

**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, November 19, 2025, at 9:30 a.m. at 8875 N.W. 155th 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
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: So moving forward to the organizational matters, we were discussing with Janexy about a potential candidate for appointment to the Board somebody you guys can work with, and you're able to find somebody just for quorum purposes and somebody that works good with you guys, so we can review that at the next meeting if you have a candidate.

Ms. DelRio: If I have a candidate they need to come?

Mr. Lorenzo: Yes, they should be here.

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Ms. DelRio: Ok.

Mr. Lorenzo: At least by virtual but, preferably in person so they can take the oath of office.

Ms. DelRio: Yes, and I thought they were going to have to be here but, I'll take care of it.

Mr. Lorenzo: That's fine, and our next meeting is scheduled for December, if not, whenever we meet again.

Ms. DelRio: That's fine.

THIRD ORDER OF BUSINESS

Audience Comments *(each speaker has 3 minutes)*

Mr. Lorenzo: So, moving on to the audience comments, we do have one member of the audience present, do you have anything for us?

Mr. DelRio: Nothing.

Mr. Lorenzo: Ok, and we have no one on line today.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 17, 2025 Meeting

Mr. Lorenzo: Moving on to the approval of the minutes of the September 17, 2025 meeting, you'll see those on page 5 through page 29. If 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 Ms. DelRio seconded by Mr. Cubias with all in favor, the Minutes of the September 17, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2026-01 Declaring Club Rule Void and Unenforceable

Mr. Lorenzo: Moving forward to consideration of resolution #2026-01 declaring the club rule void and unenforceable and you'll find that on page 30, and I can read what the enforceable rule is which is declaring all District's the intention to undergo formal rulemaking, as soon as practicable, to remove said void rule from the club rules; and providing for an effective date, and I'll let Gabriela explain this one.

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Ms. Fernandez: Yes, so I think you may be aware the State Legislature passed a rule that now allows for open carry and with that passage of that legislation now the State of Florida occupies the entire field in regards to passing laws regarding fire arms which means that any local governmental entity is unable to pass any rule of law or resolutions regarding banning fire arms or requiring conceal carry or anything of that nature.

Ms. DelRio: I'm sorry, so that means if somebody comes with a weapon to the clubhouse, we need to allow them?

Ms. Fernandez: Correct, so the only time that they would not be allowed is in this meeting right here, they wouldn't be able to bring it in, however, just within the clubhouse, that's allowed. So far, through the legislation itself and the few court cases that have been dealt with, the firearm has to be in their position, so if it's one of the bigger guns, it has to be on a sling or if it's a handgun it has to be in a holster, on their person, in their bag.

Ms. DelRio: So, all these guns, and I'm being very naïve, so now you're allowed to show up anywhere with a shotgun.

Ms. Fernandez: Correct.

Ms. DelRio: With a sling attached to your back and just show up here.

Ms. Fernandez: Correct, the only limitations are again, like a local governmental meeting like this, or school, so far those are the only restrictions. I know I've had a lot of questions, and if I see somebody coming with a shotgun, I don't have to be alarmed I need to call the police, so the only time you would call law enforcement is if you feel that the firearm is being brandished in a harmful, offensive, or threatening way.

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

Ms. Fernandez: So, we don't recommend at all that you engage with the individual, you simply just call law enforcement and have them deal with it, if it's not in their possession, or if it's being brandished in a harmful or offensive way. Not in their possession means that it's not in a bag, on the holster, or on a sling, or in their hand but, again, as a CDD you don't have police powers so all you can do is call law enforcement.

Ms. DelRio: So, Maria, basically if you feel threatened, you call the police.

Ms. Hernandez: That's what I'm going to do.

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Ms. DelRio: So, you call the police and let the police tell you, yes, you need to stay, and that's it, I would practice that. If you feel threatened, especially because it's a new rule, call the police and let them deal with it.

Mr. Trujillo: So, you can be in the mall with that.

Mr. Lorenzo: So, this resolution is to go ahead and go over the rulemaking process.

Ms. Fernandez: Yes, on the legal side, right now because the state currently occupies the entire field, you're not allowed to have any rules regarding firearms, which we have in our adopted rules. So, the first step in this process is passing this resolution that's essentially acknowledging, yes we have this rule in our adopted rules but, we are not going to be enforcing it, it's void, it's null, and the next process after motioning for the resolution and passing that is to go undergo formal rulemaking process to get that removed in your rules. There's a couple of reasons why we're doing this, one is namely liability, not only to the CDD but to the Supervisors as well. You can face a second amendment claim if there is someone that feels that you are not allowing them to practice this right, and not only is it a second amendment claim but, staff, Supervisors, the District itself can all be liable in that suit. Another reason why we're doing this kind of rapidly is because if someone brings a second amendment claim, and you change your rule and remove it after the fact, the claim automatically prevails in that suit, that's why we're trying to get a move on this quickly. Our recommendation also is if you guys have anything that you want to change within your rules to do so. Rulemaking is expensive because you have to advertise and pay legal fees to now create new rules, then it's an unexpected cost, so if there's anything that you want to change that you have in mind since you've had your rules or rules for the future, we recommend doing it now and at least have a bit of cost savings.

Ms. DelRio: I don't know, Maria.

Ms. Hernandez: I'll check our rules regarding firearms.

Ms. DelRio: Well, that one is getting done, so it's taken care of but other rules.

Ms. Fernandez: Yes, it's the other rules regarding the clubhouse.

Mr. Lorenzo: Right, like clubhouse fees, rules that you need to change for the clubhouse itself.

Mr. Hernandez: Ok.

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Ms. DelRio: For the fee, I don't know if we have a number there but, if there's certain fees that you want to change around and you think we need to improve, this is the time, so it can be just one fee, or we can just change them all.

Ms. Hernandez: Ok.

Mr. Lorenzo: Right, like what the registration fee might be, or what the deposit might be.

Ms. DelRio: Exactly, so look into that.

Mr. Lorenzo: So, anything you want to change, this is the time to do it.

Ms. Fernandez: You don't have to but, if there's something that's really bothering you and you want to change something, do it now so down the line you don't have to spend the money again to advertise.

Mr. Lorenzo: Right to start all over.

Ms. Hernandez: Ok.

Mr. Cubias: So, with this rule, like you don't need a concealed weapon permit anymore.

Ms. Hernandez: No, everyone is allowed an open carry.

Mr. Trujillo: And she said is not allowed in schools but, if it's for example a community event with kids and stuff, it's the same rule.

Ms. DelRio: But remember, right now, we're in a position, we're going to call the police every time we see a person with a gun, so that's not illegal.

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

Ms. DelRio: So, I think at this time we all have the right until we get used to this and know a little bit more about the rule, we all have the right to be afraid. So, if we have an event in the community where we have kids and we know that somebody has a gun, we can call the police and let them take care of it.

Ms. Fernandez: I know it's at schools, and there's also some school events, and I don't know if it's because it's at school but, I know the presence of children, just because you have children at the clubhouse.

Ms. DelRio: So, probably you should have a little meeting with the rest of the staff and let them know because we always have a joker, or a clown in communities that they

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decide to do this thing, and like we were saying, we all have the right to be afraid and just seeing gun in a place where you're not used to seeing them before is a space for calling the police and then the police will take care of it.

Ms. Fernandez: So, on or near school property and at non-firearm related school events, like official school events.

Mr. Cubias: So, you can go with a submachine gun at church.

Ms. Fernandez: Yes.

Mr. DelRio: (inaudible comment)

Ms. DelRio: No.

Ms. Fernandez: Like this type of meeting right here, no.

Ms. DelRio: So, this meeting they're not allowed to come to with a gun, they can come to a HOA meeting because it's not a government meeting but, they cannot come to this meeting.

Mr. DelRio: (inaudible comment)

Ms. DelRio: No, it doesn't matter.

Ms. Fernandez: No, the HOA, I can't give you a for sure answer because I'm not familiar with HOA law but, I believe that since that's a private entity, and it has to be that the HOA, that's a private entity, owns the clubhouse and then they can pass rules because they're a private entity.

Ms. DelRio: Ok, but this building being CDD owned, anyone can bring it in.

Ms. Fernandez: Except for this meeting, not the HOA, but this meeting but, again, all that we can do is just call the police.

Mr. DelRio: (inaudible comment)

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

Ms. Fernandez: So, hopefully you have the fact that a lot of people aren't aware in its entirety of the legislation so, at least in other places that I haven't heard any crazy stories as of yet but, again, unfortunately I know that it's not something that you agree with or want to do but, we have to do as a District to protect you guys from liability unfortunately we have to.

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Ms. DelRio: And it's been going on for two months already and we haven't had any experiences.

Ms. Fernandez: Yes, and I think the more of not under wraps but, not making it a big deal is not going to set off alarms.

Ms. Hernandez: So, you're saying, like even employees, like I could come in and bring in a gun?

Ms. Fernandez: Yes.

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

Ms. Fernandez: Unfortunately, also the law is so new that there's not a lot of court cases that are dealing with this and setting some sort of precedent but, right now we're going through the process of doing what we need to protect the District.

Mr. Cubias: So no background check, nothing.

Ms. Fernandez: Well, that's more in regards to obtaining a permit but, still there's no requirement for that.

Ms. DelRio: But, just think about it, when you're getting a gun, you're getting a background check, so if you own a legal gun, you've already been checked, and again, what we were saying, at this point you have the right to be afraid. So, if you think that person doesn't have legal gun you have the right to call the police and say, listen, I don't think that gun is legal, so the police can show up, they can question them, and when you say I think it's illegal, you're giving your personal opinion which you're entitled to, so you can say to an officer and he can check.

Ms. Fernandez: We advise, you just call the officer, they will run the check, they will deal with it, that's all we can do, don't approach the individual, just call the police if you feel threatened or uncomfortable.

Mr. Lorenzo: And we are not sure.

Ms. DelRio: Yes, if we are not sure, let them check it, if we just see it, just call the police.

Ms. Hernandez: Oh, yes.

Mr. Lorenzo: But the biggest ticket item would be talk to your staff.

Ms. DelRio: Yes, talk to the staff and let them know.

Mr. Lorenzo: And ensure them, and set a protocol and that's it.

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Ms. DelRio: And the protocol is, if you see somebody with a gun, do not approach them, call the police, that's it, that's the number one thing. So, you're going to do two things, don't approach them, call the police, that's it.

Ms. Fernandez: Unfortunately for now, that's all that we can do, so that's what we're advising our Districts.

Ms. DelRio: So, what do you need from us, a motion?

Mr. Lorenzo: Yes, a motion to approve resolution #2026-01.

Ms. DelRio: Ok.

Ms. Fernandez: And then in the background if you there's anything that you guys want to attach just write that down and let Jesus know.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, Resolution #2026-01 declaring club rule void and unenforceable was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Estimate
No.:1069 with JB Renovation
Services**

Mr. Lorenzo: Moving forward to item No. 6 on the agenda on page 32 you'll find the proposal from JB Renovation for the refurbishment of the lounge chairs and I'll let Maria touch on that.

Ms. Hernandez: Yes, we approved it and they already started, they took for a sample.

Ms. DelRio: Are they done yet?

Ms. Hernandez: No, not yet.

Ms. DelRio: We should follow up because since we're having the end of the year event we want to make sure that they're all here. I mean, I know we have them, how many of them were dead already, like a whole bunch of them, right?

Ms. Hernandez: Yes, ok, so I'll follow up.

Ms. DelRio: Yes, follow up please.

Mr. Lorenzo: Do I have a motion from the Board to ratify the estimate?

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On MOTION by Ms. DeIRio seconded by Mr. Trujillo with all in favor, ratifying Estimate No. :1069 with JB Renovation Services for lounge chair refurbishment in the amount of \$4,780 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Quit Claim Deed

Mr. Lorenzo: Moving forward to staff reports, we have the quit claim deed, you'll see it there on page 33, and we're just working now to finalize it with the Property Appraiser so that it reflects the property on their system but, just to give you guys a copy that it was signed by the HOA and I just wanted to follow up with you guys in case you had any questions. This was for the two lots that were still showing up under Lennar Homes with the Property Appraiser, and I don't know if Gabriela has anything else to add.

Ms. Fernandez: Yes, just a friendly reminder that your ethics training is due December 31, 2025, that's the 4 hour video that you guys are required to watch every year, you stipulate that you completed it on your statement of financial interest which is due July 1st. Right now it's on an honor system, you watch the video and that's it, you only stipulate that you completed it in the Form 1, however, my recommendation is always shoot Jesus an email or take a screen shot and email it to him, then that becomes a public record in the off chance that they ever do request proof you have that available to you. I believe Jesus has the memo with the links.

Ms. DeIRio: He sent it to us already.

Mr. Lorenzo: Yes, and if you guys need me to send, I can send it again. There's free ones at the top and then there's ones that they'll charge you towards the bottom. When you do complete it take a screen shot, sometimes you may not get a confirmation, so you might just need to take a screen shot but, I'll send it to our office who is keeping it safe in our system just in case it ever becomes an issue but, then when you go in July to submit your Form 1 it's going ask if you completed it, and you just check the box, I don't think you need to supply it to anyone.

Ms. Fernandez: No, it's on the honor system as proof, I just recommend that in the off chance that next year, they say ok now you need to submit proof, at least you have it.

Mr. Lorenzo: Correct.

Ms. Fernandez: That's the only thing I have for you guys unless you have any other questions for me.

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B. Engineer - Discussion of Lake Erosion

Mr. Lorenzo: So, moving on to the engineer we have discussion of the lake erosion. I know Angel and I had talked offline together to try to come up with some options for the Board and more information for the Board. I know Angel has reached out to several companies and I've also reached out and found out that even your lake management company does this as well as far as proving analysis for the lake erosion. However, they're under a lot of work right now and unable to do that project right now, so I'll let Angel touch on that a little bit on that as well.

Mr. Camacho: Yes, it's a big project and there's some preferred measures from Landshore.

Ms. DelRio: Landshore Enterprises.

Mr. Camacho: Yes and that's on page 35.

Ms. DelRio: So, this is the only company we have so far?

Mr. Camacho: Yes.

Mr. Lorenzo: So, I received an email last week from Florida International Engineering and I'll pass around the proposal. So, they provided a proposal, I reached out to Angel, he reviewed it, it's missing information. I reached out to them to request that information and they're unable to provide that information, which is the drawings, the construction plans, the soil testing.

Mr. Camacho: Right, and essentially the difference between what Landshore and this other company is providing a full set civil engineering plans. (inaudible comment) so we reached out to them to provide the other information so we could have that.

Mr. Lorenzo: And they advised that they were unable to provide that information.

Ms. DelRio: So, what are we seeking for, when we're trying to hire a company because now we have two quotes, and I don't know what the prices are, so how much is this one?

Mr. Lorenzo: \$25,000.

Ms. DelRio: Ok, and how much is Landshore?

Mr. Lorenzo: \$35,000.

Ms. Fernandez: Yes, but this one is not including plans.

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Ms. DelRio: And the difference is huge, so what are you seeking for, you brought this up to us, so what are you guys seeking for?

Mr. Camacho: So the idea is to kind of see the existing properties of lake and why the shoreline erosion happened, so this would give us a better idea with the soil testing, the shoreline erosion. (inaudible comment)

Ms. DelRio: And for that we need a permit?

Mr. Camacho: For the construction project.

Ms. DelRio: So, not for the report, finding the report, so we don't need permits for this.

Mr. Camacho: For the report?

Ms. DelRio: So, what is it that is \$10,000 difference?

Mr. Trujillo: The plans.

Ms. DelRio: What kind of plans do we need because I think at the end of the day what we need is a report, and we don't need permits for that.

Mr. Trujillo: No.

Mr. Lorenzo: No, but they're not providing soil testing, they're not providing a topographic survey.

Mr. Trujillo: No, but she means in general.

Ms. DelRio: Yes, in general.

Ms. Fernandez: For an analysis.

Ms. DelRio: So these people do the work?

Mr. Lorenzo: I'll let Angel touch on that.

Mr. Camacho: No, they'll just providing the report.

Mr. Cubias: They're going to tell you what's wrong with the whole thing, and then we have to pay somebody else to do it.

Ms. DelRio: Well, that's the same thing with Landshore.

Mr. Lorenzo: So Angel, correct me if I'm wrong, I think what the Board is asking is do we necessarily need to do an engineering analysis of the lake, or can we just do the work?

Mr. Camacho: This is an engineer analysis but again, it's just the report, when you want to go and do reconstruction of the shoreline then have to contract a civil engineer to deal with it who does another set of plans for permitting.

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Ms. DelRio: So, here's the thing, I need you to go back to both of these companies, I want to know if this company can do the work.

Mr. Lorenzo: I already spoke to them, I've been in contact with them since I received their proposal last week, they are unable to provide the requested items to make their proposal just like Landshore is providing.

Mr. Camacho: But we did get that from a third partner with the company.

Ms. DelRio: Hold on just a second, so what were you saying about them?

Mr. Camacho: When we received the proposal it was from a third party construction company. (inaudible comment)

Ms. DelRio: Ok but, that's not part of this, so we've been dealing with this for the last 6 months, and we're trying to find this, I know it's a big thing for you guys, for us to hire somebody to tell us that we need to put that sleeve with grass out there, that's the bottom line. The bottom line is, if there's a problem that's what we need to do, and in order to do that we either pay \$35,000 or we pay \$25,000, right?

Mr. Camacho: (inaudible comment)

Ms. DelRio: Hold on, so that's what I want to know because this is almost like, I feel that we're being pushed to chose a company to come and do this. We already had a company that has showed up over here, they tell us, oh you need to do the sleeve, and then you put the stem, and then you put the grass on top of it and that's it but, in order to do that, which I would give this to people right now, and just go straight over there but, if we're being pushed that we need to do this. We need to go ahead and spend \$25,000 or \$35,000 in order to do what we need to do.

Mr. Cubias: I think the argument here is you need the plans to submit it to the city.

Ms. DelRio: No, we don't need the plans, what we need to know is why are we having erosion, that's what I need to know. I need somebody to say that, somebody who is going to tell us, you're having erosion because we're building too many pools, or you're getting erosion because water is coming from, I don't know, from another area, so that's what we need to do, and control that, or maybe it's erosion because when Lennar built the community because this lake, and again I go back to this lake being done since 1982. So, maybe Lennar when they built the lake they threw a lot of material into the lake and then the tree just faded away because it was never supposed to be there, and then we're spending all this money, and it's not only this, we're talking about a lot of money. If

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somebody is not able to tell us that probably that sand was just left over from Lennar and it just faded away because the lake goes back to its regular shape.

Mr. Camacho: Ok, may I speak now because this is important? (inaudible comment) When Maria sent me this proposal it was missing the plans. (inaudible comment) He said he can't provide the plans, because he doesn't know, he's providing all the information here except the plans. (inaudible comment)

Mr. Lorenzo: Which is what I asked them because that's what Landshore was going to provide as well.

Ms. DelRio: Ok, so we have the same proposal from both of them?

Mr. Lorenzo: Well, we don't have the same proposal, they are unable to provide the plans, and the problem is that what Landshore is providing is not what they're providing.

Mr. Cubias: If they don't have the plans, they can't do the work, so we need more quotes that just one.

Ms. DelRio: No, we already have two, now we have two.

Mr. Cubias: This is not even a complete quote because they don't do the plans.

Mr. Camacho: They do the plans after they do the soil testing, they cannot do any plans because they don't know what they have.

Ms. DelRio: And when you say plans, what kind of plans do we need?

Mr. Camacho: (inaudible comment)

Mr. Lorenzo: You need construction plans.

Ms. DelRio: Are they construction plans or what?

Mr. Camacho: They both will provide an analysis with the soil conditions. (inaudible comment)

Mr. Trujillo: So, you have to submit to the city.

Mr. Lorenzo: You're still going to have to provide the plans. The thing about having them done, they're going to be able to find out what's causing the issue through the testing.

Mr. Camacho: Yes. (inaudible comment)

Ms. DelRio: So, the construction plans is going to be a suggestion.

Mr. Camacho: (inaudible comment)

Ms. DelRio: No, but the pricing should be included, so if they do the test, they should be able to provide that same plan.

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

Mr. Cubias: So we have to pay somebody else to do that.

Mr. Camacho: (inaudible comment)

Mr. Lorenzo: Landshore has done multiple lakes if I'm not mistaken with Districts that we've manage, they just did one in Griffin Lakes if I'm not mistaken.

Mr. Camacho: (inaudible comment)

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

Mr. Cubias: For me, it's a little steep for the report itself but, I think we still need more proposals.

Mr. Lorenzo: So, Angel has reached out to other companies.

Mr. Camacho: I reached out to other companies as well. (inaudible comment) I also reached out to engineering firms. (inaudible comment)

Ms. DelRio: And I think that's what makes it difficult for us.

Mr. Lorenzo: It's a niche type of analysis.

Ms. DelRio: But I don't understand that because we live in Florida, and we're building on top of lakes and canals and water bodies, so this should be like, if we have so many companies that would actually do the work of what we need to do, why don't we have a handful of quotes because then you're making it very difficult for us as a Board to approve one quote because right now, even the second quote unless we get the plans, we cannot compare apples to apples because definitely, if it's something that we're being forced and I use that word because that's the way I feel. If we are forced to hire a company like this, I would definitely go with the second one, and at least we save \$10,000 cheaper and we get done with this and we move forward because it just seems like we're staying here for the last 6 months just trying to figure out what company we're going to hire because every time we sit at this meeting we only have one quote, nothing else. We're getting whatever, like we want to find the core, I want somebody to come and analyze our lake and tell us if this is going to keep going, maybe it stops there, and maybe that was something that it happened again because I've done the research myself and maybe it was something that is stuck there and then we don't need to go any further. So meaning

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that if you don't need to go any further I don't need to get reimbursed for anything and then we're going to be out of pocket \$35,000 or \$40,000 for somebody to say, oh no everything is fine.

Mr. Lorenzo: And the good thing about having the engineering plans, whenever you guys do the analysis, you're going to have whoever comes to provide a quote is going to have an exact detail if it needs to be done.

Ms. DelRio: Right, if it needs to be done.

Mr. Lorenzo: Correct.

Ms. DelRio: So, right now in order for us to go past this portion, I think the 3 of us, we need to be confident that we have enough quotes to compare to and we don't have that, and I think that should be the priority. So, at this point the reason we're not going through Landshore is just because it's one quote, and then this one is not good enough I guess, or you have to call them and find out if they can provide those plans.

Mr. Lorenzo: I already called them and asked them and it's not something that they are able to provide.

Ms. DelRio: Ok, so then get another.

Mr. Lorenzo: Ok so we'll go back to the drawing board.

Ms. DelRio: Because other wise that lake is going to keep eroding if we keep going like that, do you agree?

Mr. Trujillo: I agree, I think like anything we have to be able to show the community that we have reviewed a couple of quotes on this because it is a big expense that will affect everything financially.

Mr. Cubias: Do we have like a ballpark of how much will be the cost for the whole project, is it less than \$100,000?

Ms. DelRio: No.

Mr. Lorenzo: No, well over \$100,000.

Ms. DelRio: We're talking about a million dollars here, what we're talking about the kind of work we need to do here is anywhere between a million and million and a half, so that's going to be a big increment. This is not petty cash, and this is going to affect our taxes, it's going to affect everybody in the community, so this is a big thing.

Mr. DelRio: (inaudible comment)

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Ms. DelRio: But even they wanted to lock in the price, in order to lock in the price you need to do it in a certain amount time, and in order to have the money you have to tax the homeowners, so it has a lot of consequences, a lot of steps and again, we're talking about over a million dollars, give and take, people are going to have to go out of pocket for at least \$2,000 in their taxes in one year, so that's a lot of money, and yes we need to find out what the core is but, again, it's a big job if we were to get there. So, we need to make sure that we don't have to get there, so we need to make sure we hire somebody we can compare.

Mr. Trujillo: And now talking more numbers like that, even more so we need to be able to show the community that we've looked at multiple quotes because when they see that it's going to be sticker shock, oh why didn't they get more than one quote, so 100% we need to be able to show them that we took the time to look at what the options were and this is the best option that would give us the best results for the community.

Mr. Lorenzo: And I may have to go back to Landshore, I'm sure because this was from March to see if the price has changed.

Mr. Camacho: I mean at the end of the day, it's just services, it's not so much the construction material where the changes are, and I think this company is able to produce apples to apples, it's just a matter of talking to them.

Ms. DelRio: Well talk to them, tell them exactly what you need to see if we can get another bid and get somebody else.

Mr. Lorenzo: I'll give you his contact information.

Mr. Camacho: (inaudible comment) But I think now we need to start dealing with civil engineering firms that deal with analysis. (inaudible comment)

Ms. DelRio: So, do that, and then get another one.

Mr. Camacho: Yes.

Ms. DelRio: See if this one can match whatever you're looking to do and then get another company that can match it, and then we can finally come to a conclusion.

Mr. Camacho: Yes. (inaudible comment)

Mr. Lorenzo: Ok.

Mr. Camacho: (inaudible comment)

Ms. DelRio: Ok.

Mr. Lorenzo: Thank you Angel.

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C. Club

1) Weekly Reports

2) Discussion of Correspondence for 2026 Rule Increase

Mr. Lorenzo: Moving along to the club and the weekly reports, Maria.

Ms. Hernandez: Yes, my weekly reports have everything that's been done around the clubhouse on a weekly basis, or every two or three weeks I send the weekly reports. We have a proposal from Fitness Solutions, items that need to be taken care in the gym, the treadmill and other equipment that needs repairs for \$3,414.29.

Ms. DelRio: Again, this is something that I spoke about last time you were here, I don't know why we have to have like 10 items to do list from them when they show up here every month. I don't think those 10 items went bad in one month. I know she's being pushy on them because this is the argument we had, I've been hearing complaints about different machines that are not working properly, and they haven't been working but are they supposed to since we cleaned them. Were you here when we cleaned them?

Ms. Hernandez: No.

Ms. DelRio: So it was when Barbara was here, so when Barbara here we dismantled them because we got rust on some of the machines, and we did like a major cleanup that even Bruno took some of those things and sandblasted them and we did a whole bunch of things but ever since, things have not worked accordingly but, now I guess since you were pushing, if they show up here every month, I expect them to take care of those things, like those things should be petty stuff that Maria should be approving on the spot, we shouldn't get to \$3,000 waiting for a meeting to approve something like that when every time they show up it should be maybe \$200 for this, or \$300 for that, but all the time we have 10 items that are bad, which I'm 100% sure it did not happen in one month. So, I really want somebody to go back to the company because I don't think they're performing well because we're having a lot of complaints.

Mr. Trujillo: This is the company that comes in and inspects the machines?

Ms. DelRio: Yes.

Mr. Trujillo: So, I was going to mention that I saw the inspection, it was him walking around and pretending to touch things.

Ms. Hernandez: Well, we added the cameras, I'll check the cameras.

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Mr. Trujillo: Yes, well I was in there when he came, or he was already in there when I got there, but it just seemed like he was kind of doing not much, it didn't look like a serious inspection of the machines.

Ms. DelRio: And again, I don't know, do we get a discount at the end of the line item? Is there a discount there?

Ms. Hernandez: No.

Ms. DelRio: Ok, so we're paying them a monthly fee, I know it's petty, but I refuse to pay them a monthly fee for them just to walk around, and then send me a bill for \$3,000 for things that they have not taken care of in a whole year. So, that's what I'm getting to, if we don't need to pay them a monthly fee, and we just tell them whenever we have a problem or every quarter we tell them, hey just show up, check all the machines and send me a bill, that will fix it.

Mr. Lorenzo: Maria, have you been in communication with them, are they providing logs, like we discussed at the previous meeting?

Ms. Hernandez: No, I haven't, they come in early and I'm usually here early but, they just show up and maybe they have to call in and make sure that we're here to sign in and let me know because I'm here at 6:00 a.m. and they usually show up around 7:30 or 8:00 or maybe even earlier and I don't know when they're here. So, as long as they tell me and they start letting me know that they're going to be here so I can observe and see exactly what it is that they're doing. I know they do the maintenance, and then clean, but I don't know what type of maintenance but, I will call them and I'll send an email.

Mr. Lorenzo: Maybe set up a meeting with them. To my understanding they're supposed to provide us with some type of tracking or a log that they were here or if not, let's implement one.

Ms. Hernandez: Ok, or maybe a sign in sheet or something.

Mr. Trujillo: And I have two little maintenance items that you may already know, there's a light out in the gym, the one on the furthest end, then in the bathrooms, the faucets, the filters need to be cleaned and also the toilets we have an issue with the sediment that gets stuck.

Ms. DelRio: So basically at the bottom, so at the bottom these a little thing that you hold up and then you pull the thing out.

Ms. Hernandez: Ok.

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

Ms. Hernandez: Ok, and I know we got a proposal to fix the lights in the gym, remember we asked for his license and insurance and he provided it, so I'll double check that for the lights.

Ms. DelRio: But which lights are they?

Ms. Hernandez: There was like 13 or 14 lights, I have to go over the proposal.

Ms. DelRio: But are we changing the fixture or just the bulb?

Ms. Hernandez: I don't remember, I have to check the proposal.

Ms. DelRio: Isn't that something that Bruno does?

Ms. Hernandez: No, not that.

Ms. DelRio: So, you're changing the fixtures?

Ms. Hernandez: No, we're not changing the fixtures, it was something that he was going to do because there was something else electrical.

Ms. DelRio: Is that the same problem we were having with the treadmill?

Ms. Hernandez: No, that's something separate.

Ms. DelRio: Ok.

Ms. Hernandez: And I don't remember exactly but I'll send it to everybody. That's all I have, oh the refurbishment of the water park is done, it looks very nice.

Ms. DelRio: Is it filled already?

Ms. Hernandez: No, I have to call the health department first before we fill it up.

Ms. DelRio: Ok, so make sure you call the pool company and let them know.

Ms. Hernandez: Yes, I'm going to do that today.

Ms. DelRio: Call the pool company and make sure to let them that the health department is going to come to inspect it, so he can inspect before, and then send a memo to the entire community once it's filled.

Ms. Hernandez: Yes, I will.

Ms. DelRio: Perfect.

Mr. Lorenzo: So, there's also one item for the rate increase from Ideal Tech Solutions, Maria?

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Ms. Hernandez: Yes, they sent a letter for a 5% increase from Ideal Tech, and I'm not sure, I have to double check and see.

Ms. DelRio: So, what are they specifically doing, or what is Ideal Tech doing, and who is Ideal Tech?

Ms. Hernandez: Ideal Tech is the gate company that we replaced, and I have to double check because they do the maintenance for the computers here.

Ms. DelRio: Didn't we fire them from the HOA?

Ms. Hernandez: For the gates, for the CDD they maintain the computers.

Mr. Lorenzo: The network, to my understanding the network and the computers.

Ms. DelRio: Ok, so have them talk to, and what's the name of the other company for the gates now?

Ms. Hernandez: JB Renovations.

Ms. DelRio: No, the camera guy.

Ms. Hernandez: Advanced.

Ms. DelRio: So can Advanced do what this guy is doing?

Ms. Hernandez: I have to find out.

Ms. DelRio: So, that's what we need to do Jesus.

Mr. Lorenzo: Once Maria let's me know, when you talk to Advance and let us know at the next meeting.

Ms. Hernandez: Yes, I'll find out.

Ms. DelRio: Because you never dealt with this guy, right, after he got removed from the HOA, we don't even hear from him, and I think there's something we found out recently, right, so I think we have too many vendors, he should be out. So, if we can get the same thing, and maybe we can have a motion for Maria to replace, not to exceed an amount.

Mr. Lorenzo: Then we would have to make a motion to terminate, and then we'd have to make a motion to engage.

Ms. Fernandez: So, it's not this company?

Mr. Lorenzo: No.

Ms. Fernandez: Do you have an agreement with the other company?

Mr. Lorenzo: We don't even have a proposal yet.

Ms. Hernandez: No.

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Ms. Fernandez: Ok, so who is the current vendor?

Mr. Lorenzo: They are.

Ms. Fernandez: So, you have an agreement with them?

Mr. Lorenzo: Yes.

Ms. Fernandez: Ok, and we drafted it?

Mr. Lorenzo: I believe so, yes.

Ms. Fernandez: Ok, so 30 days cancellation, you can send them a notice.

Mr. Lorenzo: Ok, but first we have to check with them.

Ms. DelRio: So, my suggestion was to give Maria the authority, a motion not to exceed whatever our budget is, or whatever they're trying to charge so we can switch to the company that's currently doing our cameras on the HOA side, they can also do that, we only have the one vendor because I guess when we decided to that we didn't know that these two contracts were separate. So, our understanding from the HOA side, we thought they were taking care of that as well, so maybe that's something that they can do.

Ms. Fernandez: You can also just do, if it's the HOA company the CDD can just reimburse the HOA for whatever portion belongs to the CDD.

Ms. DelRio: Yes, and so all I'm asking for is a not to exceed, whatever the amount is, for her to negotiate with the other vendor to see if it's doable, and if that's the case, we agree on canceling this vendor, give the 30 day notice, so we don't have to do something petty, we just want to give her the authority.

Ms. Hernandez: I would also say give both of these.

Ms. DelRio: So, a not to exceed, give them the 30 days so we can be in compliance, whatever we need to do so we don't have to revisit this, just get it done and get the new vendor there.

Ms. Hernandez: So, I'll do it today, and then I'll let Jesus know so he can send a 30 day notice, and then he can start that.

Mr. Lorenzo: Once we secure the new company and their agreement is executed, then we can go with them.

Ms. Hernandez: Ok, so it's a process.

Ms. DelRio: Yes, it's a process, we just don't need to come back here, and we'll ratify it when that happens to save the time.

Ms. Hernandez: I just want them to be able to send out the 30 days notice.

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Mr. Lorenzo: So, we have to secure the same pricing or better pricing, and the same terms and conditions.

Ms. Hernandez: You can also assign one of the Board members to work on the project, or work on the proposal or just being in the room.

Mr. Lorenzo: Right, so would the Board like to assign someone?

Ms. DelRio: I'm good, I'll do it.

Mr. Lorenzo: Mario are you good with that, Janexy being assigned?

Mr. Cubias: Yes.

Ms. DelRio: Ok.

Mr. Lorenzo: So, I have a motion from Janexy.

Ms. Fernandez: I would reiterate that motion.

Mr. Lorenzo: Ok, so it would be motion from Janexy.

Ms. DelRio: Not to exceed the current contract, and you do have a proposal that we were discussing right now.

Mr. Lorenzo: No, this is just a rate sheet, this is not what we are paying.

Ms. Hernandez: Yes, I don't know how much it is since it's the CDD that pays monthly.

Mr. Lorenzo: I think it's \$150 a month, if I'm not mistaken but I have to look at it.

Ms. DelRio: So, can we find out because it's on the record.

Ms. Fernandez: I prefer an actual number, I don't want to just put a not to exceed current project, no.

Ms. Hernandez: So, \$1,800 a year.

Ms. DelRio: So, not to exceed \$2,000.

Mr. Lorenzo: Ok, so not to exceed \$2,000, and to give myself, Jesus and Maria authority to work on the contract and the cancelation notice for Ideal, so negotiating the new contract with the same terms, with a new proposal.

Ms. Fernandez: Directing District counsel to draft a new service agreement, and issuing a 30-day cancelation notice to Ideal Tech Solutions, and setting Janexy as liaison for the project.

Mr. Lorenzo: Alright.

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On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, authorizing Maria Hernandez and Jesus Lorenzo to negotiate a new proposal with Advanced Multimedia, Inc. for Preventative Maintenance IT support to include the same services currently provided by Ideal Tech Solutions not to exceed \$2,000 a month annually and also submit the 30-day cancellation notice to Ideal Tech Solutions for preventative maintenance IT support, assigning Janexy DelRio as liaison for the project and authorizing District Counsel to draft a new agreement was approved.

Mr. Lorenzo: Is there anything else regarding the club, Maria?

Ms. Hernandez: No.

D. Field Manager

1) Monthly Report

2) Discussion and Review of Fountain Restoration Project Estimates

Mr. Lorenzo: Moving to the field manager report, you'll see that on page 96, and unless the Board has any questions I'd like to jump right into the discussion and review of the fountain restoration estimates.

Ms. DelRio: Ok.

Mr. Lorenzo: Which is on page 119.

Ms. DelRio: So, just quick question because I'm not looking at this that much but, in the field report I do see before we jump to that, I do see the police reports for this one homeowner, I just want to specify for the record.

Mr. Lorenzo: Oh, that's for the club, ok.

Ms. DelRio: Yes, ok so that's when she was done, I should have found that out but, I want to bring it up because we have one resident address that is being block from coming to the clubhouse, and basically from using any common areas in the community, they're being very destructive and we still cannot figure out what exactly they are doing but they have no registered residents at their home, and they keep sending people to come to the clubhouse without him being present, so they give a big hassle to management, and they use inappropriate language, they're disrespectful so we've been having a lot of issues. So, I just wanted to keep it here on the record that they are currently blocked from coming to the clubhouse indefinitely because we cannot keep up with the same issues with them.

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So, they're welcome to come here and discuss their own problems, and that's something that Maria has addressed and I don't know if you want to mention the address Maria, I believe the address we're talking about is 8822 NW 161st Terrace, and I believe this is the only address that we're having an issue with.

Ms. Hernandez: Yes, and their privileges were suspended at the beginning of the year when Ben was here and it's been ongoing.

Ms. DelRio: And I don't know if counsel has any suggestions how to further deal with this because this is an ongoing thing.

Ms. Fernandez: If you could fill me in, sorry I was writing my notes from the previous motion.

Ms. DelRio: That's ok, so we have this one resident that, and this is just us guessing, they have multiple people living in the house, we don't know if they're students or what because we also had experiences where they had parties in that property, like charging people to come to the party, like they had a spring break party. So, we had a lot of things going on but, they keep sending people to come to the clubhouse and use the facility, they've been here after hours and we found them here, they've been told to go and been escorted out, they keeping jumping the fence at the pool, they're using profound language, and ongoing things, but this is probably happening every week, right?

Ms. Hernandez: Yes.

Ms. DelRio: Sometimes they'll go willingly, other times we have to call the police, and I do see that there's a police report in her clubhouse report. So, we are tracking this from the HOA as well, I don't know if we're sending them letters from the CDD as well, which I think at this point we should send them like a nice letter telling them, only you can come to the clubhouse with your guests, guests cannot come unattended, and their behavior.

Ms. Fernandez: So, what is the exact club rule, or do you guys charge a membership fee first of all?

Ms. DelRio: Yes.

Ms. Fernandez: Ok, so what's the policy on guests?

Ms. DelRio: They have to come with a resident.

Mr. Cubias: They homeowner has to be present for them to be here.

Ms. Fernandez: So, there can be unlimited guests, or is there a limit?

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Ms. DelRio: No.

Mr. Cubias: It's like 4 per owner.

Ms. DelRio: I think so.

Mr. Cubias: So, if Janexy comes with them, she would have like 4 people each.

Ms. DelRio: Yes, I think.

Ms. Fernandez: And how many residents are coming?

Ms. DelRio: They're just coming without him.

Ms. Fernandez: So, how are they getting allowed into the clubhouse then?

Mr. Cubias: They just walk in.

Ms. DelRio: Yes, they're walking in.

Mr. Cubias: Or they walk from the back area.

Ms. Fernandez: Do you guys have violations in your rules that if someone does not follow the club rules they can be suspended?

Ms. DelRio: Yes, and they are suspended but, they come in anyway.

Ms. Hernandez: They're just disregarding it.

Ms. Fernandez: At least in my other Districts that have clubhouses I know that we have facial recognition when you come in, so if you are not a member and you're not present with your guest, they won't let you into the clubhouse.

Ms. DelRio: Yes, and that's what we do.

Ms. Hernandez: We have a club attendant that knows who he is so as soon as he comes, or somebody else that they know because they know, or a guest of a guest.

Ms. Fernandez: I would advise to stop them at the door, and say if you are not present with the resident then you cannot come in, guests cannot come in.

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

Ms. Fernandez: At that point, all you can do if they're trespassing, you call the police.

Ms. Hernandez: We have.

Ms. DelRio: Yes, we have, that's why we have the report.

Ms. Hernandez: And they're coming in from the back.

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Ms. Fernandez: So, to alleviate the issue my suggestion is you stop at the front because it's in your rules, you are allow to enforce your rules, at least in the terms of your clubhouse. So, if it says in your rules that a random person cannot come in without their resident, then you can advise the person a resident needs to be there. If you see that isn't the case, you call the police.

Ms. DelRio: And we're doing that, I'm saying beyond that is there anything else we can do?

Ms. Fernandez: Unfortunately, a CDD has no police powers so you are at the discretion of Miami-Dade County Police.

Ms. DelRio: Right, and she did mention something, I know we have those cameras now on 87th that has the facial recognition, so maybe you should contact our camera guy, Ivan, and see if we can have a camera coming to the clubhouse but just in the pool area that can be checked.

Ms. Fernandez: This is also an issue that you guys have with the club rules amendments, maybe limiting the number of guests, or something to offset this and if an infinite number of people are showing up and they're not even paired with the resident or the resident is suspended, they should not be let into the clubhouse. At other Districts, they're stopped at the desk and then at that point you can call the police.

Ms. DelRio: Yes.

Ms. Hernandez: Because he just tries, he sitting there, and I told him to leave and then he refused.

Ms. Fernandez: Well, it's in your rules, you can show the police this is the rules, they're not following the rules, they're trespassing, and that's all you can do unfortunately.

Ms. DelRio: Yes.

Ms. Fernandez: The only other option is obviously an expense and you get a roving security to enforce that.

Ms. DelRio: No, and my question was mainly besides that, we can send a letter also from the CDD just to make it more formal.

Mr. Lorenzo: Yes, Maria, if you could send them a letter from the clubhouse advising them, and I don't know if you've already sent one.

Ms. Hernandez: From the CDD?

Mr. Lorenzo: Yes, a suspension notice.

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Ms. Hernandez: Yes, it's the resident that they're paired with, the house that they're coming from.

Ms. Fernandez: Is that resident that's suspended?

Ms. DelRio: Yes.

Ms. Hernandez: The resident is suspended and he's got unregistered people living there, and then guests or other friends of the unregistered residents that are there are just showing up, so we've given the violations.

Ms. Fernandez: So, to come into this clubhouse you have to be a registered member?

Ms. Hernandez: No, a member.

Ms. Fernandez: So, maybe advising staff not to let them in, the facial recognition also helps because then if you are a member at least that streamlines quickly and you can walk in and at least you don't have like a line backing up but, my recommendation is they're not allowed to pass the desk, or if they come and they jump the fence, you just call the police.

Ms. Hernandez: That's what we've done.

Ms. Fernandez: And unfortunately, that's all you can do.

Ms. Hernandez: And the last time they were here, there was two ladies showed up with like 3 or 4 guests.

Ms. Fernandez: You have two options, you can approach them and give them a notice, warning them and let them know, or you can immediately call the police.

Ms. DelRio: So, that's why I was saying it but, I just wanted to leave it on the record and making sure that we don't any less.

Ms. Fernandez: Unfortunately, you guys are doing what you can and maybe this is something that we can implement in the rules, maybe make them a little bit tighter to prevent things like this, you just have to see, maybe you can limit two per resident and only one household gets 4 guests, something like that.

Ms. Hernandez: Ok.

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

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Ms. DelRio: And this is what I explained to even security, because we're trying to put a lock on the kids playground which is the same height, so this is kind of like symbolic, if you want to jump it, you can jump it, but then you're trespassing, that's what it means in reality, it's a symbol of trespassing but, anybody can jump it, you're not supposed to that the whole idea.

Mr. Lorenzo: Ok.

Ms. DelRio: So, that's just giving us the authority of where, you're here, you're trying to come in, if you go over without having the proper access, then you're trespassing and we call the police. So, at this point, we really don't need to do more on it, you just need to be a lot more observant.

Mr. Cubias: What if this is a continued issue, I mean there's nothing that we can really do.

Ms. Fernandez: The only thing you can do is lock the gate, put something there that they're unable to jump it, and you guys have no police power, so all you can do is call the police, you can go and approach them and tell them, you can just say, give them a warning, and honestly we recommend just calling the police, and to alleviate the issue on the front end you can do the facial recognition or just have someone monitor more closely who's coming in or locking the door, and people can only come in with a FOB, something like that.

Ms. DelRio: And going to that and I don't know if this is the right time to do it but, what about if we add a picture of every resident in the system?

Mr. Cubias: What about renters though?

Ms. DelRio: No, renters need to come in with a FOB and it's different, and I guess we can have the picture too.

Ms. Hernandez: I bought the camera already, so I'm going to start setting it up today.

Ms. DelRio: But do you know what I'm saying, like I think every member should have a picture of them.

Ms. Fernandez: Maybe for the next fiscal year budget you can look into getting a facial recognition stand up machine, it's essentially an I-Pad on a stick and you have it there in your software and you have everyone that's registered.

Ms. DelRio: I like that idea.

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Ms. Fernandez: So we can budget for it next fiscal year.

Ms. DelRio: How much is that, can you give us an idea of how much that is?

Mr. Fernandez: It's like what they have when you go to the doctor, you get a proposal for that type of thing.

Ms. DelRio: I like that better.

Ms. Fernandez: And at least that system and that software is going to deal with tenants and renters, you don't have to be manually setting up a system of every single person, it does it for you.

Ms. DelRio: Yes, so find out how much that is.

Mr. Cubias: I think they offered that to us last time.

Ms. DelRio: I don't know.

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

Ms. DelRio: Ok, and usually those people they cannot come in because the door is locked, so you have to let them in, and you can even go with the I-Pad, if they're back there in the pool and they came in through the side, and you say, hey listen I'm just doing a random check, and you take the I-Pad and say, please check in.

Mr. Lorenzo: Or you can just put that at every entrance, or the only way to come in is through the front.

Ms. Hernandez: Wait a second, some of these people, most of the residents have My Q, can we call My Q and ask them that every resident that has My Q applicants take a picture?

Ms. DelRio: That's ok but, whoever is not at the gym, they have to get in through the main gate, what we have in the gym for instance is that people will let other people come in.

Mr. Lorenzo: Those are people that should be suspended as well.

Ms. DelRio: Exactly.

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

Ms. DelRio: Also, the people that are jumping the fence, like if you feel that the person didn't come through the main gate, you can go to them with the I-Pad, as a

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standard procedure so people don't think you're targeting them, you say, listen, I don't see you registered here, do you mind registering now.

Ms. Fernandez: Another way would be if you lock all the doors, no access to them, and everyone has to go in through the front door, that's how my other Districts do it, you have to go in through the front door, it's a rule, you don't get to go through a special door, everyone has to go through the main door, because it helps with safety too because now you know the amount of people you have in your clubhouse, who has come in. I have a District that even keeps track of how many individuals come into the clubhouse every month.

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

Mr. Trujillo: What happens for example when the actual main clubhouse is not open because there's nobody there and people would be using the gym.

Ms. Hernandez: It's closed, the pool closes at 7:00.

Mr. Trujillo: No, I understand but the gym.

Ms. Hernandez: The gym is separate, there's a separate entrance for the gym.

Ms. DelRio: So, I kind of like that idea just to have a facial recognition at the gym and then at the entrance and then close everything else, you can only exit, you cannot come in to the clubhouse.

Ms. Fernandez: Even just look into proposals because you'll probably have to budget this, so she can look into proposals and you can start getting that in for next year's budget and she can start at least what she wants to implement in the rules and for that, no motion is needed.

Ms. DelRio: But we can implement the whole thing of coming through the main door.

Ms. Fernandez: Yes, to the clubhouse.

Ms. DelRio: So, I think Maria, starting immediately, you should lock all the doors to come into the pool and just make the back an exit.

Ms. Hernandez: So, deactivate all the FOBS and they have to come in through the clubhouse entrance.

Ms. DelRio: Yes.

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Mr. Lorenzo: And communicate it through an email and do that.

Ms. Hernandez: I will.

Ms. DelRio: Yes, do that, you will only be able to access the gym through the regular door and the main entrance to the clubhouse to come in, everything else is going to be exits.

Mr. Lorenzo: Correct.

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

Ms. DelRio: The other day there was a lady having food in the pool area.

Ms. Fernandez: And in your rules you can implement that you're allowed to check coolers for food.

Ms. DelRio: Oh no, we already have all of that.

Ms. Fernandez: Ok good, then if you lock all the doors, you're allowed to say, may I see your cooler, and I have Districts that there's no alcohol allowed, and they see the alcohol buried, they say, please go back and leave that in your car and then you can come back but, if it's in your rules then you good.

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

Ms. DelRio: Ok, let's move forward with the next thing.

Mr. Lorenzo: Ok, is there anything else for the club?

Ms. Hernandez: No.

Mr. Lorenzo: So, moving on to the field report, unless you have any questions regarding the field report, we just finished the last midge service for the lakes and there's a proposal on 117 from Eco Lawn for the gumbo limbo tree trimming.

Ms. DelRio: Ok.

Mr. Lorenzo: I would just like to get a motion to go ahead and proceed with the project and also add this to your budget so we don't have to keep discussing this, and then amending the contract to include any tree trimmings into the existing contract.

Ms. Fernandez: Where's their proposal?

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Mr. Lorenzo: It's not a new proposal it's just something that's being billed outside of the contract so this would be included in the contract so there won't have to be a discussion as far as getting approval every time.

Ms. Fernandez: Yes, but that would be for additional work, but what amendment do you want to the agreement?

Mr. Lorenzo: Just adding the tree trimming.

Ms. Fernandez: Moving forward.

Mr. Lorenzo: Yes, moving forward.

Ms. Fernandez: So, it's not going to be additional work.

Mr. Lorenzo: Right.

Ms. Fernandez: Ok.

Mr. Lorenzo: This one and the palm tree trimming if it's not already included, which I don't think it is.

Ms. Fernandez: Well, they're probably going to have to send you an updated proposal at that point.

Mr. Lorenzo: Correct, so amending the Eco Law contract.

Ms. DelRio: And I think he trimmed already.

Mr. Lorenzo: He trimmed the palms.

Ms. DelRio: Right, the palms for the decorations.

Mr. Lorenzo: Correct, and speaking of the decorations, like I was mentioning to Janexy before the meeting, there has been a delay, I was given the 13th of last week to be commencing and completing it but, it's now scheduled for Saturday.

Ms. DelRio: And when are we going to put up the tree?

Mr. Trujillo: After Thanksgiving, that's when the tree is going up, when do you want the tree to go up, I think we put the 14th is what we said.

Ms. Hernandez: No, they have the event on the 14th.

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

Ms. DelRio: Ok, we'll figure it out, we've done it for many years, I wanted to go to the field report, and want to also talk about those houses with DERM issues.

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Mr. Lorenzo: Yes, so before that, I just wanted since we're on this, the \$2,400 for Eco Lawn for the gumbo limbo tree trimming, do I have a motion from the Board?

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, accepting Estimate No. 2047 from Eco Lawn in the amount of \$2,400 to complete the perimeter gumbo limbo tree trimming project and adding the service into the budget and amending the existing contract to include any tree trimmings going forward was approved.

Mr. Lorenzo: We'll go ahead and work them online to get the contract revised and we'll come back to you.

Mr. Cubias: Going back to the DERM.

Mr. Lorenzo: Yes.

Mr. Cubias: So, some of those pool work always they have affected that's something that I have, is there a way that they can do any type of, I don't know, contribution to the fixing of that pipe?

Ms. DelRio: I guess we'll determine that after we get a report.

Ms. Hernandez: Analysis.

Ms. DelRio: Yes, the analysis, at this point I can tell you that there's a lot of people doing ongoing damage to the lake.

Ms. Hernandez: 8861 and 8844.

Mr. Lorenzo: Right, 8844.

Ms. DelRio: We have people emptying the pool water into the lake, apparently, it's an ongoing thing.

Mr. Lorenzo: Supposedly it's draining from what Maria told me, it's just they're draining from their patios.

Ms. DelRio: Which I also have a problem with because why do you need drainage for you patio if you're in the back of the lake, and where is this drainage going to?

Ms. Hernandez: If they clean their patio with Chlorox, that drain is going into the lake.

Ms. DelRio: Of course.

Mr. Hernandez: So, it's not just from the rain like he says.

Mr. Lorenzo: It needs to be capped and we need to fix it.

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Ms. Hernandez: To fix it and bill him.

Mr. Lorenzo: Correct, so once it's capped.

Ms. DelRio: So we have, and I think that, actually I don't want to take a lot of time, but probably for the next meeting I wanted to do an inspection.

Mr. Lorenzo: So, I have a running list, I'm going to go through it again just to make sure I have everything correct.

Ms. DelRio: I want to know if there's people throwing water back there like the pool situation, I also want to see how the grass behind the houses because if the grass is brown, or you have like, if people are at some point they throw pool water out there.

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

Mr. Lorenzo: Just so you know after the last meeting, Angel and I went back there and some of the slopes are not the 4 to 1, it's supposed to be 4 to 1 slope, and it's not.

Ms. DelRio: Exactly, so we need to enforce that, you do the report, you send a letter from the CDD and then Maria can enforce it with a violation from the HOA, follow the procedure and if they don't comply then we can replace, and if we need to put the grass on it or anything then HOA will take care of it.

Ms. Hernandez: No, the HOA, no he said CDD.

Ms. DelRio: No, because you don't do those things.

Mr. Lorenzo: I don't see why the CDD can't send a letter regarding that.

Ms. DelRio: You can send the letter but will you be able to replace?

Mr. Lorenzo: Well, they'd have to pay for it.

Ms. DelRio: Yes.

Mr. Lorenzo: However, I don't know if we're going to need something from you Angel for that replacement remedy, is that something that we're going to need?

Mr. Camacho: (inaudible comment)

Mr. Lorenzo: Ok, perfect.

Ms. DelRio: At the end of the day, if they don't have any grass back there, they need to put the grass back.

Mr. Lorenzo: Well, technically the CDD should be doing it to keep it standard number one.

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Ms. DelRio: Ok, but in the HOA we manage it differently, so if the CDD could be sending them the letter, and telling them.

Mr. Lorenzo: They'll be responsible for it, and we will be doing it, and we'll get a proposal and they'll have to pay the proposal, once they pay the proposal we'll go and do it.

Ms. Hernandez: Exactly.

Ms. DelRio: Ok, so I like that because in the past what I've been told, or we've been told here, is that it's very difficult for the CDD to impose fines and for us to do it, so they'll send the letter, and in the letter that the HOA will deal with the management company, and we'll kick in and say you have a violation for this, you need to fix it, and if they don't fix it they go through the procedure of the HOA violation and fine them.

Ms. Fernandez: You can, however, it has to be a violation through the HOA rules.

Ms. DelRio: Which it is, which you need to have the grass done, if not, and the way we do it on the HOA side, on the swales is a correct and bill, so we send them the notice, how much time they have to replace it, and if not we'll do it and then if they don't do it, we go ahead and replace the grass, we send the bill for the grass and an administrative fee, and then it's a done deal, and it goes in the letter. In this case, if we're not going to give them the option because that's the way the CDD operates, then just put the new grass, I'm going to be happy with that too because it's going to look beautiful and then they have to pay for it. So, I'm 100% with that I just want to make sure that you have the power also to collect.

Mr. Lorenzo: Well, that was going to be my next question, if they don't pay, can we add it to the tax bill?

Ms. DelRio: I don't think so.

Ms. Fernandez: In certain instances you are, I'm going to have to research that because I don't want to give you an incorrect answer but, I know there are certain instances where you can just put it on the individual homeowner's tax roll, it shows it on their tax bill, just on theirs, not on everyone else's.

Ms. DelRio: Ok so, I'm good with that, if that's the case and you guys think you can charge the individual, great.

Mr. Lorenzo: Ok.

Ms. Fernandez: Ideally, the first step in that would be to send the letter.

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Mr. Lorenzo: Correct.

Ms. Fernandez: And the proposal and they pay that so that you don't have to go through this because it won't be on their tax bill until the next cycle and the District is going to have to pay for it, it's just that you get reimbursed eventually.

Ms. DelRio: Yes, I know. So, going back to this, I know that DERM has been involved in a few properties that is an ongoing thing, and some of these properties we have not released the funds.

Ms. Hernandez: We haven't released it because they don't notify me, apparently they're supposed to notify the owner, the owner hasn't found anything wrong to follow through, I don't know if you can just go and inspect and tell them, listen this is what you need to do.

Mr. Lorenzo: I can't stop the work but DERM can, so I would just continue to rely on DERM and the county and making sure that they get permits.

Ms. Hernandez: The county does not cooperate with DERM, there's no communication between them.

Ms. DelRio: They're two different entities, so that's one thing. Also, we have that one property that has been abandoned.

Ms. Hernandez: 8844.

Ms. DelRio: And I don't know for how long we can continue, because that was a long time ago, and he's encroaching into the CDD property as well.

Mr. Lorenzo: Ok.

Ms. DelRio: And you know which property it is, right, it's on 160th.

Mr. Lorenzo: Yes, 160th.

Ms. DelRio: So just look into that to see what we can do because it's going to be like that forever.

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

Ms. DelRio: Ok, so what else.

Mr. Lorenzo: So, moving on to page 120 you'll see a proposal for the fountain restoration, this is apples to apples based on what the engineering team and their scope of work.

Mr. Trujillo: Last time we were missing, or one of them was missing something.

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Mr. Lorenzo: Correct, so if you go to page 119 you'll see a small breakdown and analysis showing you the prices, and the short version of the scope of work.

Ms. DelRio: I'm not even there yet, hold on.

Mr. Lorenzo: Page 119, and let me help you here.

Ms. DelRio: Ok, thank you, I see the new breakdown.

Mr. Lorenzo: Yes.

Ms. DelRio: So, are they all doing the same type of work, and Robert's Pool is charging us \$126,000.

Mr. Lorenzo: Well, Robert's Blue Pool does have the license in each type of work that they're performing, so that's the difference.

Ms. DelRio: And that's \$80,000.

Mr. Lorenzo: I'm just giving you what we've noticed, and he is very expensive but, he does have his paperwork in line. JB Renovations, you guys know Bruno, he's done restorations.

Ms. DelRio: He just did the restoration back there.

Mr. Lorenzo: Right here, correct, and he's done another fountain which he showed me as well, and he's seems to be the least expensive and he's somebody that you guys use, and have accountability with.

Ms. DelRio: So, here's the thing because what I was thinking about is like, if we were to be spending let's say \$46,000 which is a lot of money to fix the water fountains, I think that you should have not just a facelift but, it should be a completely new look that the community can see.

Mr. Cubias: For \$46,000?

Ms. DelRio: Yes, for \$46,000 if we're changing the decorative rocks then we should, you can probably do it with AI, because I thought about it, like you want to give something to the community, like I don't want the same thing again. You want to have something, and I'm sure for the same amount we can do this, like we send like 3 options out there to the community on the HOA side, like with the rocks or maybe doing like I don't know with a wood.

Mr. Lorenzo: Well, that's going to change the scope of work and it's going to be more expensive.

Ms. DelRio: No, but we're changing the fountain, the decorative rocks.

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Mr. Lorenzo: The white rocks, you're not touching the ones that are gray or brownish on the side.

Ms. DelRio: So, you're telling me that \$20,000 is just from the rocks because how much is the other quote?

Mr. Camacho: (inaudible comment)

Ms. DelRio: And then the \$46,000 what does that include, just changing the rocks on the ground?

Mr. Lorenzo: Changing the rocks and doing the diamond brite all the way up to where the water was.

Mr. Camacho: (inaudible comment)

Mr. Lorenzo: But once you start messing with the rocks, remember the white rocks that you guys put went all the way down, so you still need to do the diamond brite.

Ms. DelRio: But what I'm trying to figure out, it's bad because he told me about the \$40,000 doing the diamond brite on 87th which is the only fountain that is leaking, so the other ones are not leaking.

Mr. Lorenzo: He told me the other two had small leaks but, not noticeable.

Ms. DelRio: Ok, so in the case that the other ones are not leaking, and he's fixing the lights, removing the water feature, and changing all the electrical work, if we can do all of that for \$20,000 because right now you're telling me it's going to be more, and then we can actually look into doing not a facelift but, like a faceoff type of thing, you know what I'm saying?

Mr. Trujillo: You want the value to be shown to the community.

Ms. DelRio: Yes.

Mr. Trujillo: Because if it's the same nobody is going to notice.

Ms. DelRio: Exactly, and it's \$46,000, I'd rather do \$20,000 and then fix what is wrong and remove all these things.

Mr. Trujillo: So, just to confirm, so the quotes we got doesn't touch the, because I'm looking at the fountain right now, it doesn't touch the dark stones, it would just be touching the white ones that's in the back, right?

Mr. Lorenzo: Correct.

Mr. Trujillo: Ok.

Ms. DelRio: And that would be like another \$26,000.

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Mr. Lorenzo: Remember the white stone goes all the way into the water, so if you don't redo that diamond brite, there's not going to be water running.

Ms. DelRio: No that's in case that we replaced that tile now, so that's not the case because we're not replacing it now, we're just going with the cheaper option, and everything is going to be functionable and then during the year, maybe the beginning of the year, we can go and say, ok we like this style, we can do some type of AI, and say we want this kind of stone with this thing, so it can be like a big change on the entrance.

Mr. Cubias: When you say AI, what do you mean by that?

Ms. DelRio: Sending a picture and a video option.

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

Ms. DelRio: So I'd rather do the least expensive where we take care of the problems, and they're still going to be functional, the lights are going to be working, the diamond brite or whatever is leaking is going to get fixed, so everything is going to be functioning and we're going to removing those ones that we have, and we need to make it for sure in the next 3 months we can choose a style of the tile because at that point we're just going to change the tile, changing the back and doing the diamond brite of the ones, and the black stones which was a big problem with those.

Mr. Trujillo: So, you're saying to move forward with the cheaper thing.

Ms. DelRio: The cheapest one with JB that we know is working good, he just did it and they did good.

Mr. Trujillo: And that would just resolve our issues right now and once we feel comfortable with it, then we can do the other one.

Ms. DelRio: Yes because that's the face of the community, and if we put in some money into that we want it to show.

Mr. Lorenzo: So, we'll go away from the engineer recommendation and go with a not to exceed amount of \$25,000, and I have look back, he sent me a proposal I just wasn't sure what it was for.

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

Mr. Camacho: (inaudible comment)

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Mr. Trujillo: I'm ok with that.

Ms. DelRio: Ok.

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

Mr. Lorenzo: So, do I have a motion from the Board to go ahead and proceed with JB Renovations?

Mr. Cubias: Yes.

Ms. DelRio: For a not to exceed \$25,000?

Mr. Lorenzo: So, the proposal is for \$23,000, so \$23,000 or \$25,000?

Mr. Cubias: \$25,000 sounds better, not to exceed.

Ms. DelRio: Ok.

Mr. Lorenzo: So, it would be for the diamond bite on 87th, rearrange the top portion and relocating the electric.

Ms. DelRio: Yes.

Mr. Lorenzo: So, we'll send that proposal to the Board along with this one from the engineering that we were discussing with the erosion.

Mr. Camacho: I already sent that to Maria and the rest of the Board.

Ms. Fernandez: In the future, don't sent it to them, send it to Jesus and he will send it to them because that could be a Sunshine violation.

Mr. Camacho: Ok.

Ms. Fernandez: And even though we're at a meeting right now, that email could be a violation, so just make sure that from now on you just send it to him and tell him, send it to them.

Mr. Camacho: Ok.

Mr. Lorenzo: So, JB Renovations, estimate No. 1066 which I'm going to send you guys, again that's estimate No. 1066, I will send you the proposal so you can see it, it's in the amount of \$23,000 but, we're doing a not to exceed of \$25,000.

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On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, accepting Estimate No. 1066 from JB Renovations in the amount of \$23,000 (not to exceed \$25,000) to complete the fountain restoration project and authorize District Counsel to draft a Small Project Agreement was approved.

Ms. DelRio: Ok, people, I have to go somewhere else right now.

Mr. Lorenzo: I'm sorry, so we can add this to the agreement?

Ms. Fernandez: No, unless you want me to draft an agreement for that project.

Ms. DelRio: Do we need one?

Mr. Lorenzo: I would suggest it because it's over \$20,000 but it's up to you guys, if you want an agreement with Bruno just to make sure but, it's up to you.

Ms. Fernandez: It's the Board's discretion.

Mr. Cubias: Just in case.

Ms. DelRio: Did we do that for the kid's splash?

Mr. Lorenzo: Yes.

Ms. DelRio: Ok, so then do it.

Mr. Lorenzo: Ok.

E. CDD Manager – Final Approval of the FY2024-FY2025 Report Performance Measures and Standards

Mr. Lorenzo: Alright, so moving forward to CDD manager, the final approval of the fiscal year 2024-2025 performance measures and standards report, and you'll see that on page 139, and the memorandum on 138. This is just to make sure that we adhere to the Florida Statutes and report, this was passed a couple of years ago, this is the second year we're doing this. So, this may get derailed, it may be something that we don't need to do in the future but, it's just to show transparency.

Ms. Fernandez: They're hoping in the next legislative cycle that they do away with this requirement, however, right now it's still in affect so, it's essentially just every year you're setting goals for yourselves, it's redundant because you do all the goals anyway but, again, you set the goals for yourselves, they're posted on the website and at the end of the fiscal year you just check them off and you post on the website that all your goals have been accomplished. I would recommend don't set a goal that you can't achieve.

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Mr. Lorenzo: Correct, so you'll see criteria there, public meetings, community communication and engagement and you'll see infrastructure and facilities maintenance and financial transparency and accountability. The overall for Centre Lake, we met all of our performance measures and standards for last fiscal year, required meetings, transparency efforts, infrastructure and maintenance, and financial protocols. So, just a motion from the Board to go ahead and approve that.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, the final approval of the FY2024-FY2025 Report Performance Measures and Standards was approved.

EIGHTH ORDER OF BUSINESS

Financial Reports

- A. Acceptance of Check Register**
- B. Acceptance of Unaudited Financials**

Mr. Lorenzo: Moving forward to financial reports, tab A, is the acceptance of the check register, and tab B is the acceptance of the unaudited financials. If the Board has any questions or concerns please let me know, and if not, a motion to approve would be in order.

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

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Lorenzo: Are there any Supervisor's requests?


Ms. DelRio: No.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Lorenzo: Alright, 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:

37A95D3C74B947D...
Secretary / Assistant Secretary

Signed by:

DC44A3FF5C349D...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 0D55C6C0-E854-4591-AF39-076CC89E79C7
 Subject: Centre Lake: Complete with Docusign: 11-19-25 Minutes.pdf
 Source Envelope:
 Document Pages: 42
 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
 Ellen Acosta
 1001 Bradford Way
 Kingston, TN 37763
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Status: Original
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 eacosta@gmssf.com
 Location: DocuSign

Signer Events

Janexy DelRio
 Janexy.delrio@yahoo.com
 Chair
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

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 Signature Adoption: Drawn on Device
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 Signed using mobile

Timestamp

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 Resent: 3/9/2026 1:48:57 PM
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 Viewed: 3/27/2026 9:32:25 AM
 Signed: 3/27/2026 9:33:21 AM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Jesus Lorenzo
 jlorenzo@gmssf.com
 Security Level: Email, Account Authentication
 (None)

Signed by:

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 Signature Adoption: Pre-selected Style
 Using IP Address: 134.199.102.221

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Electronic Record and Signature Disclosure:
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/23/2026 8:25:29 AM
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Signing Complete	Security Checked	2/23/2026 8:26:53 AM
Completed	Security Checked	3/27/2026 9:33:21 AM

Payment Events	Status	Timestamps
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