order.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, the Check Register and the Unaudited Financials were approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Lorenzo: I have any Supervisor's requests?

Ms. DelRio: No.

February 18, 2026

Centre Lake CDD

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Lorenzo: Not hearing any, a motion to adjourn would be in order.

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

Signed by:

*Jesus Lorenzo*  
37A95D3C74B947D...

Secretary /Assistant Secretary

Signed by:

*[Signature]*  
DC44A3FFE5C549D...

Chairman / Vice Chairman