

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 18, 2025, at 9:30 a.m. at 8875 N.W. 155th Terrace, Miami Lakes, Florida.

Present and constituting a quorum were:

Janexy DelRio
Justin Trujillo
Mario Cubias

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jesus Lorenzo
Gregory George
Angel Camacho
Maria Hernandez
Several residents

District Manager
District Counsel
District Engineer
Miami Management

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Organizational Matters

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

Mr. Lorenzo: Moving on to organizational matters, consideration of appointment of Supervisor to the unexpired term of office for seat #1 or seat #5, does the Board have anybody they wish to nominate or appoint at this time?

Ms. DelRio: No, I had somebody but then that went cold but, we'll work on it this month.

Mr. Lorenzo: Alright, so we'll table that for next meeting.

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THIRD ORDER OF BUSINESS

Audience Comments (each speaker has 3 minutes)

Mr. Lorenzo: Moving on to audience comments, we have no one here present with us at the clubhouse and nobody is on the phone or has virtually called in.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 16, 2025 Meeting

Mr. Lorenzo: Moving along to the minutes of the April 16, 2025 meeting. If there are any corrections or deletions or additions I can take those, and if not, just a motion to approve.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, the Minutes of the April 16, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2025-07 Electing Patti Powers as Treasurer and Sharyn Henning as Assistant Treasurer

Mr. Lorenzo: Moving on to consideration of resolution #2025-07 electing Patti Powers as treasurer and Sharyn Henning as assistant treasurer, this is just a housekeeping item.

Ms. DelRio: Yes, I make a motion to approve.

On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, Resolution #2025-07 electing Patti Powers as Treasurer and Sharyn Henning as Assistant Treasurer was approved.

SIXTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Mr. Lorenzo: Moving on to the public hearing to adopt the fiscal year 2026 budget, I need a motion to open the public hearing.

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

B. Public Comment and Discussion

C. Consideration of Resolution #2025-08 Annual Appropriation Resolution

Mr. Lorenzo: Next is public comment and discussion, just to repeat, there is no public here in the audience with us and there's no one online, just checking again. Then we have consideration of resolution #2025-08 the annual appropriation resolution, do I have a motion from the Board to approve?

On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, Resolution #2025-08 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2025-09 Levy of Non Ad Valorem Assessments

Mr. Lorenzo: Moving forward to the consideration of resolution #2025-09 levy of Non Ad Valorem Assessments. Do I have a motion from the Board?

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, Resolution #2025-09 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Lorenzo: Then a motion to close the public hearing.

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

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Lorenzo: Moving on to staff report, attorney.

A. Attorney

Mr. George: Nothing new to report from the last meeting. Just one thing, and it would be a follow up for our office, your District manager did email me a few weeks ago asking about some tracts that were still in Lennar's name, so I'm actually going to forward that to the District engineer to take a look at to see if they were ever intended to be

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convey to the District or to the HOA. I know that's where the monuments signs are so, I'm assuming that it may be the intent that they be conveyed but, we'll make sure to check the plat and see.

Mr. Trujillo: So, could you elaborate?

Mr. George: Yes, so right now, typically on these Districts that turnover there are dedications on the plats that certain land be conveyed per the intent of the parties. Right now, according to the Property Appraiser's website, the tracts that Jesus sent me are still in Lennar's name.

Ms. DelRio: Like the monuments of the entrances?

Mr. George: Yes, so we need to look into that and make sure that they belong to the proper party.

Mr. Cubias: Quick question, if they are attached to us, and we take the name Lennar off it?

Ms. DelRio: No, we have to, it's ours. So, I'm assuming this is something we have overlooked.

Mr. George: Yes, it may not even be intended to be conveyed to the District but, if it is then we'll take care of it, it might be the association, I don't know.

Ms. DelRio: No, it belongs to the District.

Mr. George: Ok, so then we just need to get a quit claim or something.

Ms. DelRio: The fountains and the entrances belong to the District, the guardhouse belongs to the HOA, and then all the perimeter wall belongs to the HOA as well, so that alley that we always thought belonged to the District, the alley between the homes and the cow field which I think it lines about 16 homes, all of that belongs to the HOA.

Mr. George: Ok, alright, well that's definitely something I'm sure the District engineer's office can help us with, so that's all I have.

Ms. DelRio: So, that's the only pending thing you're going to leave behind?

Mr. George: Yes, and I'm actually just going to forward the email to the District engineer.

Ms. DelRio: So, who is going to be our new attorney?

Mr. George: They haven't told me yet who it's going to be so, you might get Mike, or Liza, she's a new attorney in my office, she has a lot of experience as far as real

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estate so, she might someone that they put in. There's a new attorney that they hired, her name is Gabriella, you may see her but, they haven't given me any indication who it will be.

Ms. DelRio: Ok.

Mr. Lorenzo: We'll know well before the next meeting.

Ms. DelRio: Ok, and we'll miss you for sure, and we wish you the best.

Mr. George: Thank you.

Mr. Lorenzo: So, thank you Greg, we will miss you, thank you so much for everything you've contributed to the District.

Mr. George: Thank you.

B. Engineer

1) District Engineer's Report for Fiscal Year 2025-2026

2) Lake Erosion Analysis

Mr. Lorenzo: Moving on to the engineering, so we have Angel here from Juan Alvarez Engineering to discuss the fiscal year 20205-2026 report and then also the lake erosion analysis.

Mr. Camacho: Angel, do you want to take the lead or do you want me to give a brief explanation?

Mr. Camacho: For the yearly report?

Mr. Lorenzo: Yes.

Mr. Camacho: I'll do it, so this is the 2025 annual report, the District's infrastructure is in good working order with the exception of the shoreline which is shown in here. (inaudible comment) Everything else remains the same from last year. (inaudible comment) Also, the 5-year program that shows the stormwater infrastructure is doing well.

Mr. Lorenzo: And that's on page 65 of the agenda.

Mr. Camacho: Correct.

Mr. Lorenzo: Does anyone have any questions regarding the report, the engineering report itself relating to the shoreline?

Ms. DelRio: I was looking at this yesterday, and there was a repair to one of the, and I was not aware of it, and I don't think it really matters but, there was a repair to one of the drainage line, what really happened there?

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Mr. Lorenzo: It was a just a plaster repair, some of it was coming apart, or lose so they just replastered it, and that's already been done.

Ms. DelRio: And was that covered?

Mr. Lorenzo: That was something that Julian from Raptor Vac notice during the last report, he recommended it.

Ms. DelRio: Ok.

Mr. Lorenzo: And it didn't need to be done now but, I thought it would be best for the price that he gave us to get it done now and so we already got that, so that's been done and you'll see pictures on my report.

Ms. DelRio: Ok, and yes I did see it, that's why I'm asking.

Mr. Lorenzo: And that was the only one.

Ms. DelRio: Ok, good.

Mr. Lorenzo: So, as per the last meeting, the Board had requested more information regarding the lake bank and shoreline erosion, so stating on page 70 is where it starts, you'll see some of the graphs, and then moving along on page 79 you'll see some of the pictures of the changes, so page 70 is where the actual lake erosion report starts.

Ms. DelRio: Yes.

Mr. Camacho: So, what we did is we had two engineers come out to the field, locate the areas of concern that they could see visually onsite, they took some measurements and with those measurements they created cross sections. So, what they did was they overlayed what was part of the construction, that was constructed in this area to what they found in the field, and within these 15 cross sections they estimated a total of 221 trucks of soil.

Ms. DelRio: How much?

Mr. Camacho: 221 trucks so about 12 cubic feet per truckload within these cross sections.

Ms. DelRio: And in what period of time have we lost that?

Mr. Camacho: So, the shoreline from when this community was constructed, the permit is from 2016, that's the permit from DERM, so it's been a matter of 9 years. (inaudible comment) So, If you look at the cross section on page 71, it is the dashed

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green line which is the design grade profile of what the slope should be and the red line is the existing profile.

Mr. Cubias: I have question, sorry to interrupt you, from 1 to 9 is the townhomes, but I don't see the retaining wall there, where is the cross section for that?

Mr. Camacho: (inaudible comment)

Mr. Cubias: Where's the retaining wall in the townhomes?

Mr. Camacho: (inaudible comment)

Mr. Cubias: Is that that the drop?

Ms. DelRio: No, I think there's a retaining wall, there's grass and then there's the shoreline.

Mr. Camacho: So, it's taken from the top of the bank. (inaudible comment)

Mr. Lorenzo: Some areas if I'm not mistaken have the retaining wall and the grass.

Mr. Cubias: So, the retaining wall drops, and I would say like 2' because these lakes are like 6' deep, and then there's 2' and then the slope.

Mr. Camacho: (inaudible comment)

Ms. DelRio: Not even, I think the retaining wall is inside the property line of each property, because you can actually walk along the wall, so there's a few feet before you get to the fence, so the resident's line cannot go all the way to the retaining wall.

Ms. Hernandez: Is there a property line on the inside?

Mr. Lorenzo: Or to the retaining wall.

Ms. DelRio: Yes, so you have the property line, maybe I don't know, roughly 4' or 5', you have the retaining wall, and then you have the shoreline.

Mr. Cubias: Ok.

Ms. DelRio: So, that's a big space back there.

Mr. Cubias: So, this is after the retaining wall.

Ms. DelRio: Yes.

Mr. Camacho: Yes.

Ms. DelRio: So, I don't know does Angel have more things to say?

Mr. Camacho: Well, doing the research I noticed that the current permit for the surface water general permit for the lake is assigned to the homeowner's association.

Ms. DelRio: Yes, it's the HOA.

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Mr. Camacho: Ok and then is there an easement that we have with the HOA that we're responsible for maintaining the shoreline?

Ms. DelRio: Well, who's responsible for the shoreline is the CDD, actually whoever is maintaining the lake.

Mr. Camacho: So, does that permit list the homeowner's association as the operator and I'm just wondering with construction going on the lake would be potentially the homeowner's association would be the responsible party and normally what we see is the CDD owns it and maintains it, and they have to do a transfer to the HOA.

Ms. DelRio: So, I have two questions, once question and a concern, so one is what is the real cost of this, and the other question is why 9 years later, I mean you just submitted an annual report, the engineering report that you do every year, why didn't we get this before, why is this not being reported?

Mr. Camacho: I believe the first time we reported it was in 2022.

Ms. DelRio: No, and maybe you should look into the minutes but, I've been on this Board longer than that, actually both of us have been.

Mr. Camacho: Because I think Juan sent an email.

Mr. Lorenzo: Yes, and I was going to read that, I've been talking with Juan and Angel offline to kind of get more information regarding this project, how we got here, the causes and all of that. So, he sent me an email, and the most recent email, and these are the most probable causes for the erosion which are surface water, ground water fluctuation and all of that. I believe this type of erosion is caused by work done in neighboring properties or by the landscaping vendors that maintain the lake bank. The eroding conditions has probably been developing since the lake banks were completed but, the erosion has become more evident since 2022. I reported the lake erosion issue to the CDD in the annual reports of 2022, 2024, and now 2025. At the time I started the 2025 report, representative locations of the worst conditions on the west, north and southeast side of the lake which in the photo section of the report.

Ms. DelRio: Yes, those are the ones that have less maintenance, so really I'm concerned about when it was reported and which meeting it was reported in 2022.

Mr. Lorenzo: If I'm not mistaken I think it was the June meeting.

Ms. DelRio: Ok, so if you can actually send me an email with that, I would like to look at it.

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Mr. Lorenzo: Yes.

Ms. DelRio: I mean in these pictures, you can tell that in 2020 it was during rainy season because everything is lush in the rain, and the other ones are brown.

Mr. Cubias: That's what I'm saying, like we've never had this before, like a timeline.

Mr. DelRio: But that's because we requested it last time. I mean visually, you don't see the difference, and I'm looking at the difference in whatever documents he's providing but, I do see there's a lot of pool construction where we have the erosion, like for instance there, there's a pool construction. Another thing that I realized, is the people that are maintaining the lake, right now we don't have any, and I don't know what it's called, the little grass that grows on the bank, I don't know if they're overkilling it.

Mr. Camacho: (inaudible comment)

Ms. DelRio: And we don't have that now, so I think that could be, and this is an observation.

Mr. Lorenzo: You're talking about in the water?

Ms. DelRio: Yes, in the water, so me, I have no lake experience but, I've lived by the lake for 7 years, and I know that and I do see at least in my backyard, I don't have the grass that grows in the water where the little fish go and hide so they can grow, we don't have that, so that grass that is supposed to be there is not there, it's detached, so I don't know if our current vendor is overkilling it, and that's also provoking this because at the end of the day, me personally, I don't want to go and fix something without finding the cause of it because if this is something that our vendor is doing, and it's not working out, maybe he's overkilling it, whatever we do, we're just going to throw money into a black hole, and maybe we should reach out to them and find out if they're overkilling it.

Ms. Hernandez: Could it be the midge spray?

Ms. DelRio: But we only did that this past year.

Mr. Lorenzo: Well, spraying something isn't going to cause that.

Ms. DelRio: Yes, but we got extra.

Mr. Lorenzo: Just one extra service?

Ms. DelRio: Exactly, and that's what I'm saying, it's only this year, so I don't think it as a big difference.

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Mr. Lorenzo: Yes, so I discussed this matter with Juan, and like he mentioned in his email he doesn't think it's anything that has to do with the lake maintenance. I'll reach out to the lake maintenance company, now if they allow some of that to grow and you can kind of see it along the lake bank now because it's warmer, the lake bank has receded as well because there's not as much rain, and that vegetation if they don't treat it, it's not good for the lake because it's going to be hard to maintain.

Ms. DelRio: Yes, but to my observation, and I know they give us a report every month about the health of the lake but, when we moved here we had a lot of vegetation on the lake, including we had a strip that would grow off the lake and they were treating that because it was growing and it hasn't grown anymore. As a matter of fact, if you were to take a picture and aerial picture of the lake you would see that strip going across. So, my concern, and this is for you guys to investigate is that they're overkilling this vegetation and that might be causing some of this. I mean, my red flag would be to that, and to the pool construction.

Mr. Trujillo: I have a question too, how do you pick and choose the cross sections across the lake?

Mr. Camacho: Usually, they are areas that the slopes weren't 4 to 1 which is required by the permit. (inaudible comment)

Mr. Trujillo: Ok.

Mr. Camacho: And then some other areas too. (inaudible comment)

Ms. DelRio: It prevents erosion.

Mr. Camacho: Yes. (inaudible comment)

Ms. DelRio: And this is something Maria, that maybe we should look at, and maybe we should bring that vendor to the meeting because we should get a little more strict with the residents that live around the lake bank because I know at some point, maybe last year, late last year, if you use the granular to treat your grass in the back, that granular get into the water and it creates an algae and it creates that green stuff, and it actually kills, and I think it destroys the PH balance, something like that, so it was in an area so I guess somebody overused the granular in their grass so all of that goes into lake, and that was in this area in here.

Ms. Hernandez: (inaudible comment)

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Ms. DelRio: So, no water should be going into the lake, so what Alvarez explained to me, in order for the lake to be healthy, the lake bank up to the property, you should do this and this, so you should have the little pole where that filters, so the bank shouldn't be like this because everything is going straight into the lake, so the way you do this little curbing is because everything that's coming from the home is staying here and the soil is used as a filter, so everything goes cleaner into the lake, we don't have that in a lot of sections, and this is something that we discussed, and I do remember having this conversation.

Mr. Camacho: Yes, it's called a berm.

Ms. DelRio: Yes.

Mr. Cubias: So, is the length of the actual property back here, proportional to the erosion that happens to the slope, because I see that the ones that have the smaller lots, which is like these ones, the lot is very small there, and this is 40% erosion So, if you go to the graph #14, it's a whole, and this is the one that has the smallest lot here, so the weight of the whole construction affects a smaller space.

Mr. Camacho: (inaudible comment) So, what happens a lot to all Districts, when the developer comes and constructs the lake they use muck, they use the material from the lake.

Ms. DelRio: Yes, we know that, and again, when you remove all that garbage, building pools and opening holes, and throwing things into the lake, I truly think that we should have another meeting, I think you should reach out to our lake maintenance people.

Mr. Lorenzo: We can have them come out.

Ms. DelRio: Yes, I think we're lacking vegetation.

Mr. Lorenzo: And you're talking about what's in the water or the grass coming out?

Ms. DelRio: No, it's not the grass, it's the little vegetation.

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

Ms. Hernandez: You're talking about that section around the lake, that sections dries and it dies.

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Ms. DelRio: Yes, I get that but, then like in my backyard, you still see that's where the little fish go.

Mr. Lorenzo: I just wanted to make sure it wasn't the grass coming out.

Ms. DelRio: No, it's the grass where the fish hide, the little fish, it's like a weed, the weed inside the lake.

Mr. Lorenzo: Got it.

Ms. DelRio: You know in all the lakes you have that weed that comes from the bottom and grows, in the middle of the lake we used to have a big line, that I know they've probably been using some chemicals to get rid of it, so maybe something like that.

Mr. Lorenzo: Ok.

Mr. Cubias: So, that pool is right at the edge of the property line.

Ms. DelRio: Yes, and it shouldn't be there.

Mr. Cubias: And that retaining wall, so assuming that #14 has the same, because in this case it's 45% down the slope, so in that sense, who to blame.

Ms. DelRio: Yes, so the big thing to me, a lot of health of the lake, so that little grass which is also bad for us because we invested money in fish, so the fish grow and they hide in the little grass, that's where they grow, they take shelter from the big fish in there. So, I have my little dock, and my husband was doing something so I was looking from the window and I was able to see a turtle swimming by there, so that's when I realized, I have no grass because I was not able to see the turtle swim by there because even though there's water there, I always had the grass, the grass would grow all the way to the shoreline, that weed or whatever it's called, and now it's not there, and that's why I said, oh I can see the turtle and I was never able to see a turtle there so I'm missing this, so that was when I realized, maybe that and he agreed with me that grass protects the shoreline and I think the lack of it is affecting us more.

Mr. Camacho: Ok, I'll look into it.

Ms. Hernandez: (Inaudible comment)

Mr. Camacho: It might be the littoral shelf plantings.

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

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Ms. DelRio: So, talk to the lake people, so they can come back.

Mr. Camacho: Yes.

Mr. DelRio: Because I think we're in a good stage where this can be stopped but we have to very conscious and whatever they tell us we need to be able to go back to the community and educate them.

Mr. Camacho: Ok.

Ms. Hernandez: (inaudible comment)

Ms. DelRio: And let me tell you, it's not just having the pool close, right now you're going to see, at some point we're going to move into that where we've had people building their pools, and again, we've been here long enough where we've seen a lot of pools being built where people have thrown pavers, or whatever they find, there's a big hole, and some of the stuff gets moved out, some of the stuff left over, they just throw it, they destroy the berm, and now all of sudden we have this and they cover that, they leave rocks in there, they kill vegetation back there, and if you just walk outside, we have a great example of a pool that is being built that is destroying that side of the lake and it's going to be like that for probably 3 months and then who knows how it's going to be. So, I know, and this is not including the front of the house, where they have stormwater drainage that they just dumped sand there when we just spent money, probably 4 months ago putting in the whole community, and they just dumped sand in there.

Mr. Cubias: That's what I was saying.

Ms. DelRio: The homeowner in that case.

Mr. Lorenzo: So, they're inspecting it actually today, this morning.

Ms. Hernandez: (inaudible comment)

Ms. DelRio: And these are conditions that you especially, and I know this has nothing to do with this, I mean it does and it doesn't but, we need to have guidelines where you're building a pool, you have stormwater drainage next to you, it needs to be covered, you have tree, you need to put like wood fencing around that tree so it gets protected, so people go around that area.

Ms. Hernandez: (inaudible comment)

Ms. DelRio: So, that should be part of it, whenever somebody is doing an ACC approval, and I know these people didn't have a permit either, so that was another problem.

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Ms. Hernandez: When they make the hole for the pool, they should put that sand and put a covering. (inaudible comment)

Ms. DelRio: Yes, but also Maria, remember that property didn't have an ACC approval, so they didn't have anything, so it's like wrong all over the place.

Mr. Trujillo: Did they have a retaining wall, because that's a very short lot, I saw that.

Ms. DelRio: No, they don't have a retaining wall.

Ms. Hernandez: It doesn't matter.

Mr. Lorenzo: Neither of those two have a retaining wall.

Ms. DelRio: Right, they don't.

Ms. Hernandez: (inaudible comment)

Ms. DelRio: Listen, this is very easy, when I built my pool, you get trucks in front of your house, but they keep coming, you empty the hole, you put it in the truck, the truck leaves, and another one shows up, you keep putting stuff in there. There should be no need, absolutely no need to dump on private property, which is our streets, to dump sand or any type of rubbish but, the easiest way to do it, is just have a truck, it may be more expensive, I don't know about that, but just have truck coming, one leaves, the other one comes back and you fill it up, they leave, and so forth, but for safe practice I would have the water drain to be covered and the trees and that should be part of the ACC procedure that they need to do before the start any work, and we're seeing it here. Now, we're getting the CCD involved, and we just spent money, we spent everybody's money cleaning those stormwater drains, and now we're like in hurricane season pretty soon, we're going to have a lot of rain, and guess what, now that one, it's going to be stuck with sand and soil.

Mr. Lorenzo: We'll find out today once they do the inspection.

Ms. DelRio: Exactly, and there's no need for that.

Mr. Trujillo: But then that should be charged to the homeowner.

Ms. DelRio: Absolutely.

Mr. Lorenzo: And we're going to get with the HOA, and I reached out to Raptor Vac they should be out here today and then we'll keep Maria informed.

Ms. Hernandez: (inaudible comment)

Ms. DelRio: Ok.

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

Mr. Lorenzo: To my understanding, it's going to be a maintenance item but, and I'm sure it's not going to be just cap and go, but I'll get the details for the next meeting.

Ms. DelRio: Exactly, find out from the lake maintenance company.

Mr. Camacho: Yes, and see if that's something that they do.

Ms. DelRio: And see if they feel if they changed something and why is it that we don't have this vegetation right now, what's going on, and maybe with the landscaper, because I know they don't do anything on the lake bank, they only do on the grass side but, what's going on between that space because I know they kill the weed too, they shouldn't be killing it at this point.

Ms. Hernandez: Does that affect it?

Ms. DelRio: Of course, he just told us.

Mr. Lorenzo: We'll find out.

Ms. DelRio: Because if you don't have that grass it's not protecting the soil, and this lake is huge, so you have a lot of weight, and there's a lot of wind.

Ms. Hernandez: (inaudible comment)

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

Ms. DelRio: And at the townhomes there's no pool construction so there are no alterations there, and like you say, we have that retaining wall, so that's a good point but, again, so it's not 100% the pools or the dumping, I know that contributes but, we actually need to find out what kind of vegetation we have at that retaining wall that we still have a big gap but yet there's no construction going on there, there's no activity because they cannot build pools.

Mr. Cubias: But I can give you an example, my side of the bank, our lots, I have one of the biggest in the back.

Ms. DelRio: I think the biggest ones are by the other side.

Mr. Cubias: But I'm talking about the regular ones.

Mr. Trujillo: They're very long.

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Mr. Cubias: So, most of our pools are not close to the lake, so here for example my slope is untouched but, on this side the lot weighs more, so the weight of the pool is affecting more.

Ms. DelRio: So, here's there's no damage, they're telling us there's no damage there.

Mr. Cubias: From 213th to 214th, there's erosion.

Ms. DelRio: No, nothing, I don't have any erosion in my backyard, I did check it.

Mr. Cubias: So, we don't have it here.

Ms. DelRio: Exactly, so this one they don't have it but here, you see, all of this is retaining wall and they have it, so there's no construction back there, so again, I would look into health of the lake.

Mr. Lorenzo: Ok, are there any other questions for Angel?

Ms. DelRio: No.

Mr. Lorenzo: So, I'm going to send you an email with the engineering report meeting, and the lake bank vegetation with the lake company and have them attend the next meeting and give us some type of littoral shelf option.

Ms. DelRio: And that's called shelving.

Mr. Camacho: Littoral shelf. (inaudible comment)

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

C. Club

Mr. Lorenzo: So, moving along to the club report, Maria.

Ms. Hernandez: Yes, the club report, I have nothing other than, I just wanted to give you a little update. We had the A/C fixed, the filters changed.

Ms. DelRio: How often are we doing that?

Ms. Hernandez: Well, the last time we did it was approximately 6 months ago, so we definitely needed the maintenance. (inaudible comment) So, they also found a little leak, that's why it was getting hot in here, he covered it, he sealed it and put gas, and now it's better.

Mr. Trujillo: Yes, the filters, that's a big problem, but I've seen a big change.

Ms. DelRio: At least every 6 months.

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Ms. Hernandez: Right. (inaudible comment) And also we're getting proposals to refurbish the kids water park, the splash pad.

Ms. DelRio: Ok, and also for the pool.

Ms. Hernandez: Yes, the pool tile we did get a proposal from the vendor because the tile on the pool, it's cracked and we're losing a lot, so he provided a proposal that aside from replacing the tiles, and having to empty the pool, and take the opportunity, once he had emptied the pool, seal any cracks with diamond bright and then restore the tile and everything else, so that was pretty expensive.

Ms. DelRio: Yes, it was.

Mr. Lorenzo: Is the pool open right now?

Ms. DelRio: Yes, and it's functional, everything is working fine but, also what kind of warranty does this diamond bright have warranty, what kind of warranty did we get?

Ms. Hernandez: It's usually 10 years.

Ms. DelRio: Right, but it hasn't been built for 10 years.

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

Ms. Hernandez: Usually what they do is every 15 or 20 years, and I don't know what you call it but, the diamond bright is pretty much like a preventative maintenance and it extends the life of the pool.

Ms. DelRio: I do understand that but also diamond bright has a warranty, I think minimum 10 years.

Ms. Hernandez: Yes, 10 years.

Ms. DelRio: So, that's where you guys will come in with a vendor and check it out to see if we still have warranty on the diamond bright for them to show up and say listen, because I know we have a few cracks and especially little things, I know we had the leak and we fixed the entire spa but, then the pool is the big thing.

Ms. Hernandez: They did inspect it.

Ms. DelRio: So, at least follow up with them, see what we get from them.

Ms. Hernandez: (inaudible comment)

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

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Ms. Hernandez: Well, he comes three times a week, and realistically if you come in Friday, Saturday and Sunday it's going to be very busy, and he's not coming until Monday. (inaudible comment) So, those are things that, and Friday he's here.

Mr. Lorenzo: What days are they coming?

Ms. Hernandez: Monday, Wednesday and Friday.

Mr. Lorenzo: Ok.

Ms. DelRio: And I want to put that on the record like right now we're opening the pool until 7:00 o'clock which is the time the club attendant is here, so somebody people you know they want to take advantage because the sun set is later to stay in the pool but the problem that we're having is when we don't have a club attendant here, everything becomes a little more crazy, so we need to have the supervision of somebody here that is keeping an eye out because like she's saying, we've had people coming wet inside the lobby, or you know going to the bathroom in here where they have bathrooms outside. The alcohol consumption, like we have a lot of things and also before when we had the security coming and closing it down, it would be a big conflict because the sunset and people wanted to stay until the last ray of sun, and it doesn't work out like that, they need to follow instructions, listen we're closing down the pool now because it's getting dark, it's going to be dark in 5 minutes, so that's it, and they give you like a fight, and that's when we change the time.

Ms. Hernandez: Exactly, and you guys give us the option but since we have a pool attendant until 7:00, it's open until 7:00.

Mr. Lorenzo: Ok, and if you want to extend it, I guess maybe extend it until 8:00 if that's something that you guys choose to do.

Ms. Hernandez: Have a club attendant until 8:00?

Ms. DelRio: Yes, maybe, because I thought about it.

Mr. Cubias: Why don't we just do it on the weekends?

Ms. DelRio: Yes.

Mr. Cubias: Yes, it's really the weekends.

Ms. DelRio: But it's here starting later, so we don't have an extra expenditure.

Ms. Hernandez: (inaudible comment)

Ms. DelRio: So, it's a little different the traffic that you have in the morning, it's different than the people you have in the afternoon.

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Ms. Hernandez: Yes, we can do that.

Ms. DelRio: It's up to you, you're the manager, you can set those rules, I mean it's up to her she can analyze the hours, as long as we're not spending any extra money on the pool attendant.

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

Ms. DelRio: And to me, if you're going to put it to 8:00 o'clock, I would put it to 8:00 o'clock every day, I would not create the confusion but before you do that, yes, every day because people come from work and they just come to the pool in the afternoon.

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

Ms. DelRio: And it doesn't matter, and eventually it's going to calm down, but what I'm saying, coordinate with whatever club attendant we have, make sure they come in later and leave later, if that's a possibility and there's no expense to the District, I don't see why not.

Mr. Trujillo: And I would say to prevent the issue of people walking in wet and stuff, I would say maybe shut down the actual clubhouse itself and not letting people come in here because if there's bathrooms out there, there's no need to come in here.

Ms. Hernandez: (inaudible comment)

Ms. DelRio: Yes.

Mr. Trujillo: But why are you going to open when she's not here.

Ms. DelRio: No, it has happened before when she's been here.

Mr. Trujillo: Oh, ok.

Ms. DelRio: And even to the gym.

Mr. Trujillo: They're going to the gym wet.

Ms. DelRio: Yes, we've had incidents.

Mr. Cubias: The bathroom is full.

Ms. Hernandez: They can't go in there, they have to come in here.

Mr. Cubias: I've seen a pickup in the usage from the bathroom.

Ms. Hernandez: (inaudible comment)

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Mr. Lorenzo: And do we know the foot traffic in the mornings versus the afternoon?

Ms. Hernandez: (inaudible comment)

Ms. DelRio: Let her do her research, it's not a big deal.

Mr. Lorenzo: Anything else from the clubhouse Maria?

Ms. Hernandez: That's it.

Mr. Lorenzo: Great.

D. Field Manager – Monthly Report

Mr. Lorenzo: Moving to page 83 of your agenda package, you'll see the field report, and moving on to page 84 you'll see that the trimming has been completed with the exception of a handful of the palms on the exit side of 154th.

Ms. DelRio: And just to interrupt you there, like if you look at those pictures on page 86, there's no vegetation around the lake.

Mr. Lorenzo: Yes.

Ms. DelRio: Look at the water, there's absolutely no vegetation.

Mr. Lorenzo: Yes, and the lake levels are low as well, there hasn't been that much rain.

Ms. DelRio: Right.

Mr. Lorenzo: And it's hot.

Ms. Hernandez: (inaudible comment)

Mr. Lorenzo: So, moving back to page 84, you'll see that the fertilization will also be completed this month for the palms. The wet check was completed, there's been some repairs, I did receive a recent report on that. Moving to the lake, you'll see the midge services and the next one is going to be next week, June 25th. As far as the midge they were here on April 7th and May 30th. Moving to the field maintenance items on page 87 you'll see some of the fountain pump repairs, they completed the pump housing and filter housing on 154th, replaced all the filter cartridges, they also emptied out the fountain on 87th to clean it and refilled it. The filter and water pump was also replaced, including the O ring at 87th, you'll see some of the photos there, so it was damaged and just needed to be replaced.

Mr. Trujillo: Why because we have changed that pump not long ago.

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Ms. DelRio: Ok, so what happened on 87th, the pumps are sunken in the ground, so the way it's done, so aesthetically it looks great, and you don't see them but, they're inside a hole.

Mr. Lorenzo: All 3 of them.

Ms. DelRio: Right, all 3 of them which we're thinking about on 154th just to bring them up and since we have the wall, we can have it behind the structure, and maybe put a little hedge or something around it so you don't see it but, there's no reason for them to be in the ground because in the ground they get water intrusion, humidity.

Mr. Lorenzo: There's sump pump in each one which works.

Mr. Cubias: Yes, the same thing happens to be with the sprinklers, with the pump underground, the water gets in there, and the motor just gives in.

Ms. DelRio: Yes, rust and everything, so that's why we have a lot of problems, and we're spending so much time so, on 87th we're a little bit stuck because aesthetically, it would not look nice, it would be coming into the community, and it doesn't matter how much vegetation you put around it, you're still going to see the pumps, so we still have to keep them underground there but maybe on 154th that's something that we can consider.

Mr. Lorenzo: So, is that something that you want to add to the repair project or the restoration project?

Ms. DelRio: Yes.

Mr. Lorenzo: Ok, because I'm working on the pricing and we're not going cheaper, it seems to be getting more expensive.

Ms. DelRio: Yes I think JB was looking into that as well.

Mr. Lorenzo: Ok.

Ms. DelRio: Water fountains are a big black hole of money.

Mr. Lorenzo: Right, so just 154th Street, not 87th for the aesthetic, right?

Ms. DelRio: Yes.

Mr. Lorenzo Angel, in your experience would there be any difference having them above ground or in the ground in your opinion?

Mr. Camacho: I'd have to look at it. (inaudible comment)

Mr. Lorenzo: Ok.

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Mr. Cubias: Is there a way that we can lift it up at 87th, out of the box and install something shorter that's easier to hide it?

Mr. Lorenzo: We can look at it, we can look into that but, now you're changing the plumbing again to raise it.

Ms. Hernandez: (inaudible comment)

Mr. Lorenzo: And I'm still working on the pricing for the restoration project, I did receive a proposal from Robert's Blue Pools, I'm still waiting on the revision from the previous company that originally bid it, and I'm also working with two other companies to try to get a fourth bid as well.

Mr. Trujillo: And that's without any cascading feature?

Mr. Lorenzo: Yes, correct, and then fixing the tiles behind the cascade as well, and waterproofing and then redoing the lettering.

Mr. Trujillo: Ok, I think that's going to be better.

Ms. DelRio: Yes.

Mr. Lorenzo: Then JB Hydro was able to replace some of the landscaping lights which you'll see on page 88, they're all sets of blue which is already determined the setting. Moving on to the next page you'll see the plaster repairs that we discussed earlier, you'll see pictures of the before and after, you'll see some of the breaks on the top picture on the right next to the map.

Ms. DelRio: And just to let you know, that's in front of the same property.

Mr. Lorenzo: Yes, it's near there.

Ms. DelRio: No, I think it's that same drainage.

Mr. Lorenzo: No, it isn't, theirs is next to that.

Mr. Cubias: No, this is in front of the property that has that 45 degree damage.

Ms. DelRio: No.

Mr. Cubias: Are you sure?

Ms. DelRio: Yes.

Mr. Lorenzo: I don't think so because the photos I took don't show that.

Ms. Hernandez: The fountain on 87th?

Ms. DelRio: Yes.

Mr. Lorenzo: Yes, but the pictures were the pavers are, you see in the pictures on the left.

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Ms. DelRio: Yes, this used to be Lennar, and it is the same property.

Mr. Cubias: This is the same property.

Ms. DelRio: Oh, I see what you're saying but, maybe it's the one next to it.

Mr. Lorenzo: It's close.

Ms. DelRio: I think it's the one to the right but, it's right in that area.

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

Mr. Lorenzo: So maybe raise concern, I don't know if the HOA is doing this but, maybe it's something you guys can do, sending out emails to the residents, maybe sending out an email including the newsletter with regards to applications.

Ms. Hernandez: (inaudible comment)

Mr. Lorenzo: And maybe continuously every month, hey if you're going to do any extra construction outside of your property make sure you contact us with this, this and this, and attach the form, and whenever you guys do the newsletter include that too.

Ms. DelRio: Ok.

Mr. Lorenzo: So, moving to page 91 you'll see some of the pool construction incidents and two notices were sent out to the two units that are constructing the pools, the drain like I mentioned should be inspected this morning by Raptor Vac, they seemed to have gotten permits.

Ms. DelRio: And the contractor lives in the community.

Ms. Hernandez: (inaudible comment)

Ms. DelRio: This is a different property, this is not the same property as this one.

Mr. Trujillo: No, are you sure?

Ms. DelRio: This is at 160th.

Mr. Trujillo: Oh, ok, you're right.

Ms. Hernandez: (inaudible comment)

Ms. DelRio: And they didn't get an ACC either.

Ms. Hernandez: Yes, right. (inaudible comment)

Ms. DelRio: The property already got two notices, no response has been received, so they're being nonresponsive, so I think Maria you should follow up with them.

Ms. Hernandez: What is it?

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Ms. DelRio: Supposedly the CDD doesn't have a lot of control putting violations but, we do, they can be sent a formal letter, you can send them a violation from the HOA side attaching their notice as well because they're being nonresponsive, and send them with a violation notice.

Mr. Trujillo: But are they still working on the pool?

Ms. DelRio: Yes, and it was because they didn't submit the ACC or did they submit the ACC already?

Ms. Hernandez: They submitted everything, they submitted the ACC, the plans and the permits, and I think there was something missing. (inaudible comment)

Ms. DelRio: But again, if they don't have approval from the HOA, they shouldn't be performing any work, I don't care how much permits they have from the city, this is private property, you don't come and do work here unless you have permission from the HOA.

Mr. Trujillo: Yes.

Ms. DelRio: Because otherwise we're having all these problems, we're spending time here discussing, and Jesus is spending time figuring it out, and we're spending money with legal eventually, and then we're going to have to charge them money to remove this, and then hopefully we get paid, so these are all the consequences and time which cost money that we are investing in something because they decided to come in here and ask permission to the HOA, so it's completely unacceptable.

Ms. Hernandez: (inaudible comment)

Ms. DelRio: Ok.

Mr. Lorenzo: Alright, so, any questions regarding the field report?

Mr. Trujillo: Oh, I did have one question, so the lights were fixed so now we don't look like a nightclub anymore?

Ms. DelRio: No, they said they were going bad.

Mr. Lorenzo: They were going bad, and actually if you guys noticed that the fountain lights are not working, he's been able to repair them and the water coming down the cascade, they need to be replaced, the ones that light up the Satori sign.

Mr. Trujillo: Ok.

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Mr. Lorenzo: And it also gets the letters a little whitish which they cleaned but, it's something that's not helping and it wasn't designed like that but, we're going to get to it. Are there any other questions?

E. CDD Manager

1) Number of Registered Voters in the District – 699

2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

3) Form 1 Financial Disclosure Due July 1, 2025

4) Reminder to Complete Annual Ethics Training by December 31, 2025

Mr. Lorenzo: Moving along to the manager's report, the Supervisor of Elections, Alina Garcia, from Miami-Dade County certifies the Centre Lake Community Development District has 699 registered voters in the District. Moving on to the consideration of proposed fiscal year 2026 meeting schedule, you'll see the meeting dates there, and I don't know if there are any conflicts, it's consistent with the same third Wednesday of every month. Unless there are any changes, if the Board wishes to approve them we just need a motion.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule was approved.

Mr. Lorenzo: Just a reminder regarding the Form 1 disclosure according to what I have here and this was updated on June 10th, according to the public search there has been no Form 1s filed for any of you three, Mario, Janexy or Justin.

Ms. DelRio: Which form?

Mr. Lorenzo: The Form 1, it's due July 1st, and it's virtual now, you don't have to submit by paper, you do it online.

Ms. DelRio: But I did it online.

Mr. Lorenzo: You did it?

Ms. DelRio: Yes, that's why I don't have to file again.

Mr. Lorenzo: Every year you have to file.

Ms. DelRio: I know but the one I did was for 2025 because I just got elected again.

Mr. Lorenzo: Ok.

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Ms. DelRio: So, the one that I did in November was for this year, that's my understanding.

Mr. George: You may want to call them because they have you listed as not submitting it, so maybe the county has it but the state does not have it.

Ms. DelRio: Yes, ok but, that's my understanding, when you get elected you need to file it and it's for that one year.

Mr. Lorenzo: And it's online now, and what I'll do is I'll send you guys an email.

Ms. DelRio: Ok, and we'll do it again, no big deal, so can you send us the link?

Mr. Lorenzo: Yes, I will send you guys the link.

Ms. DelRio: So, July 1st?

Mr. Lorenzo: Yes, July 1st is the deadline, you have a grace period but remember there is a fine I believe it's up to \$1,500.

Ms. DelRio: That the financial disclosure form, right?

Mr. Lorenzo: Correct, and I'll also send you the link for what I'm about to mention now, the reminder to complete the annual ethics training, and you guys have until December 31, 2025, there's three options.

Ms. DelRio: Well, we did that too.

Mr. Lorenzo: You need to do that every year.

Ms. DelRio: But didn't we do that just recently?

Mr. George: No, you did it in 2024, so you have to do it again in 2025.

Mr. Lorenzo: And you guys have until December 31st, so you have plenty of time, and our office to make it easier put it on the website, and I'll include it in the email as well, there's free options and then there's ones that you guys can pay but, just keep that email for yourself for your record, and that's it.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo: Moving forward to financial reports you have tab A, which is the acceptance of the check register and tab B, is the acceptance of the unaudited financials and you'll find that starting on page 99. If you have any questions or concerns I can take them, and if not, a motion to approve would be in order.

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

EIGHTH ORDER OF BUSINESS Supervisors Requests

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

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

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Secretary / Assistant Secretary

Signed by:

[Signature]

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Chairman / Vice Chairman