

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, June 17, 2026, at 9:30 a.m. at 8875 N.W. 155th Terrace, Miami Lakes, Florida.

Present and constituting a quorum were:

Janexy DelRio
Justin Trujillo
Illesy Martino

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jesus Lorenzo
Ben Quesada
Terry Glynn
Gabriela Fernandez
Angel Camacho
Maria Hernandez
Several Residents

District Manager
Governmental Management Services (by phone)
Governmental Management Services (by phone)
District Counsel
District Engineer (by phone)
Miami Management

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Lorenzo called the meeting to order, called the 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 #5 (11/2026)**
- B. Oath of Office for Newly Appointed Supervisor(s)**
- C. Election of Officers**

Mr. Lorenzo: Moving forward to item No. 2 on the agenda is the organizational matters, consideration of appointment of Supervisor to unexpired term of office for seat #5 which expires in November, 2026.

Ms. DelRio: Do you know if somebody registered last week for the open seat?

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Mr. Lorenzo: I will check online before we leave, I have it up there but, I didn't see anybody.

Ms. DelRio: So how are we going to do that, we won't be able to have quorum.

Mr. Lorenzo: Come the November meeting.

Ms. DelRio: There's a big problem because we lost two seats, if I'm not mistaken because I think Mario did not go and qualify.

Mr. Lorenzo: Mario and Justin were supposed to fill out applications last week.

Ms. DelRio: Yes, so this is a big thing.

Mr. Lorenzo: But the term will expire in November.

Mr. Fernandez: Yes but they will be in holdover anyway, so once there are no holdovers and you have those two seats for the next meeting, you can just declare there's a holdover and then you can appoint them to the seats.

Ms. DelRio: Ok.

Mr. Lorenzo: And there's a procedure that we'll follow once we get there but, you guys are good for now and we'll talk offline after the meeting. So, unless the Board has anybody to appoint to seat #5, we can table this item.

Ms. DelRio: Yes, table.

Mr. Lorenzo: Ok.

THIRD ORDER OF BUSINESS

Audience Comments *(each speaker has 3 minutes)*

Mr. Lorenzo: Moving forward to audience comments, each speaker has 3 minutes, does anybody online have any comments regarding the agenda? Michael, if you have any comments now is the time.

Mr. Miller: No comments.

Mr. Lorenzo: Ok.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 15, 2026 Meeting

Mr. Lorenzo: Moving forward to item No, 4, approval of the minutes of the April 15, 2026 meeting which you'll find on page 5. Unless the Board has any comments, adjustment, corrections, or any questions, I can take those, if not, a motion would be in place to approve.

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On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, the Minutes of the April 15, 2026 Meeting were approved.

FIFTH ORDER OF BUSINESS**Public Hearing to Adopt the Fiscal Year 2027 Budget****A. Motion to Open the Public Hearing**

Mr. Lorenzo: Moving forward to the public hearing to adopt the fiscal year 2027 budget which you'll find on page 47 which we went over extensively at the last meeting. In order to open the public hearing we need a motion from the Board to open the public hearing.

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

B. Public Comment and Discussion

Mr. Lorenzo: So, we are now inside the public hearing for the 2027 fiscal year budget, and item B is the public comment and discussion, which you'll find and email from resident on page 60 of your agendas. I can read it, if you want.

Ms. DelRio: Yes, so it can be on the record.

Mr. Lorenzo: Perfect. So, we have an email from Mr. Gerard Vaugues and his email states the following; This email serves as our formal objection to the proposed assessment increase of \$552.85, which is an annual increase just to clarify that, as referenced in the Notice of Hearing on Budget and Assessment of Property dated May 4, 2026. We are currently assessed property taxes in excess of \$11,000.00 per year on this property. The proposed additional assessment of \$552.85 represents a further financial burden that we are not in a position to absorb at this time. This increase is neither reasonable nor sustainable given our current tax obligations, and we respectfully but firmly oppose it. We request that the governing body take the following into consideration prior to and during the scheduled hearing: Number one, the cumulative tax burden on this property already exceeds \$11,000.00 annually, which represents a significant ongoing financial obligation. Number two, property owners and residents cannot indefinitely absorb incremental assessment increases. We respectfully request the opportunity to be heard at the scheduled hearing, and we ask that our objection be formally entered into the record

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prior to any vote or decision on the proposed assessment. Should you require any additional information or documentation in support of this objection, please do not hesitate to contact us directly, and you'll see that on page 60 as I already stated.

Ms. Fernandez: Ok, and I'm sure we want to hear from whoever else is there, and I'm assuming they're here for that.

Mr. Lorenzo: Yes, so Michael if you have any comments, right now we are in the public comment and discussion, if you have any comments regarding the budget or anything in regards to the budget, please let us know, right now would be the time, you can just unmute yourself. Ben you guys can hear us, right, I'm just confirming?

Mr. Quesada: Yes.

Mr. Lorenzo: Ok, so Michael, if you have any questions feel free to unmute yourself, and I'm also going to ask the resident that's here in person if they have any questions in regard to the budget and I'm just going to quickly explain the different expenditures and the breakdown of the proposed budget to her right now. So, the increase that's being proposed is the \$552.85, and that was just kind of a brief explanation of how we got here from the last meeting.

Ms. DelRio: And that was my next question, how long have you lived in the community?

A resident: 8 years.

Ms. DelRio: So, she's been here since the beginning, so I think it would be good if you could explain how we got to that number.

Mr. Lorenzo: Yes, of course. So, the budget, there has been no increase in the past few years and so I don't know if you know, you have a Series Bond for 2016 for the infrastructure of the community. Then you have the maintenance side of it, and then the clubhouse was purchased in 2021, there was no increase of these two to be able to take on the new maintenance costs for the clubhouse, so there was really no increase until now.

Ms. DelRio: And there was a whole free year of clubhouse dues because we had the sale.

Mr. Lorenzo: Correct, which I'm going to get to. So, you guys sold or had two lake capacity deals in excess of \$800,000, so almost a million dollars, they've used up to now the surplus towards the budget to not trigger an increase. So, every time in the past few

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years that's what it was doing, and what we proposed to the Board and the Board approved at the last meeting was to stop using that surplus and assess for what's being collected.

Ms. DelRio: And one of the reasons this Board decided to do that at that time, we were going to hold it, we had done the purchase of the clubhouse, and at the time it was done it was right after tax season, so we couldn't put it on the taxes for that year. So, at that time what we decided was, with the money that we had sold the capacity, we used that for the operation of the clubhouse so nobody, for a whole year, including yourself, nobody got charged for the maintenance of the clubhouse, and it was like \$132 back then what we used to pay to Lennar. So for that year, you paid absolutely nothing, everything came out of that capacity money. Then during that time we had COVID going on and so there was a lot of struggles that everybody was going through, so we thought at that time not increasing the budget was the right call just because everybody was going through the burden and I know Jesus is going to go through the story but, now it's getting to the point that we still need reserves, and we cannot keep eating out of that reserve so we need to go back, and say, ok this is where we need to be in order to be able to pay for our operations without keep taking money from that reserve. So, I think whatever period of time we've had has been good enough for everybody to settle, like coming back from COVID and any other financial difficulties that it could have caused, and to be in better standing where \$500 a year I don't think is going to be as much of an impact if we were not to put it in there to have that reserve, you know refurbishing that reserve that we need for the entire building and whatever common areas we share.

Ms. Hernandez: And I wanted to clarify because I had a few residents come in when they received the bill, they thought it was \$552 a month, not a year, and I clarified, it's not \$552 a month, it's \$552 a year that's an increase of only \$46 a month, so I wanted to clarify that.

Mr. Lorenzo: And Maria, if they reach out to you in regards to the CDD feel free to give them my contact information, so I can explain to them, show them the website, introduce myself too, and see if I can answer any questions.

Ms. Hernandez: Yes, absolutely, so they were confused.

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Mr. Lorenzo: And that's usually the case, and that's why I send out the notice, we make sure to indicate that it's an annual increase, it's not a monthly increase because a lot of people think, HOA, ok it's monthly.

Mr. Trujillo: Right, and I will say like as someone who sells here a lot, a lot of the residents don't even know that the CDD exists, the CDD aspect, like it's amazing to me, we all purchased here and there was also like disclosure that we all signed, and I don't know if Lennar didn't do a good job of explaining that.

Ms. Fernandez: They did, it happens.

Ms. DelRio: I think my experience with Lennar, we were ready to buy, we came with our check, they didn't want to take my check, they didn't want to take my deposit, they told me, go and read the By Laws and this is the CDD, this is from the CDD, and this explains the By Laws, and they told me after your read that come back with your money. So, to me, at least my sales person was on point, and also with the original CDD that's for 30 years, so right now we have about 22 years left, so it does end for that homeowner that wrote to you, and I don't know if you explained that to them as well. I'm pretty sure by that time we going to have different debts, and we'll take care of that at that time but, right now whatever the original one was, that was 30 years, it's now down to 22 and that goes with the house, that's not something with the property. That's not something that people pay here, annually, and then they say, oh I just want to pay it off, you don't have to pay it off because that belongs to the house, it's not the homeowner itself, it's something attached to the property if I'm not mistaken.

Mr. Lorenzo: Correct.

Ms. DelRio: So, that brings some type of relief, there's a portion of it that is just going to expire.

Mr. Trujillo: And I just brought it up because I wanted to say, I think that's a big issue with the community is that a lot of people don't even know what that is. (inaudible comment)

Ms. DelRio: Then also on the clubhouse side, whatever we're paying for the clubhouse side, we're not paying for a building itself, we're paying for business, so this business has an income which is whatever we pay every month, so that's going to be forever because that's what it takes to take care of this place to make it run, so that's going to be there forever, and that's pretty much it.

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Mr. Lorenzo: And remember there's two portions, you have the debt assessment and then you have the maintenance, so it's the debt assessment for the field and the infrastructure, and then there's the debt assessment for the clubhouse, and there's the maintenance for the field, and then the maintenance for the clubhouse which hasn't changed, so neither hasn't changed, actually the total has gone down approximately \$8,000. So, if you look on page 2 of the actual budget you'll see the breakdown, it's actually gone down a little bit, so the biggest trigger again is not relying upon the surplus.

Ms. DelRio: Exactly, and not only that everything has been going up, insurance has gone up, I think the only thing that went down was water.

Mr. Lorenzo: Yes, water went down, there's a couple of items that went down, actually I was discussing this with Justin, we kind of came up with other options, and I even reached out to my accounting team, the budget as proposed when we drafted it back in April or back in March to propose in April, this is what we suggested. Now, if the Board wants to, remember we set the ceiling at that meeting for the most you guys can collect which is the \$552 that's in the budget right now. If you wanted to go down, you can go down, you can stay the same, but you can't go more.

Mr. Trujillo: And then you also said if we wanted to split the increase between the two.

Mr. Lorenzo: You can split the increase.

Ms. DelRio: But we're still going to be taking out.

Mr. Lorenzo: Correct, you're going to be taking out, and I do have another option that I worked on with accounting after our conversation but we do not recommend it. You guys are going collect now for what you guys are spending but remember, and I think there's a little bit of a buffer in it that whatever you don't spend, you're going to carry forward to the next year, which is great because then that's going to help and the whole idea of this is to not trigger another increase as you guys already know, going 2, 3 maybe ever 4 or 5 years from now, depending on what the needs are of the District.

Ms. Martino: And also, not to compare but, I have lived before also in another community and we used to be yearly, having increases and I feel it's only fair, we haven't had one in so long, and we keep our public areas so clean, and everything is brand new and we want to keep that going, that's what Satori is. So, I think it's only fair to our residents to be able to have money that keeps going with what we have already.

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Mr. Lorenzo: Correct, and that savings that you guys have of the surplus stays in your account.

Ms. Martino: Right, let's keep it growing.

Mr. Lorenzo: Yes.

Ms. DelRio: Which part of this budget still has an amount that is going to that surplus so we're still saving, we're putting a little money on the side because the building is not getting any younger, so eventually we're going to have to do, which we keep going maintenance-wise but, eventually that roof is going to have to get refurbished, the roof is going to have to get something done probably like in 10 years, the A/C, so the same thing as a home, as your house, just times to the second power.

Mr. Lorenzo: Right, and then you have the monuments at the entrance, the fountains, you have the lake bank which I know we're discussed and it's been a sore subject here but the erosion of the lake bank. So, those are all items and that's another reason why we don't suggest lowering it from what it is, and collecting forward.

Ms. DelRio: And just for her knowledge because I know she's a new face to the meeting, our bonds are government bonds so they're tax free, so that's another savings that we have, we don't pay any taxes on the bonds, so you're saving there as well. So, this is the healthier, cheapest way of being funded at this point, so there's no other way but, it's free, that's the next step which is obviously not the case but, it's a healthy operation, we have the savings, if we were to have an emergency the money is there, and we're not facing a special assessment, none of that, and in order I think one of the steps into this is to save everybody from those surprises. You don't want to be surprised in year or two and say, listen we have to do this, and you're going to have to come out of pocket, \$2,000 in a year, just because we didn't budget correctly.

Mr. Lorenzo: Yes, go ahead.

A resident: Can we foresee down in the road in the future more assessments, or is this just like a one-time thing?

Ms. DelRio: Probably this will keep us safe probably anywhere from 2 to 4 years. It all depends because right now, insurance went up like \$10,000, we got a memo.

Mr. Lorenzo: So another thing is, we work on projected amounts, so we don't know exactly how much you're going to spend until we get through the year, and your fiscal year

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starts October 1st and runs through September 30th, exactly with your taxes. The good news is the District collects 100%, there's no bad debt, which is great unlike a HOA.

Ms. DelRio: Because it's enforced by the state.

Mr. Lorenzo: But based on what is being spent over the last few years, and what we're proposing and you also can again, collecting now what you're spending because you haven't been collecting for the last 3 or 4 years the correct amount of what it is your spending on the budget. Now, you will be, if passed today, with the amounts proposed, you will be collecting for what you guys spend, plus there's a little bit of wriggle room there, which again, whatever you don't spend, if we sharpen our pencils here at the clubhouse, another thing, 65% of the budget is the clubhouse, just something to keep in mind. If we sharpen our pencils and make sure we price things out, and make sure we extend the useful life through maintenance, we'll keep the costs low and again, all those savings goes to the next year. So, let's say if the budget does go up in spending, there's a little bit of a surplus instead of using over \$200,000 in the surplus, you might be using \$20,000 or \$30,000, if needed.

Ms. Hernandez: And it's good to point out that we're always tweaking, we're always trying to save money here and there, like we're always looking for vendors that we say, ok who is going to give us a good price but, also good service so you can see in the budget that things have come down from previous years that we have gotten better vendors as well.

Mr. Lorenzo: Are there any comments from the online residents, Michael?

Mr. Miller: No comments.

Mr. Lorenzo: Alright, do you have any other comments?

A resident: No.

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Lorenzo: Ok, so moving forward unless the Board has any comments, moving forward to item C which is consideration of resolution #2026-03, the annual appropriation resolution you'll find on page 61 which appropriates the funds listed on page 59 of the budget. Unless there are any questions, a motion will be in place to adopt the resolution.

Ms. DelRio: So, the motion would be to discuss or a motion to approve?

Mr. Lorenzo: A motion to approve.

Ms. DelRio: Ok, so I make a motion to approve.

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Mr. Trujillo: And before I second the motion, I just want to make clear that we did discuss the possibilities, and it was not recommended to lower.

Mr. Lorenzo: It's not advisable.

Mr. Trujillo: Right, because we did say, and I just wanted to make that clear.

Mr. Lorenzo: Yes, we went line item by line item, Justin and I to see where we could find some savings and yes, there's some savings that our accounting team could find but, again, in doing that yes we're going to bring in the total amount right now but, it's going to put you in a different position when it comes to increases in the future.

Ms. DelRio: And the way I see it Justin is like, ok we're increasing \$500 this year, what about if we do \$250, then next year we're going to have the same memo going out, and telling people the same thing, we increased it \$250, so I believe we're going to be sending the wrong message.

Mr. Trujillo: For sure, like I had talked to Jesus, I thought it was important for us to take another look at the budget and see if there was any way that we could make it better for the residents, and I mean we're all residents so we get impacted, so that was it. Then, and not from me but, this is something that Jesus and their team do every day for multiple locations, so they're telling me we do not recommend this, that's enough for me to say that we have to do this

Mr. Lorenzo: So, I do have again an option which is to use \$120,000 of the surplus, it would bring the cost down but again, we would have to trigger another increase probably next year or for sure the following year.

Ms. DelRio: And the way I see it, I'd rather put all that money into that savings account, to the money market account and just grow it, and have it there because again, the building is not getting any younger.

Ms. Martino: And we other speculations in the future, oh this is what we do every year, and now we're putting our money in and every year it's going up, because that's what the residents are going to see, they're not going to see that we had this whole discussion for I don't know how long and then I just feel that if we do it one time, and then we don't have to talk about maybe for the next 4 or 5 years, instead of like every year, imagine if you had it like every year, oh again it's going up because that's what we see, we don't see that we have all this other discussion here.

Mr. Trujillo: The perception would be that it's going to be going up every year.

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Ms. Martino: Right, every year, correct.

Ms. DelRio: So, hopefully the next will be anywhere from 5 to 8 years, and if we keep tweaking it, and pinching the penny, maybe from the current budget that we have we can save enough where we can put instead of, I think we have like \$25,000 or \$30,000 going into the reserve, right?

Mr. Lorenzo: So, right now in the current budget I believe it is, I think it's \$38,000, so you have \$27,000 in reserves and then \$38,000 in contingency.

Ms. DelRio: Ok, so that's pretty good, if we can put another \$50,000 that we can match, you're putting to the side \$100,000.

Mr. Lorenzo: And water went do from \$52,000 last year to \$40,000 which we could probably bring it down a little bit more, but is it worth it, again, any extra money goes into your account and you can use it for the following year to impact a potential increase.

Mr. Quesada: And don't forget guys, just real quick, you also have your first quarter operating, so think about it, having that savings there for the first three months of the fiscal year where we haven't received any tax certificates, so these are things where you don't want to be pinching pennies at the end of the calendar year, the holidays are there, and everybody wants everything to look nice. Going back as the previous manager, I can tell you guys, you guys did everything you possibly could to avoid having an increase for everyone by using every penny of savings you guys had for the lake capacity deal to the point where now, you know, we don't want to have to come back every year for an increase, so I think listening to what Janexy says as far as putting anything in a State Board operating account, that could accumulate some level of interest that's going to be very forward thinking, considering the fact the community is aging as well.

Ms. DelRio: And the way I see it, it's like nobody likes surprises, nobody wants a special assessment, so if we're able to keep putting money to the side, and anything comes up, like for instance I know the pool is going to be somewhere between \$80,000 to \$100,000, the money is there, nobody has to panic, we don't have to go into a meeting and say oh, we need to fix the pool, we don't have the money, no the money is there, everybody has been contributing to it and money that we're putting into it, it will be there, you have extra ones. So probably we won't have to have another pool for another 10 years or so because this pool is not big, and probably this one we're going to have to fix it within the next year or two, if we are realistic but, the money is there. So, you're not going

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to have that extra bill and that's the way I think we all want this to go where we don't have surprises, so whatever it is, it's going to go to the savings account, not so much for the interest, I think it's just for having the backup money so we can use it in case of an emergency everything continues the same way.

Mr. Lorenzo: Right, and our accounting team is very creative in finding way for you to accumulate interest so that money is making you guys money, and another thing, thank you Ben for bringing that up, the first quarter operating, a lot of new Districts will have to put \$80,000 or \$100,000 to get through those first 3 months because not everybody is paying their taxes in October or November, some are trying to take advantage of the incentives, the savings of 3% or 2% and 1%, but most of the bulk doesn't come in until the year starts, so that's something to keep in mind which you guys already have money for in your account to combat that and not trigger again another increase.

Ms. Martino: Which is a good set up because it's good, we have the money, we just don't want to run out of money because we continue to use that money for us not to keep paying more money, so let's do it.

Mr. Lorenzo: Yes.

Mr. Trujillo: So, we can go back now to the motion.

Mr. Lorenzo: Ok, so I'll go back to that and repeat the motion, consideration of resolution #2026-03 the annual appropriation resolution on page 61.

On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, Resolution #2026-03 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Mr. Lorenzo: Moving forward to the consideration of resolution #2026-04 levy of Non Ad Valorem Assessments which you'll find on page 64. This is consistent with your approved budget, and this is to go ahead and levy the Non Ad Valorem Assessments, so unless the Board has any questions, a motion would be in place to approve.

On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments was approved.

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E. Motion to Close the Public Hearing

Mr. Lorenzo: Before I take a motion to close the public hearing, I see one person online, and Michael if you have any comments please let us know before we close the public hearing.

Mr. Miller: No comments.

Mr. Lorenzo: Hearing none, does the Board want to make a motion to close the public hearing?

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

SIXTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney

1) Memorandum – 2026 Legislative Update

2) Discussion of Clubhouse Rules & Regulations

Ms. Fernandez: Yes, so on page 73 you have this year's legislative update. I just want to preference this by saying that we did send this out a little bit early so not all of these have been enacted yet, a lot of them are on the desk of the Governor waiting to be signed in. There are two that have become law, the rest are just waiting for his signature, so it's up to you guys if you want me to give this to you now, with background information or if you'd like for me to wait until certain ones have been enacted, or at least I can cover the few that directly impact the CDDs, it's up to you guys.

Ms. DelRio: Mostly like they're all going to get approved, so go for it.

Ms. Fernandez: Ok, so again, on page 73 the first one has to do with sovereign immunity laws, and it's now increasing liability caps for governmental entities including CDDs. This is going to be effective October 1, 2026, so next fiscal year. It increases the limits per person so for claims per person from before it used to be \$200,000 and now it's going to be \$350,000 per person, and per incident it's increasing from \$300,000 to \$500,000, so it's just allowing a limit for statutory caps. Within the bill it also shortens notice periods, so claims should move a little bit faster than they previously did. The next piece of legislation has to do with more rural entities, which would not fall under our purview but, essentially it just allows the agencies to expedite payment invoices for Special

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Districts that include CDDs but, obviously you have to qualify as a rural community which you are not but, essentially it would just speed up the process for those types of communities just so you're aware. The next piece of legislation has to do with closed attorney client meetings, so because of the Sunshine Law as you guys know all these meetings are held open to the public but, this has to do with anything that's a property rights claim, so it has to do with easements, any type of property rights, so it's not necessarily any type of suit it has to be embedded in property law, so the issue at hand has to do with some form of property dispute, and with this piece of legislation it's going to allow those closed attorney client sessions, so during the meeting you would go off the record, and be able to discuss those items, and the caveat to that is that the minutes, kind of a summary, does gets posted afterward, it's just that the discussion itself is not open to the public but, again, it's only for property rights. The next piece of legislation applies to most forms of government, including a CDD, it's just creating a type of cybersecurity, assistance and procurement program and it's completely voluntary if you want to be elected into the program or not, however, the payment for the program is up to that specific entity of government. So, if you would like to participate in this program, it would be at the cost of the CDD, it's just essentially access to state negotiated cybersecurity services and grant programs. The next piece of legislation is the one that I would like to get into a little bit more detail of because it directly affects us as a CDD. So, as you guys know you are elected into your positions, and the only way as of this point that you'd be able to be removed is if you resign from your seat or if it is taken up to the Governor and the Governor removes from the seat. However, this piece legislation, and it has not been fully enacted yet but, it is on the desk of the Governor, it's going to make a lot of changes to the Statute in terms of allowing for recall of elections now for the Board of Supervisors. So, it limits recalls to specific grounds, and I just want to outline those specific grounds, it's going to be malfeasance, misfeasance, neglect of duty, incompetence, permanent inability to perform duties, or a conviction of certain felonies. So, if any of those would apply you would be able to initiate a recall for the seat. It's a multi-step process where the first step would be a petition signed by at least 10% of the voters, so 10% of individuals living in your District, followed by verification of those signatures, preparation of a formal record of recall proceedings, and then a second petition requiring now requiring 15% of the registered voters within your District to trigger a recall referendum. So, it is a little bit of a

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lengthy process but, this is great especially if you have a Board member who is not showing up to meetings, they also don't want to resign, they're not participating, there hasn't been a way to remove them, and you would like to offer the seat to somebody else in the community who would be active, more engaging so this is just a way now that we can facilitate that and get business done, have a quorum and things of that nature. Then if the referendum proceeds the majority vote will decide whether you want to remove that Board member from office. The other piece of that legislation has to do more with developer owned Boards, so I'm not even get into that, it just kind of changes the definitions of urban, mixed-use Districts, so I won't bore you with those details. The next piece of legislation has to do with contracting and contracting subcontractors, of course this does apply to us, so it requires contractors to pay their subcontractors a lot more efficiently than what was previously kind of the rules in that nature. Again, this would be for example if you had contract someone to go and fix your pool and then they had a subcontractor working under them to fix the diamond bright or whatever it is that they're subcontracting out. So, this piece of legislation now requires that the contractors have 45 days to pay their subcontractors within receiving services. So, it's either within 45 days of receiving those services, or whatever is in the contract, so now it has to be either stipulated in the contract the payment timeline, or if not the default would be 45 days. It also creates consequences for these vendors, for the contractors if they're not timely in paying their subcontractors, and vendors that can default on these contracts, they also pay subcontractors or demonstrate poor performance can be suspended for up to 5 years from bidding on public projects, so anything having to do with the CDD or a local governmental entity they would be barred for 5 years if they're not following these guidelines. The next piece of legislation has to do with developer owned Board, and so I'm not going to get into that one, and the last piece of legislation, it's just now required that local governments, including Special Districts offer electronic payment options. So, a great example of this is when you go to qualify with the Supervisor of Elections you had to take a money order or a check, now this would allow you to make an electronic payment, it just makes it more accessible now, a lot of people don't have checks anymore so this is just a more accessible way for residents, voters, people in the community to make payments, and that's it. If there are any ones that you guys have any questions on, let me know, we'll also circulate the full body of these laws if you guys want to look into them further but, that's

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what I have on that one. So, I don't hear any questions, moving on to the clubhouse rules and regulations. I know Maria had submitted some changes, the only thing I wanted to bring up, I'm ok with all the changes, I saw that there were changes towards the club fees, which is fine, I just want to make sure that within the body of the other rules, you don't want to make any changes besides removing the fire arms rule, and if that is the case with the Board and you guys approve.

Ms. DelRio: Remove what?

Ms. Fernandez: The fire arms rule, remember that's why we started this whole process.

Ms. DelRio: But weren't we supposed to leave it there, oh no, wait we have to remove it, so we are removing it.

Ms. Fernandez: Yes, so the rule actually states that no one is allowed to bring in fire arms, but the contradicts state law so we have to remove that rule.

Ms. DelRio: Yes, that was the whole point that we were doing this and we just added extra stuff.

Ms. Fernandez: Yes, so the fees I'm fine with, I just want to make sure in the body, we don't want to change any other rules, or any ages of anything.

Mr. DelRio: No, all of that, we went over it together and I think we're good.

Ms. Hernandez: Yes.

Ms. Fernandez: Perfect, ok, so I'll go ahead and make those changes, I'll present them at the next Board meeting and make sure they look great and then from there we can start the public hearing process. That's all I have for you guys.

Mr. Lorenzo: Thank you Gabby. Any other questions regarding the rules? No, ok.

B. Engineer

Mr. Lorenzo: Moving forward to the engineer, we have nothing on the engineer's section unless Angel has something?

Mr. Camacho: Nothing to report this month.

Mr. Lorenzo: Great, thank you so much Angel.

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C. Club

1) Weekly Reports

2) Discussion of Pool ORP & PH Monitoring Estimate with Vibrant Pools

Mr. Lorenzo: Moving forward to the club section, Maria.

Ms. Hernandez: Ok, so basically I submitted the reports, we do reports of everything that we do on a weekly basis. We did have some proposals, for some areas of boxes that needed to be replaced, in the pool section and the spa. The pool and the kids spa, the electrical boxes, not the electrical but the boxes that were eroded and rusted.

Ms. DelRio: What's the page are you on, so we can go there really quick?

Ms. Hernandez: It's page 292.

Ms. DelRio: Ok, and it starts before that.

Mr. Lorenzo: So, unless there are any questions regarding the weekly reports we can move on to the discussion for the pool ORP and PH monitoring system, and estimates with Vibrant Pool Services.

Ms. DelRio: Those are being done already, right?

Mr. Lorenzo: That I'm aware of, I'm not sure.

Ms. Hernandez: The work has been done, so we're basically ratifying and approving them by motion.

Mr. Lorenzo: So, work was approved?

Ms. Hernandez: Yes, well it needed it so the work was already done.

Ms. DelRio: For the kiddie pool?

Ms. Hernandez: Yes, the boxes, and if you look at the pictures.

Ms. DelRio: Ok, yes the boxes were bad and I think.

Mr. Trujillo: I didn't think it was going to be that bad.

Mr. Lorenzo: So, you'll see on the following pages, 296, 297, and 298.

Ms. Hernandez: And the pictures were done, it happened, and they're going to be in my next report to you.

Mr. Lorenzo: Ok, so for the next meeting.

Ms. Hernandez: That is correct.

Ms. DelRio: And I think also we have Bruno painting the whole thing, right?

Ms. Hernandez: It's done.

Ms. DelRio: Oh, it was painted already?

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Ms. Hernandez: Yes, painted, and I have those pictures.

Ms. DelRio: Yes, let me see the pictures, and everything in the gym is working, right?

Ms. Hernandez: Yes, and actually the fitness person is coming because there was something that was not working properly but, they're going to be here doing the monthly maintenance and they're going to fix it.

Ms. DelRio: Also I do see here, and probably that's going to be in your field report, like I've been seeing more dirt, like bottles.

Mr. Lorenzo: Where?

Ms. DelRio: On the lake.

Mr. Lorenzo: Ok, so we'll get to that when we get to the field report.

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

Mr. Lorenzo: Maria, did they provide the specs of the ORP and meter warranty?

Ms. Hernandez: Yes.

Mr. Lorenzo: Did we get another price, or was this the only one?

Ms. Hernandez: That's the only one that we got.

Mr. Lorenzo: Ok.

Ms. Hernandez: And I will have that in my next weekly report.

Mr. Lorenzo: Ok.

Ms. Hernandez: That will give you all that information.

Mr. Lorenzo: Ok, and Vibrant Pool did the work?

Ms. Hernandez: Yes.

Ms. Fernandez: Ok, just moving forward, at this point it's too late but, they are not licensed to do repairs on the pool, they're only licensed to maintain your pool. So, unless they submit the certification, which is the CPC license, they cannot do any work on the pool because they have to be a licensed contractor.

Ms. Hernandez: Ok, I'll get that.

Mr. Lorenzo: Unless they work under someone else's license.

Ms. Hernandez: Ok, and I'll ask them to send me that.

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Mr. Lorenzo: And going forward I would urge them to provide the specs on what is being installed, warranty information, and if it exceeds I think \$5,000 I would always try to get two prices.

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

Ms. DelRio: Didn't we go over this, I think I talked to you about this.

Mr. Lorenzo: We spoke about it over the phone after the meeting.

Ms. DelRio: Didn't we speak about it where you asked if we needed a license, and I told you, tell Maria to speak to him if we needed a city permit for that, and that was it.

Mr. Lorenzo: I never received a response.

Ms. Hernandez: Yes, I responded, I believe that I said that we don't need a city permit for that to change the boxes.

Ms. DelRio: Because we were changing the boxes, and it was painting and changing the boxes, there was no electrical work done.

Ms. Hernandez: Nothing, no plumbing, no electrical, nothing else was done.

Mr. Lorenzo: And remember when we were going through the process of Vibrant Pool and Angel was looking into seeing if they were licensed and they were only licensed to be a certified pool operator, not a certified pool contractor. So, that's something that we want to be careful with and an amount over \$5,000, again, a small project agreement, approved at a meeting, a small project agreement, make sure that they have warranty information, list the specs, and if it exceeds \$5,000 I would always try to get a second, and third, or at least 3 quotes, 2 to 3 quotes.

Ms. Fernandez: Yes, and the issue now is, if something happens to those boxes we having nothing in writing to say we have a warranty, that's the only issue.

Ms. DelRio: Well, and this is something that I spoke to Jesus about, because I think we went back and forth on this because this was with the previous vendor, and this is a big deal because the previous vendor was supposed to keep that and maintain it, and then my biggest issue was that on the weekly report or the field report, that room was not being inspected.

Mr. Lorenzo: You mean here at the clubhouse?

Ms. DelRio: Yes.

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Mr. Lorenzo: So, that would be under the club report.

Ms. DelRio: I know, so that's why I spoke to Maria and I told you about that, I was like it doesn't have to get to the point where we're switching vendors that we're going to realize that the previous vendor never took care of that because it was a mess, it's disgusting, so how did we get to that, when we have a field report, we have a club attendant, we need to see these pictures sooner.

Mr. Lorenzo: Right, a clubhouse report.

Ms. Fernandez: In certain instances when there is some level of emergency it's ok to go ahead and have Jesus take action and have the actions ratified at the next meeting.

Ms. DelRio: No, that's the procedure that we have.

Ms. Fernandez: Just so you guys are aware, I'm advising as your attorney, sometimes for things like this, it's good to have an agreement so that you can have the warranty backed up so that if anything did happen to the box you would have that in writing because right now it's a little up in the air.

Ms. Hernandez: Well, I can ask him for a warranty.

Ms. Fernandez: And get it in writing.

Ms. Hernandez: Ok.

Ms. Fernandez: And then just make sure that he also has the CPC license so that moving forward if there is anything like a lien or done with the pool contractor-wise, he's able to do it, and I'm sure at a better deal since he's our vendor.

Ms. Hernandez: Yes.

Ms. Fernandez: But just make sure that we get that license.

Ms. Hernandez: Ok.

Mr. Lorenzo: So, do I have any questions, no. Do I have a motion from the Board to approve the estimates?

Ms. Fernandez: Ratify the estimates.

Mr. Lorenzo: Ratifying the estimates.

On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, ratifying the 3 proposals from Vibrant Pool Services to repair the pool electrical boxes and install ORP and PH monitoring systems for the main pool, the jacuzzi and the kiddie pool at the was approved.

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3) Update on Pool Heater Permit

Mr. Lorenzo: Moving forward to the update on the pool heater permit, just got some good news, we received an email from the contractor who filed the original master permit, and they're working with and developing finalizing the plans to go ahead and submit them to the city, and finalize this process. So I'm just giving you guys an update regarding that, and unless you have any questions I'll go ahead and move to the field report.

D. Field Manager – Monthly Report

Mr. Lorenzo: So, you'll see the field report starting on page 303. There's a lot of updates there, I'm going to go into one of them which is also, or I'll touch on it here. Since we're on the field side, I'm going to move down to section E under manager, item #6 which is the code enforcement hearing for the 87th Avenue tree trimming. So, you'll find that on page 354. So, Terry and I went to the hearing which is what was requested, so we attended the hearing, and you guys will see an email, giving you guys a conclusion of the results were on my field report, and let me get you that page also because it's probably better than what they provided. You'll see that on page 307, so we went to the hearing where they were going to impose the \$22,000 fine on the 44 trees for the hat racking of the trees on 87th just to kind of recap. They did not want to budge on waving any of the fee, the only thing that they did waive was the court fees which was \$350. Something that we did clarify and Terry brought up, which is very important, Terry is a certified arborist who is on our team, and also came with me to this hearing to serve as support and he did bring up a valid point, and per the code, typically when you declare that hat racking has been done the tree is supposed to be replaced. We clarified that detail and usually you have to make up the canopy for what those trees provide, so if the canopy provides a certain amount of canopy footage, you need to replace it with a certain amount of trees to make up for that canopy. Thankfully, you don't have to remove any of those trees we clarified that on the record, you don't have to remove those 44 trees and replace them but, remember to replace that canopy would be 3 or 4 trees depending on the type of tree, so they did not request that which is great news. I know it's not seen as that because the fine is being imposed but, we did our best to try to ensure that this wasn't imposed, it took them a little while because they had to gather the information, and we were just standing there for a little bit but, they were fixed on not waiving any of the fee, not even partially. I also

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have printed out, if you guys want to see it on page, at the end of my field report, you guys are going to see pictures of the trees and where they're at, so starting on page 312.

Ms. DelRio: So, I have a problem with that hearing, first of all because on the fine we never were fined or if there was a comment there to replace trees, so that was never in question, they sent us a fine and they told us this is how much you need to pay. We took the extra step to meet with Jeremy the park's director onsite, I was there with you, with the arborist, we spoke to him about never being fined before, never seeing a warning before, and this is like a common practice for the community. Those trees are not even on the town grounds, they're our trees, and we told him listen, give us a price, we're trying to take care of the community, we were not aware of the way it has to be trimmed, we never got instructions for this. So, at this point I know the landscaping company is taking full responsibility but, also think it's not fair to create this precedent because I think the city or the town needs to come to us and say, listen you're not supposed to do this, and the trees they're all alive, I mean if you look at the fine, there's no section in that fine where it says, oh you need to replace 20 trees. So, I don't understand how we go to a hearing and all of sudden it becomes more aggressive than it was before because I would have saved my time, we would have saved whoever the arborist was because he's probably charging us for this to go there, and that's it. We have to pay the fine, we pay the fine and that's it but, to go in for the hearing where we're being told that, oh we're forgiving you the fact that you need to replace the trees, that was never an option.

Mr. Lorenzo: That was never something they brought up, that's something that we brought up.

Ms. DelRio: But they're using that as leverage to you, and that's what you're telling us.

Mr. Lorenzo: So, there's a code, and there's codes for everything in the Town of Miami Lakes, it's kind of like, just when you get a speeding ticket, there's codes for driving, the officers has a discretion to either give you a warning and let you go, or say hey no you have a ticket and you have to attend a hearing, this is kind of similar to that case, and trust me I've been doing my due diligence with Terry, and so has he, and Gabby has been helping out and even working with Eli.

Ms. DelRio: Which Eli was not a part of the hearing.

Mr. Lorenzo: It's a public hearing, he knows of that.

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Ms. DelRio: I think he should have been there as well. If he's going to take responsibility for this, his company should have been there because at this point, as the vendor he's telling us, I'm going to take care of it, I'm going to pay for it, so I believe he should have been there. I do have a strong problem having the town coming and giving us this kind of fine for something that we never received a warning for, we've never been fined for something like this, we never did it before, this is the first time.

Ms. Fernandez: Unfortunately they're able to do that.

Ms. DelRio: And I know they are, I'm not doubting that.

Ms. Fernandez: And they are doing that as leverage.

Ms. DelRio: Exactly, I just feel that we could have done more, and that's the part that I want to know, can we still dispute this?

Mr. Lorenzo: That I'm aware of no, I mean I can reach out to them and request it, I did get an extension for 45 days to pay, so that's by the end of this month if not early next month to pay the fine in full.

Ms. DelRio: By the way it's \$500 just for the record, \$500 per tree, we have 44 trees.

Mr. Lorenzo: Yes.

A resident: And I have a question about that, can that been appealed?

Ms. DelRio: That's what I'm trying ask here, to get an appeal, can we have that?

Mr. Lorenzo: I'm not aware to me that hearing was to impose a fine.

Ms. Fernandez: Yes, so the violation has already occurred, the law technically has already been broken. What that hearing was to see if they were willing to mitigate the fine, they are not willing to mitigate the fine, we have to pay the entire amount, there's nothing to do moving forward from here.

Mr. Lorenzo: Another thing is we can do going forward and this is something that Terry says is common practice, specifications as far as the tree trimming goes, not just hey if you're going to do tree trimming, this is how much, how many trees, the specifications going forward that's something we should practice. Another thing that we had mentioned and we discussed in the past, and Janexy knows about this, doing a remediation pruning, that was something we offered to them as, hey please don't fine us, we're going to mitigate these trees over the next few years to make sure that the damage that was incurred to these trees over time goes away, and the tree becomes healthy again, because now

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what's going to happen is, it's going to turn into like a witches broom, 3 or 4 branches are going to come out of the trunk, we start eliminating 1 or 2, and then eventually turning into 1 instead of having 3 branches coming out of a trunk, that's over inches or a foot in diameter.

Ms. DelRio: These specifies only 8 inches, it makes a difference if they're bigger?

Mr. Lorenzo: Inches, right.

Ms. DelRio: So they're only 8 inches, they're not a foot wide because they wanted to come after us with that, and that's a conversation we had with Jeremy, these trees are now a foot wide, and that's why it would require replacement. So, I almost feel that we went into a hearing just to obey, to put our heads down and say, ok, yes.

Ms. Hernandez: Not to fight for it, and then they said, yes, the vendor is going to pay for it now, but it might even have to come out of our budget.

Ms. DelRio: Not only that, we have people Maria, because we have 110 trees by the count that they wanted to get trimmed, and we can't trim them because we'll get fined at this point.

Mr. Lorenzo: You can trim them with specifications and a certified arborist.

Ms. DelRio: But right now the way that the homeowners want them to be trimmed it's so aggressive because they're complaining about leaves but the trees are like 10' away from the property line, so if they have a branch, yes we can cut the branch but, what they're expecting from the association, we cannot do that. We can't do it because imagine if this is just \$22,000, imagine if we were to trim those trees.

Mr. Lorenzo: Again, proper practice going forward I would suggest getting specs from the certified arborist and the price before moving forward and make sure that they list exactly what they're doing and follow the tree trimming codes going forward, and I would do that on the HOA side, we've gotten their attention unfortunately with that, we have the pool heater which is something very delicate and this is another reason why I urge, we follow the common practices in using licensed vendors and following the procedures because we do have the pool heater permit that's still outstanding, and if they come here and see something else, it's going to create another issue.

Ms. DelRio: Which by the way, and for the record, this pool heater has been an ongoing issue for about 5 years, so this is something that your company should have taken care of 5 years ago, and it just popped up now, so I don't want the pool heater to be an

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issue and all that we're going in front of the town in a different position just because we're concerned about the pool heater.

Mr. Lorenzo: No, I'm just saying, nothing has to do with one or the other.

Ms. DelRio: Exactly, and we discussed the heater, like with the pool heater we have an open permit, we weren't sure, have them come and take a look at it and tell us what we need instead of us just guessing, we have nothing to hide, and at that point we get a direction, yes change the pool heater, do whatever you need to do, I don't know the details, you guys are supposed to know.

Mr. Lorenzo: Yes, and as I mentioned when we received the notice, and I did some research the permit was never closed and that was from August, 2023.

Ms. DelRio: And I hope we're not getting extra bills for this.

Mr. Lorenzo: The whole idea is to make sure that doesn't happen, so far we haven't incurred any expenses for this, and we're working with the vendor that requested the master permit to avoid any issues, and any extra incurred costs, and if we do reach that point we will discuss that at the meeting.

Mr. Trujillo: I just want to put this out there, with the Homestead thing that's being passed, coming up in November, cities and towns are going to be looking for extra income so we have to make sure that we're on our "A" game on all of this and very diligently make sure we're on top of everything, and doing everything by the book because they're going to be looking for that income and that's I think part of the reason why something like this was not pushed to the side because they're already thinking about the future, we need find income from somewhere, so we're going to do it in violations.

Ms. DelRio: Right, and this thing was reported by someone, so this is not something that the town did, it was reported by an individual.

Ms. Fernandez: They could also be riding around checking areas.

Ms. DelRio: No, but this one in particular because we did research the public record or whatever.

Mr. Lorenzo: Jeremy had mentioned that they noticed it in the past but just never cited you guys for it but, they did notice in the past, that's what he mentioned when we met, or that's what I recall.

Ms. Fernandez: I think that's also another reason why they probably did not mitigate because someone in the public made a comment, like he mentioned, they saw it

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and I didn't really see that, it's more like it got brought to their attention so now they look bad if they're not willing to address it, so it's kind of like you guys got the short end of the stick unfortunately.

Ms. DelRio: No, I know.

Mr. Lorenzo: And you guys have 45 days if I'm not mistaken from the hearing which was May 18th which would fall by the end of this month.

Ms. DelRio: Ok.

Mr. Lorenzo: We can go over, and this is something I've been discussing with Eli, and I've been discussing with Gabby, coming up with a settlement agreement.

Ms. Fernandez: Yes, so I recommend, especially if Eli is going to be taking responsibility, and financial responsibility, that we draft a settlement agreement and release with him, essentially saying that we're not going to pursue any kind claims against one another but, that he is going to provide us with the full amount, \$22,000. I believe Jesus mentioned that it was going to be taken out the account.

Mr. Lorenzo: So, what Eli mentioned is getting a credit on the maintenance side, so that would be approximately almost 4 months of credit. He suggested it if it could please start in July or potentially even better in August, if possible to recoup the \$22,000.

Ms. DelRio: I don't see a problem with that.

Mr. Trujillo: Yes, and I think it's important to have that in writing.

Ms. DelRio: Yes.

Ms. Fernandez: Yes.

Mr. Lorenzo: Are you guys ok with starting that in August?

Ms. DelRio: Yes, like we don't need to the money, I mean we're going to pay it up front, we just need to make sure he pays for it.

Ms. Fernandez: Yes, it would be a reimbursement.

Mr. Lorenzo: And you can extend it over instead of 4 months, like this would do to 8 months, or 6 months.

Ms. Fernandez: Yes, it's your prerogative, whatever you guys want.

Mr. Lorenzo: Like even a year, it's up to you.

Ms. Martino: Yes, maybe like a paper trail or something.

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Ms. Fernandez: So, within the agreement it will be stipulated the payment terms so that's up to you guys how you want to structure that, if you wanted to do it over a year, if you want to do it over a quarter, if you want to do it "X" amount of months.

Ms. DelRio: So I think, why don't we just do this, we just approved the budget for next year, and that starts in November, right?

Mr. Lorenzo: In October.

Ms. DelRio: So, you work it out with him, as long as it doesn't overlap that period because they it would be rolling over to the next budget.

Ms. Fernandez: That's 4 months basically.

Mr. Lorenzo: Right, and he requested that it starts in August.

Ms. DelRio: No, I know but it has to start sooner than later.

Mr. Lorenzo: Correct, so 4 months would be August service, September service, October service, and November service, partial, almost full of the November service, so it would be 4 months if we did it through the maintenance. If you guys want to say, no, send us \$4,000 for the next so many months until it's paid, and divide it into 6 or 7 months, so now would be the time to state that unless you want to appoint someone as a liaison.

Ms. DelRio: The way I see it if we can reverse it, I don't think we care period, I mean that's something that you draft and negotiate with them.

Ms. Hernandez: And adding in a little note that says, it doesn't matter if tomorrow you're not our vendor, you still have a pending balance.

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

Ms. DelRio: I mean I truly feel bad for him.

Mr. Lorenzo: I do too, and trust me that I've done everything I can, and so has Terry, to not have the fee imposed.

Ms. DelRio: And he volunteered, it was never something that we had to push on the vendor, he said I'll take full responsibility of this. I know he's been a little frustrated because he wanted to use his own arborist, and he wanted to fight this himself, so that has been a little frustrating for him because he didn't get to do that.

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Mr. Lorenzo: What he does, he can do, he doesn't have to not do it, the problem is that this is with the Community Development District Centre Lake, and you guys are the Board.

Ms. DelRio: And I understand that.

Ms. Martino: Was he advised that there was going to be a meeting?

Mr. Lorenzo: He knows that there was going to be a meeting, it's a public record, I mean it's my fault for not reminding him, hey it's this day but, it's public record, and it wasn't going to change anything. Well, we went with Terry, we've done all the homework, we've met with parks director, it seems like they just wanted to collect the fine.

Ms. Martino: But it would have been fair to reach out to him and let him know.

Mr. Lorenzo: I agree in that aspect, yes, and I take responsibility for not letting him know that, I don't think, to me I know it wasn't going to change the outcome. I know he's done everything and I don't want him to pay \$22,000, I wouldn't want anybody to have to pay that, especially a vendor for the District, it's unfortunate but, we didn't put the specs to start with, when he sent me the estimate or sent it to the District the estimate for the tree trimming, he didn't include the specs, had it included the specs maybe we would have avoided this or at least had something to fall back on.

Ms. DelRio: And again, we've been here 4 years, so we never sent instructions on how to trim this.

Mr. Lorenzo: This is a learning experience going forward.

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

Mr. Lorenzo: So these are guidelines that have been in place for the Town of Miami Lakes.

Ms. DelRio: And I get that, but not knowing is not an excuse, I understand all of that but, at the same time it's a 50/50 responsibility because us, as the District, we should have known this. So, I'm extremely happy that he's taking full responsibility of it because that means we don't have to be out \$11,000 but saying, we're going to be fair to our vendor, we should have taken half of that because we should have put the instructions on how to trim the trees, we haven't done that, we've never done that, and this is not the only District that we manage, we manage others too.

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

Ms. DelRio: Well, he's not an arborist, Terry is an arborist.

Mr. Lorenzo: Well, he has his own arborist from what you guys told me but, at the end of the day, landscaping is his profession.

Ms. DelRio: Because right now we're having this issue, and it's our arborist who went to fight it, not his arborist because he was not allowed. So, let's try to be a little fair here, so at this point I'm looking for the community, so I'm happy Eli is going to pay the \$22,000 but, I think it's half and half responsibility here. Our vendor did not go and defend himself with his arborist, it was our arborist who went out there, so if we're saying that our arborist is defending us why didn't our arborist tell him how much it is for the tree.

Ms. Fernandez: So, the issue here is that the violation is to the District, so technically Jesus and Terry was good enough to go and fight it because it's our violation, we have to pay. It's up to us however, on the side, if we wanted to receive reimbursement and go after via a settlement, via a lawsuit, via whatever avenue to Eli to receive reimbursement since he is the one that performed the service and violated the city code. The issue is they're not going to put the violation in his name because it's not his property, so it's our property, which is why technically the ones who should appear don't have to because you already violated it, so it was to appear at the mitigation hearing who would be Jesus and our arborist to kind of explain because you're not going there to say I'm not guilty, I didn't do it. You're going there to say I did it, here are the corrective steps that we're applying are you willing to lower the fine that you've assessed us, that's what that's for. It's not I did it, I didn't do it, he did it, his arborist did it, it's just us, and now it's up to us as a District if you want to pursue anything against your vendor who completed the error which is why I recommend the settlement agreement because he's accepting responsibility for the violation and he's going to reimburse us but, technically, yes there is responsibility on our part but, if he's offering tree trimming services it's supposed to be per state standards.

Ms. DelRio: Do we have that in our contract?

Ms. Fernandez: Well, in our contract we have that you're supposed to follow all municipal and state laws, rules, codes, anything like that so, he is supposed to do that.

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Ms. DelRio: And this is me being devil's advocate here, so why we have never asked him for the instructions, whenever he's going to quote us on the tree trimming.

Ms. Fernandez: That I don't know.

Ms. DelRio: Because this is the first one for us.

Ms. Fernandez: Certain vendors will add in their proposals the specs and others don't it kind of just depends on the landscaper and the company, I'm sure moving forward now this is a lesson for everyone that he will likely include specs in his proposal and we will also request that from our proposals but, just from a legal standpoint I want to say that we did everything by the book in the correct way, and in terms of attending the mitigation hearing and us pursuing the vendor for any reimbursement issues via the agreement.

Mr. Lorenzo: And when we met with the parks director we provided a mitigation plan even before we went to the hearing, he said he was going to do some research on it, then he told us I'm not going to accept it, and pretty much you need to go to the hearing, and then he kind of stepped away from it, that was kind of the response that we got from him. We presented the mitigation plan again at the hearing, and provided those perspectives of the pruning again, the branches that I was explaining before, we also even printed out pictures of the trees, I went through everything, I took pictures of all the trees where we were at currently to present it to them to show them, look how the trees are already recuperating, they fixed on assessing the fine. It's unfortunate, you guys got pulled over, and they said yes, you have a fine.

Mr. Trujillo: And I can tell you because I'm on a committee in the Town of Miami Lakes, and they are now cutting back every spending, they're trying to consolidate everything, they're looking for ways to cut down on costs because they're anticipating this increase, and it picks up to what you just said, it sounds like maybe initially there was a thought maybe of reducing that fine, or even wiping it away but, something changed in that.

Mr. Lorenzo: Which is at their discretion and it's unfortunate.

Ms. Trujillo: Which is why we just need to make sure going forward I would say that we even take time to assess now, is there anything that we could possibly get in trouble for fine-wise going forward outside of our community that's visible that people can see because that's going to happen, and it's every city, it's not just Town of Miami Lakes.

Mr. Lorenzo: And what seemed to have triggered this was someone complaining.

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Mr. Trujillo: Yes, I know.

Ms. Martino: So as far as the CDD, you guys are not supposed to know how to cut our trees, is that something that you guys should know?

Mr. Lorenzo: As a CDD manager, I mean that's something that now going forward we're going to make sure that we implement in all our Districts. At the end of the day though, Eli is the professional, Eli is the landscaper, Eli is the one trimming the trees, Eli knows that there's supposed to be codes followed.

Ms. Martino: Just for example, like if you're a doctor but, you don't know my family history, you could be the best doctor in the world but you don't know my family history, so you should ask the doctor that knows my family history, and so you guys might now have asked the right questions so we weren't helped.

Mr. Lorenzo: When we got to this, yes, but going forward and trying to find and bring light to how we got here, and seeing what we can do to mitigate this from the get go, going forward yes, we're going to implement these procedures and make sure this doesn't happen again should I know how someone trims a tree, I mean I'm not a certified arborist.

Ms. Martino: But Terry is.

Ms. DelRio: Listen, this is just upsetting because I'm more upset at the town, how they behaved because even the rotunda on 154th we've had an accident that they ran over that rotunda, and our landscaper fill that with plants because the town would never do it, they would never get to it, and we do those kinds of things and we let them know, listen we're doing all of this because I know you guys are never going to get to that, and it is the front of our community, so just give us a break, give us a 50% discount, I don't know, cut it down.

Mr. Lorenzo: So just for the record, we lost quorum right now.

Ms. DelRio: Ok, we lost quorum.

Mr. Glynn: This is Terry, I just wonder if I could interject real quick to answer a couple of these questions.

Ms. Fernandez: One second Terry, we just lost quorum.

Mr. Lorenzo: Alright, so we've retained quorum again, and Terry you had something to say?

Mr. Glynn: Yes, so at the hearing just to clear up some information here, we went to the hearing with the prospective of hopefully getting the fine reduced. According to the

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city and the magistrate, we sat there for an hour or whatever it was with them. The city does not allow, once the fine is levied, for rejection of the fine, we did and were able to get the removal of the fee for the appearance fee for the CDD to appear in the hearing with the magistrate, and the fee was \$450 or \$475, whatever the fee was, she did waive the fee that we would have had to pay to be at the appearance, so whatever the fee was. So, the Town of Miami Lakes is different than other municipalities that I work with and deal with and have served as an expert witness with. Some municipalities and some jurisdictions allow for reduction of the penalty fine and/or mitigation which is what Janexy if you remember when we originally met with Jeremy, what we had proposed was a mitigation using descriptive pruning suggestions to do remedial pruning to the trees. He had thought that potentially there was an ability for us to reduce the fine, however, due to the code that the Town of Miami Lakes has there's inability of the magistrate to merely reduce the fine, she did not have that ability and the city attorney confirmed that as such while we were at the hearing. So, that's kind of the end of the story to that. Going forward, we do not have to do any replacements, that was my ultimate goal was to not have these trees condemned, which I can tell you I've dealt with other cases where it becomes extremely expensive, and then another thing popped up, just because you don't know the law does not mean it doesn't apply to you. I just got done with a case where the association paid over six figures to remove and replace trees, and so as an outside expert witness, so in this case I would say, on the scale of things you guys did pretty well because a person with the town had decided to condemn the trees and say that these trees will never maintain a natural shape again, they could have condemned all 44 trees, and then had you replace at your cost every single tree as 2 or 3 to 1. So, in the grand scheme of things I think you all did pretty well. We are going forward particularly aware of the process codes, he should be aware of proper procedures, he should have a certified arborist on staff doing his work, so that in the future any other work where it's for you guys at the CDD level, or at the HOA level, never run into this problem again, and I be happy to answer any questions you have.

A resident: (inaudible comment)

Ms. DelRio: No.

Mr. Lorenzo: I think that's just going to create a really bad can of worms for the District, but the Board can tell us what you want.

Ms. DelRio: Well, my thing was appeal, if we can do an appeal to this.

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Mr. Lorenzo: Ok, so find out if we can do an appeal.

Ms. DelRio: Yes.

Mr. Lorenzo: Ok. We have a 45 day term to pay, if we can appeal.

Ms. DelRio: Then we don't have to pay.

Mr. Lorenzo: Ok, so do I need a motion from the Board to make a payment on this Gabby?

Ms. Fernandez: No motion, you can take a motion to direct me to draft a settlement agreement though.

On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, authorizing District Counsel to draft the settlement agreement between the Centre Lake CDD and current landscaping vendor, Eco Lawn relating to code enforcement fine of \$22,000 for the 87th Avenue tree trimming citation imposed by the Town of Miami Lakes was approved.

Ms. DelRio: So, you're going to draft the agreement with Eco Lawn for the payment or whatever, and I think we all agree, whatever works for him is fine.

Mr. Lorenzo: Right, and is there like a timeframe that you don't want to us to exceed at least?

Ms. DelRio: Me, personally, I don't want to push him that much, like he said 4 months is fine with him.

Mr. Lorenzo: Ok, so that would be 4 months of full credit towards the lawn services.

Ms. DelRio: Yes.

Mr. Lorenzo: So I don't know if you want to help me in making it half.

Ms. DelRio: Well, that's why I'm saying, like I'm good with you negotiating with him, I just don't want to be in July of next year.

Mr. Lorenzo: Ok, so no more than a year.

Ms. DelRio: Right.

Ms. Fernandez: And regardless, I would have said, 1 year.

Ms. DelRio: Exactly, like I don't want to be here in July of next year dealing with this issue.

Mr. Lorenzo: So, within a year or less.

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Ms. DelRio: Yes.

Mr. Lorenzo: Ok.

Ms. DelRio: Like truly, I feel terrible, the money is there, it's not like we don't have the funds to pay the fine, if that was the case it would be a different story, so I think the money is there, and whatever works, so just use your judgment.

Mr. Lorenzo: Ok.

Ms. DelRio: I do, and I don't know if the rest of the Board agrees with that but, I would like to contemplate an appeal.

Ms. Martino: I agree.

Mr. Trujillo: Yes.

Ms. DelRio: And I don't know if you need a motion for that.

Ms. Fernandez: No.

Mr. Lorenzo: No, just direction, I got it. Terry, in your experience is there an appeal after the hearing?

Mr. Glynn: I have yet to hear of that being the case, once the code violation has been set, I'm not aware of any cases that I've dealt with where there's an appeal of a code violation once it's documented and entered into the court that there would be an appeal but, maybe there's something, and maybe Gabby can give us the case law, I'm not aware of any.

Ms. Fernandez: No, I've also never heard of that.

Ms. DelRio: And just to give you a heads up like Maria, on the HOA side, people are closing, and you're probably going to see this too, on whoever is closing, it's going to pop up.

Mr. Lorenzo: Yes, we've dealt with this and I've provided her with an explanation.

Ms. DelRio: So, it's going to pop up that the CDD owes \$22,000 and is that going to create a special assessment for the closing by the way?

Ms. Fernandez: Well no, they already paid it off.

Mr. Lorenzo: Right, so it was a concern of a sale and they reached out to Maria, they reached out to me, and we provided them with an explanation.

Ms. Hernandez: And Jesus responded that it was going to be taken care of.

Mr. Lorenzo: Yes.

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Mr. Glynn: And if I may interject one more thing, I think it would be our due diligence as the stewards of the property to send out an email to the CDD at large, to the residents informing them that they should consult with and/or a utilized a certified arborist for any tree trimming on their properties. We don't have to cite this particular case as an example, but I think we would be protecting the CDD's interests down the road if something were to occur, and the residents say, well why didn't you tell us that we were not allowed to do that. (inaudible comment) You could have an email from the CDD to the residents, I don't know if you can do a community blast or a community update but, I would recommend some kind of informative email because of what just occurred but, stating we recommend highly everyone consult with and/or use a certified arborist when doing tree trimming on their properties or with the HOA, however you want to state it and I think that would be well served to have that on the record.

Mr. Lorenzo: Ok, yes I'll work on that and I'll have send it to Maria so she can distribute that if the Board is ok with it.

Ms. DelRio: I don't know about that.

Ms. Hernandez: Yes, that would be fine of course.

Ms. DelRio: And we have a HOA Board meeting tomorrow, and I know this is going to be brought up there, so I think after tomorrow we can figure it out from the HOA.

Mr. Lorenzo: Ok. Thank you Terry.

Ms. DelRio: By the way, the Town of Miami Lakes does not have an arborist on payroll, Jeremy is not an arborist.

Mr. Lorenzo: No, he's not.

Ms. DelRio: Just for the record.

Mr. Lorenzo: Ok, any questions regarding my field report?

Ms. Martino: No.

Ms. DelRio: Yes, the pools, the pools that is behind my house, the one that is abandoned.

Mr. Lorenzo: So we met, Angel and I twice with them, gave them the protocol, they followed the protocol, they just haven't finished, so they installed the drain as designed by resolution #2022-03 which is what I was going to say, the installed the drain, they just need to connect it to a pipe, and a little french drain and then they're done and fix a little bit more

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of the berm. They fixed some of it but they haven't finished, and I've given them a timeline and I followed up with them through email.

Ms. Hernandez: Ok, so the issue with that is they haven't finished the pool, and while they were trying to I guess maybe do what they were supposed to do with the berm, they're also working on something else, so they do not have a contractor that is licensed and insured so I told them they cannot do any more work until we have what we need and also their city permit had expired. I think they just renew it or re-opened it, but I still don't have the information to allow them to come in to continue to do any work.

Mr. Lorenzo: Ok, I was not aware of that but, just make sure to re-emphasize that resolution spec, that they need to follow that. They had to cut the tile unfortunately to install that drain, but they just need to install a connection and fix a little bit of the berm which I already showed the owner's son.

Ms. Hernandez: Ok, and I just need the specs that you gave them.

Mr. Lorenzo: You have it, I've sent it to you.

Ms. Hernandez: Ok.

Mr. Lorenzo: I will send it to you again today, and I'll copy Janexy.

Ms. Hernandez: Ok, I just want to make sure that they're doing what they're supposed to be doing.

Mr. Lorenzo: Yes, and going forward everybody make sure that anybody installing a pool for any alteration of the backyard that they follow that protocol.

Ms. Hernandez: Exactly, ok.

Ms. DelRio: So, also that other pool that had the turf all the way out.

Mr. Lorenzo: I followed up with him, he said his contractor would be doing it soon, and I was hoping to have an update for you today but I still haven't seen it completed.

Ms. DelRio: So, I do want Maria, can you follow up with that?

Ms. Hernandez: Yes, I will.

Ms. DelRio: Because I also have to pay him, you have put him on the list because he's requesting his refund.

Ms. Hernandez: Oh, ok.

Ms. DelRio: Also I think this has become very lengthy already, so I think you should follow up since the CDD cannot do violations, I think you need to push a violation process with him.

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Ms. Hernandez: Ok.

Mr. Lorenzo: And I'll follow up with him again, and I'll copy you Maria.

Ms. Hernandez: Ok.

Ms. DelRio: And I would do the same thing with the other house, the one we just finished talking to, start doing the whole violation procedure because that house it's abandoned at this point, so if you start doing the violation procedure, it's the only thing that's going to make them move.

Ms. Hernandez: Yes, ok.

Ms. DelRio: So follow through with both of them. Another thing that I did realize is how because I think I've seen people throwing branches, like if they have a palm tree, they're just throwing it in in the berm.

Ms. Hernandez: Yes through the berm.

Ms. DelRio: So I would like a vendor to make a report of that.

Ms. Hernandez: Ok, I'll ask Eco Lawn to report any palms or whatever because I know they pick it up when they do the service but they shouldn't be throwing it in the berm.

Ms. DelRio: I know but I've seen it.

Ms. Hernandez: Ok.

Ms. DelRio: But it's not just picking it up, I think we need to send them a violation.

Mr. Lorenzo: Yes, they need a notice, and I've done this in another District where it's an easement of the District, to send them a notice.

Ms. Hernandez: Ok.

Ms. DelRio: And again, when I mean a violation, it's not going to have a dollar value, but it's just if they continue they'll have to come in front of the violations committee and defend themselves on why they keep doing something like that.

Mr. Lorenzo: So, I know some of you have to get going, the only other thing I wanted to touch on in the field report is the storm drains have been cleaned, and you guys will see pictures there on page 310 with Raptor Vac, everything has been done. There's two drains that have the film, the construction fabric cover that they have to come back and remove. I guess it was there since construction, it just was never seen. I noticed when I was doing my assessment of the lake bank, so that will get done soon, they just need some more guys because it's very heavy to open up that structure.

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Ms. DelRio: So, quick question, the land where the pump is, the pump belongs to the HOA, or the CDD, the water pump?

Mr. Quesada: You guys share the pump if you're talking about the irrigation pump.

Mr. Lorenzo: You going to share the cost, you're talking about the irrigation?

Ms. DelRio: Yes, and we're sharing the maintenance of the pump?

Mr. Lorenzo: Yes, that is correct, right Ben?

Mr. Quesada: Yes, in your agreement you guys pay for a wet check and if you guys ever come to it, and I think early there was a timer issue when we went from Green Experts to Eco Lawn where we replaced the timer or something like that, if I'm not mistaken we did like a 50/50 split on the timer replacement.

Ms. DelRio: Ok, so I want you to take a look at the house next to the pump because I know they were doing work on the pool, and I know they damaged some of the sprinklers.

Ms. Hernandez: The irrigation.

Ms. DelRio: Yes, the irrigation system, if you could just double check that there was nothing major done to that pump, just because it's so close, and they just put the rock on top of the sod or whatever was damaged but, they didn't replace the sprinklers so now we're going to have to do, what is it called when you fix it, they have to do a corrective repair but, it brings uncertainty because it's so close to the pump, I mean we haven't heard about anything going on but, since they decided to go that route to work on the pool, they have heavy machinery going on that side.

Mr. Lorenzo: I wasn't aware of any irrigation issues.

Ms. Hernandez: It's at 9125.

Mr. Lorenzo: Ok, 9125?

Ms. Hernandez: No, 9145.

Mr. Lorenzo: Ok, I know which one she's talking about.

Ms. DelRio: So it would be nice to involve the CDD as well, because I know the HOA is going to be getting them done, so if both entities do the same thing that would be good.

Mr. Lorenzo: Ok I got it, I'll go by there after and take pictures. Are there any questions regarding the field report, or any other concerns?

Ms. DelRio: No.

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E. CDD Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Lorenzo: Moving on to the CDD manager, item #1 is consideration of the proposed fiscal year 2027 meeting schedule on page 330. It's the same frequency that you guys have chosen to meet which is to advertise for every month on the third Wednesday of every month. Unless the Board wants to change it or make any adjustments a motion would be in place to accept the meeting schedule.

On MOTION by Mr. Trujillo seconded by Ms. DelRio with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

Mr. Trujillo: One more thing that I forgot to mention during the field report, that light that we talked about before?

Mr. Lorenzo: So, he ordered the device, it's either that, I think it's very similar to a ballast, he ordered the device, I told him to turn it off, I hope it's off.

Mr. Trujillo: And I didn't check but, I think it was blinking yesterday or the day before.

Mr. Lorenzo: Ok, because I told him turn it off until you get that piece, so he says he should be getting the piece, and I'll call him again just to make sure but I was actually talking to him recently but, yes, he should have ordered that part but if not, the light needs to be changed, that's what he ordered the light and the little device that controls the light.

Mr. Trujillo: Perfect.

Mr. Lorenzo: Any other questions on the field?

Mr. Trujillo: No.

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- 2) Form 1 Financial Disclosure Due July 1, 2026**
- 3) Reminder to Complete Annual Ethics Training by December 31, 2026**
- 4) Number of Registered Voters in the District**
- 5) Discussion of Holiday Lighting Service**
 - a. Holiday Outdoor Décor**
 - b. CV Pro Lighting**
- 6) Code Enforcement Hearing for 87th Avenue Tree Trimming**

Mr. Lorenzo: Moving forward to the Form 1 financial disclosure which is due July 1, 2026. Janexy, which I believe you did?

Ms. DelRio: I thought I had it done one, I know it's not there.

Mr. Lorenzo: Well, yours is not done per this report that was submitted, I think this was like a week or two ago.

Ms. DelRio: We can do it online right?

Mr. Lorenzo: Yes, you can do it online. There's a grace period until September but, I would urge you strongly to get it done because it's been a point that you will get fined up to \$100 per day, up to \$1,500, it's happened to another Supervisor, I've heard, so don't avoid that, and I'll get with Illesy just to make sure, I think you already completed yours.

Ms. Martino: Yes my financial disclosure.

Mr. Lorenzo: Right, because we talked about it last month.

Ms. DelRio: Yes, because she was just appointed.

Mr. Lorenzo: Correct and she has up to 30 days to do hers.

Ms. Martino: I finished it.

Mr. Lorenzo: Perfect, so we're good with that. Moving forward to the ethics training, which you guys know it's due every year on December 31, 2026 the annual ethics training for the Board members, so you have until the end of the year. I will send you guys the links, there's free ones, and then there's ones you guys can pay for, it's a 4 hour course, it's on the honor system, you're going to be asked on your next Form 1 next year if you completed that, there's a little box to check that you completed it, they're not going to ask you for the actual confirmation but you can send us the confirmation, and we'll save it, or save it on your own, it's up to you guys. Moving forward to the number or registered voters, which is 706 as per the Supervisor of Elections and we provided a map of the District. Moving forward, to the discussion of the holiday lighting service, so I went ahead and obtained the revised draft of your current decorations and you'll see that on page 333 with Outdoor Holiday Décor which is your current contract. You guys know we had issues

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last holiday season, you did receive a credit. They're applying a \$5,000 credit which you'll see on page 337 already applied, so this season if you guys keep everything as is and you continue with the same vendor it would be \$18,781.50. I went ahead and got another proposal from CV Pro Lighting which you'll see starting on page 339, and if you go down to the renderings on 346 and 347 and then you'll see the breakdown on 352, of all the line items included, it's \$22,750 I did speak with him this week and he was able to provide a discount, and now again, his lights, and I printed it out so you guys can see, you have it in your agenda, you always do the center median at both entrances, including the palm fronds. He's proposing that you do the same on the sides, both at 87th and 154th which you have a lot more palms on 154th, he already included that because it would be a wow factor, that's just what he's suggesting, so you guys see what I'm talking about. You guys usually just do it in the middle, and then you just move these palms up to here, so he's including doing the whole palm fronds. I asked him about the decorative fixture which you guys can see here, he's including that for free, so whether you chose to use it or not, he's including it is what he told me.

Ms. DelRio: That's the current vendor.

Mr. Lorenzo: No, this is the new vendor.

Ms. DelRio: Ok.

Ms. Martino: And how much is the discount?

Mr. Lorenzo: Well, at \$21,050 from the \$22,750 if keeping it as is.

Ms. Martino: And the other one is giving us up to \$5,000 off?

Mr. Lorenzo: No, a 5% discount on the overall cost, which is about \$19,000 something from the price that he's giving you here.

Ms. Martino: So, the one that we currently have who is giving us a credit.

Ms. DelRio: Yes.

Mr. Lorenzo: Off \$5,000 because last season they installed the lights after Thanksgiving.

Ms. DelRio: Yes.

Mr. Lorenzo: They were supposed to be installed by the beginning of November.

Ms. Martino: And how much is it with them?

Mr. Lorenzo: With the credit, \$18,781 but it does not include the side palms, all the way up.

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Mr. Trujillo: So we can't get this guy to match?

Mr. Lorenzo: I can try, but you would have to think things, you might have to adjust some things but, this is what he's suggesting, which is again, he's including the palm fronds, what he said is remove the palms like which is what you've been doing, off and on.

Mr. Trujillo: Right but what I asked you about the other things, but you're saying that he's saying that he just throwing those in?

Mr. Lorenzo: Correct, and if you chose to take it off, then you can.

Mr. Trujillo: So everything with our current vendor that is adding an additional, I don't know how much.

Mr. Lorenzo: \$1,000 or \$1,500 that's usually the case.

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

Ms. Martino: But they don't add like the lights on the bottom right because I didn't see that?

Mr. Lorenzo: No, neither of them do.

Ms. Martino: No the other one did.

Mr. DelRio: Yes, in the bushes we had the twinkle lights.

Ms. Martino: Yes, we did have them for sure.

Ms. DelRio: Can they throw the twinkle lights in?

Ms. Martino: Please.

Mr. Lorenzo: I don't see why not, with the new price, I don't see why not.

Ms. DelRio: Yes, the new people.

Mr. Lorenzo: Yes, and the good thing about this company, like the current company, they do service inspections, so I'm almost positive, I don't know why he did not include that. So, let me double check that because he did it include it at the clubhouse but, I don't know if it was an oversight. So, the Board is ok with this, as long as the hedges are included, is that what I'm hearing?

Ms. Martino: I think we can just asked for an extra discount.

Ms. DelRio: Yes.

Mr. Lorenzo: Your budget for holiday lighting is \$26,000, so it's well under budget even with the new company.

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Ms. DelRio: I know.

Mr. Lorenzo: Considering that you guys do your own Christmas tree in here.

Ms. DelRio: Yes, I know.

Mr. Trujillo: I just would not like to increase is my thought, I think whatever we're paying would be our goal, so I would say at least to keep it the same but I do think that the old vendor really let us down last year, the time period, by the time he put it up, it was like time to take it down.

Ms. DelRio: Yes, and I'm really upset at them.

Mr. Lorenzo: So, you guys only had them up for almost 2 months.

Ms. DelRio: After the holidays, we had a whole month after the holiday.

Mr. Trujillo: Right, so that's why I think if we can get this new vendor.

Ms. DelRio: No, it was before Thanksgiving, the beginning of November to be honest.

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

Mr. Lorenzo: So, the old vendor, or your current vendor you're paying \$19,720.

Mr. Trujillo: And this guy is saying \$21,000?

Mr. Lorenzo: \$21,500 and you're including all the palms to the top on both sides.

Mr. Trujillo: So, I would say we want to work with you, and we want to have you as our vendor for this but, this is where we need to be in order to do that.

Ms. DelRio: But here's what I want and Illesy was saying too, so we want the twinkle lights, and we own our own tree, and we have our own decorations, can you send somebody to do it for us?

Ms. Martino: Exactly because they're already going to be here.

Ms. DelRio: Yes.

Mr. Lorenzo: To decorate your tree?

Ms. Martino: Yes, we already have a tree, and we have the decorations, we just want them to come and set it all up.

Ms. DelRio: Exactly, so if they want to give us that price, and we get twinkle lights, but somebody comes and does the tree for us.

Ms. Martino: Yes.

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Mr. Lorenzo: Ok, so what I would suggest, and what I think would be a great idea is the Board appoint someone for me to work with so that we can get this take care of.

Ms. Martino: I appoint myself.

Ms. DelRio: Ok, so not to exceed the amount of \$21,500 just add services, I mean if you can reduce the price, great, but if you can add services, which would be the twinkle lights.

Mr. Lorenzo: Ok.

Mr. Trujillo: Yes, but we were already saying that we were increasing.

Ms. DelRio: We're not increasing we're just getting an extra 5% discount because they're guilty about last year.

Mr. Lorenzo: And you already got a credit.

Mr. Trujillo: The other company was charging us \$19,000.

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

Mr. Lorenzo: Correct, right now what you're paying is almost \$20,000 flat.

Ms. DelRio: That's what we normally pay?

Mr. Lorenzo: Correct.

Ms. DelRio: So listen, last year is was \$25,000 we got a \$5,000 discount.

Mr. Lorenzo: No, you were budgeted between the clubhouse and the field \$26,000 collectively, and you didn't spend that.

Ms. DelRio: No because they breached their contract and they gave us a \$5,000 discount.

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

Mr. Trujillo: So, we were paying almost \$20,000 last and I would like for us to not increase that so that we're not increasing it.

Ms. DelRio: But that old vendor is charging us now \$19,000 something with a 5% discount, so that means that he would have been \$21,500 this year, so how are we getting a 5% discount?

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Mr. Lorenzo: No, it would be \$18,000 so the discount is \$18,000, and you're getting a \$1,000 discount, so you got a credit last season and I made sure to fight for you guys, and get a credit because of the delay.

Ms. Martino: So how much did we pay last year?

Mr. Lorenzo: \$15,000 approximately.

Ms. Martino: And how much are we going to pay this year?

Mr. Lorenzo: If you guys chose the current vendor, \$18,781 which includes the 5% discount.

Mr. Trujillo: And without that discount?

Mr. Lorenzo: It's \$19,720.

Mr. Trujillo: So, that's what I'm saying, like this is an increase if by going with this company.

Mr. Lorenzo: Again, you're getting more lights and you're getting lights to the palm fronds on the sides that you never had before.

Mr. Trujillo: I mean if we're being realistic about it, most people who are driving just want to see lights, so they're not caring too much if it's like up on top of a palm frond, so I'm saying if we can get this company to come down to the other number.

Mr. Lorenzo: For sure if you remove those side ones, we're going to be able to come down.

Ms. DelRio: Exactly, and the other thing is, we did go under last year because they were late, so that's the reason why we got a discount, otherwise it would have been \$20,000.

Mr. Trujillo: So that's what I'm saying, let's just try to see if we can get this company, the new company to match what we're currently paying so that we're not increasing, we're staying the same but we're also changing companies to a company that hopefully, will install the lights when we need them up, that's all I'm saying. I just don't think we should increase, so whatever you have to do to stay the same, or go lower, it should be our goal because we're telling people that we're watching what we're spending, so we're going to need to show everybody that we are doing that.

Ms. DelRio: So, if Illesy is going to be negotiating with Jesus on this, so let's use this as leverage and say, listen the District is looking for a new vendor, and we're getting

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all these things because you were late but they really want to stay in budget, and this is what we want.

Mr. Lorenzo: I already reached out to him to see just so you guys know even before this meeting again, just to make sure because they told me 5% this year, and I asked them, hey sharpen your pencil, and I went through the whole thing, the 5% is the best they can do. I can reach out to them again, and see before it triggers in changing vendors also.

Ms. DelRio: Yes, reach out to them.

Ms. Martino: And I feel like we can also get another quote.

Mr. Lorenzo: Oh yes, I can get a third quote, a fourth quote.

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

Ms. DelRio: So, we can move forward, if we're ok, so worst case scenario, we have this quote at \$21,500, so we can do a not to exceed that amount for Illesy and she's going to negotiate, if they were to find another vendor where they have similar things and it's cheaper, or if the current vendor is going to really pinch the penny and say, I want to keep you guys, and I'm willing to put all these things in there, and I'm going to honor the 5% because maybe the vendor that we have now is willing to work on it, and it's going to be on perfect behavior, and he's going to do all of this cheaper and maybe we get more stuff, maybe we can throw the tree stuff in there, like we have our tree, we have the ornaments, just send somebody to decorate.

Mr. Lorenzo: Yes, so I have the tree, include the hedges.

Ms. DelRio: And I think we can have that direction we're at \$21,500 not to exceed that amount, and have them both negotiate them, are you ok with that?

Mr. Trujillo: Again, I purposely think we should negotiate it down, so give me \$20,000.

Mr. Lorenzo: So, not to exceed \$20,000, I think that's good.

Ms. DelRio: So, we don't have to come back here next month.

Mr. Lorenzo: Ok, because we have to start finalizing this contract because we're getting close.

Ms. DelRio: So, you don't need our input and if you were to need our input I guess you'll reach out to us individually.

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Ms. Fernandez: Also, if you appoint a liaison, it would be the liaison or he can reach out to you individually.

Ms. DelRio: So, the question is, if for some reason it's going over \$20,000, can they reach us individually to get that approved?

Mr. Lorenzo: We would have to do that at a meeting I think, or do you want to stick to the \$21,500?

Mr. Trujillo: So, let's do the \$21,500 but I really do not want to exceed.

Ms. DelRio: Exactly, so we don't have to come back.

Ms. Martino: Yes.

Ms. Fernandez: And it's always recommended to go with a little bit higher amount so that you don't have to come back to a Board meeting just to address that.

Mr. Lorenzo: And also appointing Illesy, do I have a motion from Janexy?

Ms. DelRio: Yes, motion.

On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, accepting the proposal from CV Pro Lighting not to exceed \$21,500, including installation of exiting clubhouse tree and the main entrance hedges and also appointing Illesy Martino to be the Board liaison to work with staff for the project was approved.

Mr. Lorenzo: Just to clarify, you guy want the lights installed and functioning by November 1st?

Ms. DelRio: Yes, I want to be the first ones before the rush.

Mr. Trujillo: Yes, I agree.

Mr. Lorenzo: Ok, I'm going to put the first week.

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

Mr. Lorenzo: Ok, so on and installed by the first week of November.

Ms. DelRio: Yes.

Mr. Lorenzo: Ok, so I have direction, thank you very much. Moving over to the code enforcement which we already went over.

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SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo: Moving forward to the financial reports, tab A is the acceptance of the check register on page 362, and tab B is the acceptance of the unaudited financials on page 370. Unless the Board has any questions or concerns a motion to approve would be in place.

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

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Lorenzo: Any Supervisor's requests?

Ms. DelRio: No.

Mr. Lorenzo: Any audience comments?

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. Trujillo with all in favor, the Meeting was adjourned.

Signed by:

Jesus Lorenzo

37A95D3C74B947D...
Secretary / Assistant Secretary

Signed by:

[Signature]

DC44A3FFE5C549D...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 752AFFAC-4437-83C7-81E2-A7C40220EE44
 Subject: Centre Lake: Complete with Docusign: 6-17-26 Minutes.pdf
 Source Envelope:
 Document Pages: 48
 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
 eacosta@gmssf.com
 IP Address: 162.199.192.217

Record Tracking

Status: Original
 7/21/2026 12:57:29 PM

Holder: Ellen Acosta
 eacosta@gmssf.com

Location: DocuSign

Signer Events

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

Signature

Signed by:

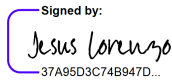
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 Signed using mobile

Timestamp

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 Resent: 8/5/2026 5:43:47 AM
 Viewed: 8/5/2026 8:08:04 AM
 Signed: 8/5/2026 8:08:25 AM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

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

Signed by:

 37A95D3C74B947D...
 Signature Adoption: Pre-selected Style
 Using IP Address: 23.24.191.101

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Electronic Record and Signature Disclosure:
 Not Offered via Docusign

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 Sent
 Hashed/Encrypted
 Certified Delivered
 Security Checked

7/21/2026 12:59:49 PM
 7/22/2026 10:17:35 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	7/22/2026 10:17:47 AM
Completed	Security Checked	8/5/2026 8:08:25 AM
Payment Events	Status	Timestamps