

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, September 17, 2025, at 9:30 a.m. at 8875 N.W.

155th Terrace, Miami Lakes, Florida.

Present and constituting a quorum were:

Janexy DelRio	Chairman
Justin Trujillo	Vice Chairman
Mario Cubias	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager
Gabriela Fernandez	District Counsel
Angel Camacho	District Engineer
Maria Hernandez	Miami Management
Roger Diaz	Eco Blue Aquatic Services (by phone)

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.

Mr. Lorenzo: Before we start the meeting, I had mentioned to the Board that we have Roger from Eco Blue on the phone if you guys wish to discuss anything regarding the lake and the midge.

Ms. DelRio: Is that on the agenda?

Mr. Lorenzo: Yes of course.

Ms. DelRio: Ok, so are we going to open the floor for that now?

Mr. Lorenzo: We can or we can go through a couple of items on the agenda.

Ms. DelRio: No, ok, I was just checking so the midge, remember we spoke about it last time that we had a different vendor that had offered a different sequence of treatments and you discussed that with them.

September 17, 2025

Centre Lake CDD

Mr. Lorenzo: Correct, so I discussed the treatment schedule that we obtained proposals for the lake, and the plan of action that they have. I discussed this with Roger and he's been onsite to review the current lake issues as far as the midge and he doesn't believe we need to increase but, that's something that we can revisit he said for next season which starts in March or April.

Ms. DelRio: But we started now.

Mr. Lorenzo: No, he's been doing the same, he's been treating the larva and he's been treating the adult ones as well, correct me if I'm wrong Roger.

Mr. Diaz: Yes, good morning and I wanted to touch base on what the discussion that took place previously, well actually like multiple times. You have chunk of sod basically that spreads the midge, and we started cutting out quite aggressively and typically at the end of September which I believe our last treatment will be on 24th or the 25th of September, will conclude the 6 month treatment that we have in place. So far, all we can do to gauge and for us to give you our professional opinion is the feedback that we get from the customer. There's a gentleman that typically the issue comes from that house, and I believe we've had a couple of complaints from that specific homeowner or that area which we have basically stayed on top of it. In addition we have even come out, something that we typically don't do with anybody which is create a multiple program to spray the roundabout and that happened about a month ago I would say, and correct me if I'm wrong Jesus.

Mr. Lorenzo: Right, and Roger actually, he just complained again yesterday.

Mr. Diaz: Ok, so we were there last week he said it again, and that's why I don't suggest, I mean for us it would be better if we did it all year round but, I don't know if you think it's worth it, this is an isolated case.

Ms. DelRio: Well, how do we treat this is my question?

Mr. Diaz: We will go back through it.

Ms. DelRio: And Roger I'm not saying anything about you, I think you guys are doing pretty much what we're telling you to do, and we're not getting charged for this, right?

Mr. Lorenzo: No, he's going around the unit and in the front, while they're doing the service out by the lake.

September 17, 2025

Centre Lake CDD

Ms. DelRio: Exactly but, do you see that they have more than anybody else? Is there like a reason for that in the property.

Mr. Diaz: No, I believe that they could gnats and confusing them with midge, his house is not different than any other house.

Ms. DelRio: And maybe now is a good time to address this, and let him know, maybe we can send some type of document.

Mr. Lorenzo: I've invited him to the meeting, I've given him information, I've let him know that Eco Blue is providing service just for him while they're here which is not something that they're supposed to be doing but they're doing anyway. So, I've been in communication with him and I just responded to tell him that we had a meeting this morning as well, and I don't have his address right now handy but, I will confirm it.

Mr. Diaz: What I suggest is just to identify exactly what the issue is and if you could provide me his name and number I will make a visit and assess exactly what's going on and treat it accordingly. To us it's gnats, he's probably not having midge because nobody else has it, and I'm not saying it's not, but maybe we can control whatever it is.

Ms. DelRio: Yes.

Mr. Lorenzo: And Roger maybe we could meet with him onsite, you and I.

Mr. Diaz: Yes, that would be great, I would be happy to do that.

Mr. Lorenzo: Ok, I have his number here, aside from that do you think we need to increase the service, or do you think we're fine the way we are?

Mr. Diaz: You can do whatever you like but, this was set up originally as a 6 month treatment from April to September and we've been happy to manage it up to now but, it's up to you. We don't see the need right now, I think we can revisit it.

Ms. DelRio: And I think you should talk to that one person, and actually just talk to them about what you guys think it is from a professional view so they can have what other options you have from the city and maybe send them something in writing after that meeting so we can have some documentation on file that we follow up because then it becomes a habit and we're just sustaining that bad habit.

Mr. Lorenzo: Right, I agree, and that's why I reminded him this is not something that we do, you're the only one communicating with me.

Ms. DelRio: Exactly.

September 17, 2025

Centre Lake CDD

Mr. Lorenzo: And I've provided the homeowner the information way back in 2024 if I'm not mistaken.

Ms. DelRio: And I don't want this to increase to the level where it's \$24,000 later because that's what we got quoted for to do an extra service, and I'm pretty sure with you guys it would be cheaper if you needed to do anything but, we're not there.

Mr. Diaz: Right.

Mr. Lorenzo: And if it's gnats or mosquitoes, yes we can make sure.

Mr. Diaz: Can I say something here, so basically a lot of people take advantage of the system, the chemicals that we use for midge and the ones we use for mosquitoes or the gnats are different, so I want to identify exactly what he has, so let me go out there and then we can take it from there but, there's no reason for me to charge you or try to sell you on something that would be to our benefit to do that, and we don't want to do that, we're fine, we have it under control.

Ms. DelRio: Ok, that's all we need to know that you have it under control. Also, how are we doing around the lake, and I see we have more vegetation, are we keeping more vegetation now around the lake bank/

Mr. Lorenzo: So, right now with the warmer months there is more growth vegetation in the lake but, you guys are treating it from my understanding.

Mr. Diaz: Yes, and with the rain, we're 30 days away from pretty much getting 100% control of it, once the weather changes, then vegetation stops growing, and then it's typical monthly summer growth, you get a little extension there if we treat now, but we're treating it.

Ms. DelRio: Ok, and the fish, what are we doing?

Mr. Lorenzo: You mean restocking?

Ms. DelRio: No, not restocking.

Mr. Lorenzo: So, they notify us and they report when we need more.

Mr. DelRio: Ok, so everything is good, just taking advantage of that so we can get a report from you.

Mr. Diaz: Ok, and your lakes a very healthy, the animal life is plenty, the oxygen levels are plenty, and there's a lot of fish, so it looks great but, overall it's in great condition. (inaudible comment)

Ms. DelRio: Ok.

September 17, 2025

Centre Lake CDD

Mr. Diaz: (inaudible comment)

Ms. DelRio: So, quick question, now you say the garbage, we don't have any coconut trees in the community, and I want to bring this up because I want to find out where they're coming from. So, we don't have any coconut trees on the bank of the lakes, and there's always coconuts behind the house, the actual fruit, and we're talking about 10 or 15, there's a lot, and so my question is, where are we getting those coconuts from?

Mr. Diaz: I don't know.

Ms. DelRio: So, that's something that I've seen, so if you could see if it's somebody that's just throwing them in, I don't know. Also, can we jump into the pools later.

Mr. Lorenzo: Yes, we can get into that later. The only other thing I have on the health of the lake, do you recommend any aeration in the lake Roger?

Mr. Diaz: Not at this point.

Mr. Lorenzo: Ok.

Mr. Diaz: Because you have mosquito fish in there, and do we restock that lake or no?

Mr. Lorenzo: We don't restock the lake with fish.

Ms. DelRio: The last time we did it was like 3 years ago.

Mr. Lorenzo: Yes, I think it was like 3 years ago, we looked into it like 3 years ago and then we did it.

Mr. Diaz: Ok, you may want to sign up next year to help out the aeration

Ms. DelRio: And what is the cost for aeration?

Mr. Lorenzo: Aeration is something they put inside the lake to help the oxygen and movement.

Ms. DelRio: But we have a lot of movement in that lake now.

Mr. Lorenzo: Right, and he's recommending the mosquito fish.

Ms. DelRio: Exactly, and what I think of having something like that, especially our lake being so big, there's always movement there, so the water is always going to be oscillating but, just putting another mechanical thing in there is just going to create another expense line for us at this point, not only as an investment, but we're going to have to put a few dollars into that which we don't need and then it's going to be the maintenance for that thing.

Mr. Lorenzo: Right.

September 17, 2025

Centre Lake CDD

Mr. Diaz: (inaudible comment) If you don't want it or need it, like I said, it's mechanical and it's constant movement and it does create a major expense but, I think you could buy more mosquito fish which is very inexpensive, do it once a year that would help.

Mr. Lorenzo: What time of year do you recommend or suggest installing the fish?

Mr. Diaz: It could be in September or April, right before the season.

Ms. DelRio: Ok, so we're late already.

Mr. Lorenzo: Yes, and he's already recommending for next year, not right now.

Ms. DelRio: Ok, but it would be good to get an estimate for next year so we can have that.

Mr. Lorenzo: Yes, correct, if you can work on an estimate whenever you get a chance Roger so that we can plan for that for next year, and that's it.

Mr. Diaz: Ok.

Mr. Lorenzo: Are there any other questions for Roger?

Ms. DelRio: Thank you Roger.

Mr. Lorenzo: Thank you Roger.

Mr. Diaz: Thank you guys, and I will find out where the coconuts are coming from and let you know.

Ms. DelRio: Thank you.

Mr. Lorenzo: Thank you Roger.

Mr. Diaz: Thank you, bye bye.

Mr. Lorenzo: Bye.

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: Alright, so moving back to the agenda, under organizational matters, we have consideration of appointment of Supervisor to the unexpired term of office for seat #1, which expires in November, 2028 and seat #5, which expires in November, 2026, does the Board have anybody that they want to appoint?

Ms. DelRio: We need to work on this, at least one person each for the next meeting.

September 17, 2025

Centre Lake CDD

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

Ms. DelRio: I think we don't have any drama in the community, everything is very amicable, everybody is very happy, and we can see the changes, the money is being applied where it should be and people can see that but, we always have people being so comfortable that we run into this issue where less people want to be involved. The Board that is there is taking care of things, I don't need to be there but, maybe approaching people and say, oh you just have to show up in case I'm not there, maybe once a year we'll need you or something like that.

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

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

THIRD ORDER OF BUSINESS

Audience Comments *(each speaker has 3 minutes)*

Mr. Lorenzo: Moving on to audience comments, each speaker has 3 minutes, we have no audience present today in person and nobody online.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the June 18, 2025 Meeting

Mr. Lorenzo: Moving on to the minutes of the June 18, 2025 meeting which you can see on page 5. 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. Trujillo with all in favor, the Minutes of the June 18, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Lorenzo: Moving forward to item No. 5, consideration of the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025 and you will see the engagement letter there on page 32. This is to complete the third party

September 17, 2025**Centre Lake CDD**

audit, and make sure everything we're doing is in order. If the Board has any questions please let me know, and if not, a motion to approve the engagement letter with Grau & Associates would be in order.

On MOTION by Mr. Trujillo seconded by Mr. Cubias with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS**Ratification and Approval of
Pool Related Invoices****A. Robert's Blue Pools, Inc. Invoices #19283 & #19284**

Mr. Lorenzo: Moving forward to ratification and approval of the pool related invoices on page 37 from Robert's Blue Pools, invoice #19283 and invoice #19284, we're just bringing that back for ratification and Maria why don't you give a brief explanation real quick regarding those invoices.

Ms. Hernandez: Well, the invoices were basically, they were having issues with pump for the pool, and it was showing that it was not level, so they had to remove all the equipment, put in new concrete flooring and level everything out and the pool is working very well right now.

Mr. Lorenzo: And they did a great job and I looked at it, and thank you for the pictures.

Ms. Hernandez: Yes, we took pictures and did a report.

Mr. Lorenzo: And the pipes were just kind of dangling because the concrete was unlevel so he redid the concrete and also put spacers inbetween to keep it level.

Ms. DelRio: No, that was always proposed, we never approved it since day one, he told us since day one when we installed the new pump that we shouldn't do that because it was not balanced, and something about the vibration, I don't know, and eventually it has taken a toll already with the machinery.

Ms. Hernandez: Yes.

Mr. Lorenzo: So, it was \$1,800 for one and then the other one was for \$16,800.

Ms. DelRio: And didn't we also had like a whole corner of the pavers that he had to fix that were removed here?

Ms. Hernandez: For the pavers?

September 17, 2025

Centre Lake CDD

Ms. DelRio: Yes, that one corner, he fixed that.

Ms. Hernandez: Yes, the tile.

Ms. DelRio: Yes, the tile and the pavers.

Ms. Hernandez: Yes, and there were some sinking in.

Ms. DelRio: Yes, and what are these pictures of from the kiddy pool, is that a pool?

Mr. Lorenzo: That's something else, and we'll get to that next.

Ms. DelRio: Ok.

Mr. Lorenzo: So, that's next but, does the Board have any questions, it's just basically ratifying those invoices in the amount of \$1,850 and the other one was for \$16,800.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, ratifying the pool related invoices from Robert's Blue Pools, Inc. invoice #1983 and invoice #19284 were approved.

SEVENTH ORDER OF BUSINESS

Discussion of Refurbishing for Waterpark

A. Quote with Amusement Restoration Companies

B. Estimate with JB Renovation Services

Mr. Lorenzo: So, now moving to the issue that Janexy just mentioned which is the discussion of the refurbishing of the waterpark and if Maria wants to give a brief explanation of that she can.

Ms. Hernandez: Yes, I requested three proposals, there was one company, I don't have the package in front of me for that refused to give us a bid because they weren't interested in the job. I got another proposal for \$22,750 from Amusement Restoration Companies just basically refurbishing, and then I got the third one from JB Renovation Services to do the refurbishment for \$10,500 and it needs it. So, it needs to get done and I think now is the time, now that the winter is starting to get it done. So, if you look at the pictures you'll see all the rust, the screws need to be changed, I think it's beginning to be a safety issue. The fence underneath it as well, when we changed the fence something else, a rope or something because when it's getting cleaned and they have to remove the fence to clean underneath, the fence is an issue so, maybe we can replace that.

Ms. DelRio: I think I sent you pictures of other places where they use like a net.

September 17, 2025

Centre Lake CDD

Ms. Hernandez: Yes, you did, like a net, so they can at least clean it, and it's easier to clean but, they have to remove that fence because it's dirty underneath that area.

Ms. DelRio: So, that quote, the Amusement Companies, so those they're going to change all the screws?

Ms. Hernandez: Yes, they're going to refurbish it, they're going to paint everything, remove the rust, paint, and replace the screws, and then add like a wax to shine it, so that's the one from JB Renovation.

Ms. DelRio: And he's going to give us a warranty on this.

Ms. Hernandez: Yes, and a warranty as well, so I think the \$10,500, he's very reputable and does great work.

Ms. DelRio: How long would something like this take to get done?

Ms. Hernandez: Probably like 4 or 5 weeks, maybe less, depending on the weather, or maybe not.

Mr. Trujillo: Has he done stuff like this before?

Ms. Hernandez: Yes, I think he did it in another community club by here.

Mr. Trujillo: And this doesn't include that what you're saying in terms of removing the railing, right?

Ms. Hernandez: This does not include that, no, but the railing, we did get a proposal one time to paint the railing from Robert's it was like \$5,000.

Ms. DelRio: Yes.

Ms. Hernandez: But the net is different, we can ask him to add that in that cost, \$1,000.

Ms. DelRio: Yes because the net is essential out there.

Ms. Hernandez: Yes.

Ms. DelRio: And something else, because I know the bigger problem is with the pool is like there are people coming back and cleaning that and they're the ones that take it off.

Ms. Hernandez: Right, they remove it and they don't put it back.

Ms. DelRio: Correct, and then somebody touches it and it falls.

Mr. Trujillo: And I would say to get this done.

September 17, 2025

Centre Lake CDD

Ms. DelRio: The only thing is I would like it to get done in time where maybe kids are in school because now the winter is coming, and the holidays where we have Christmas.

Ms. Hernandez: Well, I think next month could be good, October or the beginning of November.

Ms. DelRio: But also in November, now school is getting like a whole week off for Thanksgiving, so even though it's fall, or almost winter, we're in Florida it's going to be hot but, we don't want that to be closed.

Ms. Hernandez: So, maybe do it next month.

Ms. DelRio: Yes, and I would say start immediately, how soon can he start, so for Thanksgiving break it's over, so I would say we need it open probably the week of Thanksgiving, and for the 2 weeks for Christmas.

Mr. Lorenzo: Or start in January.

Ms. DelRio: No, I would start now, if they can start now, if not, it would be after the holidays, next year, but I would coordinate with him and see if he can start right now, and have it ready before Thanksgiving, so if he can't do that, then I think we're looking into January.

Ms. Hernandez: He can do it as soon as possible.

Mr. Cubias: We just need the quote for the net.

Ms. Hernandez: Yes.

Ms. DelRio: Yes, and I think that's something that he can approve.

Ms. Hernandez: He can send us a separate proposal for that.

Mr. Lorenzo: Or the Board can approve a not to exceed amount and go from there.

Ms. Hernandez: Yes, and that would be about \$1,500, I mean how much could that cost, like maybe \$2,000.

Ms. DelRio: And that's for the net.

Mr. Lorenzo: So, \$12,500, not to exceed that.

Ms. Hernandez: Ok.

Ms. DelRio: Yes.

Mr. Lorenzo: And you want to move forward with JB Renovation.

Ms. DelRio: Yes, so do we have motion to move forward with JB Renovation, not to exceed \$12,500.

September 17, 2025

Centre Lake CDD

Mr. Lorenzo: And the Board should, in conjunction with the motion authorizes the legal team to draft a small project agreement.

Ms. DelRio: Yes.

On MOTION by Mr. Trujillo seconded by Ms. DelRio with all in favor, accepting the proposal from JB Renovation Services for the splash pad/kiddy pool renovation project not to exceed \$12,500 and authorizing District Counsel to prepare a small project agreement was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

Mr. Lorenzo: Alright, so moving forward to the next item, we have staff reports, and Gabriela, do you have anything?

A. Attorney

Ms. Fernandez: Yes, the only things that I have here that I wanted to follow up on was a DERM compliance issue, if those have been taken care of.

Ms. Hernandez: So, I met with DERM last month, at the end of the month, and I think I sent a report on that, and they were out because the owner of 8844 had not complied and it looked like the project was abandoned but, she came and I met with her, and the owner's son because the actual owner lives out of the country, and she gave them 30 days to comply with permits and that's where we're at but, he did get a violation or a fine for not following through with their first notice, and we're waiting for the 30 days and I'll get in touch with her this week to follow up on the status but, I haven't seen any movement there so we'll see.

Ms. Fernandez: Ok.

Ms. Hernandez: So, there's a few that are under construction that we saw when you were here I think, and they were good, it's 15552, 8844, and then 8736, there's three units.

Ms. DelRio: And actually, now that we have this meeting, we have two of them, not those but, two others that have pools on the lake.

Mr. Lorenzo: Ok, let me know and then we'll go look at it.

Ms. Hernandez: Ok, I have the numbers there.

September 17, 2025

Centre Lake CDD

Ms. DelRio: So, I told that to Maria because I need to approve it, I believe, and when I was looking at the pictures I told Maria I'm not looking at the lake, I have a picture from the house but, we don't see what's going on with the lake, there's two of them. So, maybe since you guys are here, maybe you want to take a peak. I did offer to ask permission from the homeowner and for here to go and take pictures, but I think you guys are better to do that.

Ms. Hernandez: So, that would be 8750 and the 15540 NW 88th Avenue, those are the two new pools.

Mr. Lorenzo: Ok.

Ms. Fernandez: My only other thing is a reminder to complete your ethics training by December 31, 2025, you will indicate that you completed that next year when you file your Form 1s that are due July 1, 2026.

Mr. Lorenzo: So, it's on the website but, we can also send another email, and you have until December 31st to finish that, and save maybe a snippet or screen shot.

Ms. Fernandez: It's on the honor system but, I would write down the day and time you took it or take a picture, you can send it to Jesus, that way it's a District record and in the event they ever ask for it, you can provide it.

Mr. Lorenzo: Right and just for the record, we lost quorum real quick, Mario had to step away for a minute. Ok, so Mario just came back, and we have quorum. So, just go back to what Gabriela was mentioning, Mario, make sure you guys complete your ethics training, and we're going to send you another email with all the links like I mentioned, and you'll see free ones and then there's one you can pay for. So, I'm going to tell you Maria, if it's not too much trouble, because I see the HOA is coming over with a report for the club, if you could separate them that would be good.

Ms. Hernandez: I do, I have separate them.

Mr. Lorenzo: Because I still see some of the stuff from the HOA there.

Mr. Hernandez: Ok, and that's what I've been doing because they send me one report, so everything that I see that's from the HOA, I take it out, and then it's CDD.

Mr. Lorenzo: Ok, perfect.

September 17, 2025

Centre Lake CDD

B. Engineer - Discussion of Lake Erosion

Mr. Lorenzo: Moving along to item B under staff reports, engineer, discussion of the lake erosion and we have Angel as you guys know, here with us today. They have been working as requested to find and solicit other bids for the engineering and analysis for the lake erosion, and I'll let Angel give his report.

Mr. Camacho: Yes, we reached out to three other companies, one declined to submit a bid because of their workload, and they're looking at the west coast. So, we did a search and tried to find different companies or vendors that do that type of erosion, they said they work statewide but, they declined. Another one hasn't answered, so we reached out to another coastal engineering company, they mentioned that they don't provide this type of analysis and they referred us to three additional companies, one didn't want to do it and the other two we're going to reach out to them to see if they want to submit a bid.

Mr. Lorenzo: So, we're working on that and ultimately we'll have it by the next meeting but, it's something that not too many companies provide, and it's something that I've been discussing with Angel and we even reached out to my office as well, not too many companies provide an analysis or engineering for the project itself. So, we'll go back to the drawing board and hopefully have that by the next meeting. Are there any questions or anything regarding that item?

Mr. Trujillo: No.

C. Club

1) Weekly Management Reports

2) Monthly Management Reports

Mr. Lorenzo: So, moving along to the club report, and the weekly management report is on page 47 and 135. If you have any questions for Maria she can answer those, or if Maria has anything to present to the Board.

Ms. Hernandez: Yes, and whatever is in the reports, if you have any questions I can answer those.

Ms. DelRio: Yes, I have something even though it's not on the agenda. So, I did bring to Maria when I'm going into the gym, we're getting a lot of, and I don't know if it's the actual pesticide people that we have that they're taking care of all the little things that you get from the wasps, the cobwebs, I don't know if they're taking care of that because on the door, you see a little area just sticking there.

September 17, 2025

Centre Lake CDD

Ms. Hernandez: On the outside?

Ms. DelRio: Yes, on the outside, I know our maintenance guy can kill them, but I think that's something that the pest control company should be doing, at least at my house they do that, they come and they remove all of that.

Ms. Hernandez: I can find out but, that's like heavy rains or in the humidity they come out and they stick to the top but, I'll find out with them but, maintenance does it.

Ms. DelRio: Ok, and then another thing is, well how much are we paying on a monthly basis for the maintenance of the gym equipment, I think those people are doing absolutely nothing.

Ms. Hernandez: They come out, I don't get it but, I think I had gotten a copy of the voice, it's like \$100 or \$150.

Ms. DelRio: I just feel that, at this point we don't have warranty on those machines, Michael has come because he uses the gym, he had actually tightened the nuts in some places, it's like he goes, and when they come to do an inspection, they should be looking at every machine trying them out, seeing if all the nuts are in place but, it seems like every month goes by and they don't do that, like whenever they show up, they're not doing an inspection, they just collect the money.

Ms. Hernandez: I'll check when they're here to see what it is that they do and then have them give me a list of what they do.

Mr. Lorenzo: They usually provide a work order to my knowledge.

Ms. Hernandez: Yes, they check the oil, they check the equipment and stuff like that but, I will check on it, but I've seen them.

Ms. DelRio: No, I'm sure they come, I'm not saying they don't.

Ms. Hernandez: No, I'm saying that I've seen them working on the equipment.

Ms. DelRio: And let me put it this way, if you don't use the machine, you don't know what they're doing, so when you come over here and you use the machine you know that it's not being maintained, it's not even oil, because you see some of those things are rough, just like the panel, or just putting a screw on the back because it lost a screw.

Ms. Hernandez: I'll check because they have made recommendations and I think they sent proposals, the gym needs stairs, you need to replace stairs.

Mr. Lorenzo: Just make sure they're providing a work order, and anything that needs to be done that they reference it there or whatever, but usually in my experience,

September 17, 2025

Centre Lake CDD

and this is dating back years ago when I was working with a gym company, they do mostly clean, and then do exactly what you're saying, you need parts, you might need this, or I tightened this, and I used to get a work order.

Ms. Hernandez: Ok.

Mr. Lorenzo: And in order for you to start making payments, they need to provide you with a work order, and accompany the work order with the invoice.

Ms. DelRio: And again, I just want to know how much we're paying to see how much we're paying annually.

Ms. Hernandez: I will double check but I think it's \$150 per month.

Ms. DelRio: Well, at this point, all those machines are not under warranty, we own them all, they're very mechanical, last time we went and fixed something that didn't cover it, so we don't have any protection, so at the end of the day it's like just calling them and come and fix it, so it's not like we're on a monthly contract, because we're retaining them on a monthly basis, we get like a 20% or 30% discount, and we don't get that. So, I just rather call them whenever we have a problem.

Mr. Lorenzo: I still think it's better for them to come every month.

Ms. Hernandez: Yes.

Ms. DelRio: I do, if they're doing their job.

Mr. Lorenzo: Yes, so moving forward we're going to request work orders.

Ms. Hernandez: Yes, work orders.

Ms. DelRio: We need to supervise them actually doing it.

Ms. Hernandez: Yes, and I'm here when they get here, they get here early around 7:30 or 8:00 o'clock.

Mr. Lorenzo: If they need to come after when you're here, then they need to come after.

Ms. Hernandez: Right, and when I see them again I'll let them know and I'll watch them.

Mr. Lorenzo: No, just reached out to them and let them know going forward so that when they come, they repair it, and then you know what time they're coming.

Mr. Trujillo: And maybe we should pinpoint that there's observations that screws have been missing on some of the equipment.

Ms. Hernandez: Yes.

September 17, 2025

Centre Lake CDD

Mr. Trujillo: So, let them know that we're being observant as well seeing things are not being taken care of so we want to make sure going forward that they check those things.

Mr. Lorenzo: And that they provide a work order going forward, which they do but, just to make sure that they continue to do that.

Ms. Hernandez: Yes, just to make sure of everything that they did.

Mr. Lorenzo: Yes.

Ms. Hernandez: Ok.

Mr. Lorenzo: Anything else regarding the club?

Ms. DelRio: The A/C is working better, the lighting in this room is better.

Ms. Hernandez: Yes.

Ms. DelRio: I don't even know if they came and changed the lights.

Ms. Hernandez: No, it's probably because it's not sunny out there, the lighting, when they break they come and change the bulbs.

Ms. DelRio: No, but for some reason I think the lighting is better.

Mr. Trujillo: One thing I did want to ask, did that curtain get fixed in here?

Ms. Hernandez: That was stuck, and I think Bruno tried to unstuck it, so he's going to have to bring a lift to go up there and fix it, so I spoke to him about it.

Mr. Trujillo: Ok.

Ms. Hernandez: So, it's stuck, so they have to get a little lift and go up there and fix it.

Ms. DelRio: The other thing, did we address the issue about the music outside, where are the controls.

Mr. Trujillo: Right, for the future where is that control located to put the music through the speaker system because I know it works. (inaudible comment)

Ms. Hernandez: Yes, where it connects, I'll find out, I think it's a Bluetooth but I'll ask them.

Mr. Trujillo: Ok.

Ms. DelRio: And something that maybe the club attendant can play some music back there, so I think it's a little bit more like a resource.

Ms. Hernandez: Ok, and I'll check it, there's probably some type of instructions for that and I'll try to test that here first.

September 17, 2025

Centre Lake CDD

Ms. DelRio: Good.

Mr. Lorenzo: Any other questions for the clubhouse? Thank you Maria.

D. Field Manager

1) Monthly Report

2) Discussion and Review of Fountain Restoration Estimates

Mr. Lorenzo: Moving to the field manager report, you'll see that on page 158. The trees have been trimmed as far as the palms. We usually trim before the holiday lights go in, and we're going to reassess them within the next week or two just to make sure whether we need it or not because I don't think we need it but, we may need it and if we do we'll get it done and if not we'll save the expense. The drenching of the palms are completed on page 160. There was some issues with repairs and you'll see that on page 161, they installed some new rocks as requested and you'll see that on page 163 you'll see they turn around the 87th Avenue fountain enclosure and the exhaust fans, you can see that around the hedge at the bottom of page 162. Eli is working on installing the agave at the 87th Avenue main entrance, and hopefully we're trying to find the 25 gallon plant, I know that these are not readily available in that size because it's not a time that it's usually purchased.

Ms. DelRio: And I did see that, FPL did that right?

Mr. Lorenzo: I am not sure, it's looks like FPL or one of the cable companies, it's a small area.

Ms. DelRio: And they did it on the inside as well.

Mr. Lorenzo: I don't know about the inside.

Ms. DelRio: Yes, they did it on the inside next to the entrance.

Mr. Lorenzo: So, it was FPL?

Ms. DelRio: I believe so, yes.

Ms. Hernandez: These poles here?

Ms. DelRio: Yes.

Mr. Lorenzo: I don't know if that was FPL because they run cables sometimes like Comcast, it's a small area, I honestly didn't see them, and that was reported to me after it was done, and thankfully they left everything at least level, and it's just a small area for the grass, so that will be done soon. The lake, we just discussed the lake, I don't want to get too much into it unless you guys have any questions. You'll see on page 166 some of the

September 17, 2025

Centre Lake CDD

items that are being done on the fountains, the lights have been ordered for the fountain letters, they get wet very often because of the backsplash so they need to be replaced and they are working on fixing them as much as they could but, I told them we need to replace them.

Ms. DelRio: Can he bypass the motor back there? Like if we're going to remove the water feature, can he just bypass that and block it or stop it?

Mr. Lorenzo: So, to my understanding it's working in conjunction with the jets.

Ms. DelRio: So, it's the whole thing.

Mr. Lorenzo: Yes.

Ms. DelRio: Ok.

Mr. Lorenzo: To my understanding that's how it's working.

Ms. DelRio: And he cannot do a bypass to the pipe?

Mr. Lorenzo: I can talk to him and see what we can do if that will help because the letters need to be cleaned, you can see some of the rust coming from those screws.

Ms. DelRio: Yes, but if we're starting new lines, it would be good if he can do that bypass and then figure out what we're going to do, so he can do a bypass so we don't get the water feature and the lights don't get damaged again because then we're just putting in new lights, I mean as a Board we decided we want that feature out, so maybe we can do like a little quick fix while we configure the whole thing out.

Mr. Trujillo: I agree.

Mr. Lorenzo: I mentioned it before but it might be more difficult because it's one side jets that's connected to the waterfall on the other side so maybe the jets might have to be hooked up, that's just the way they set it up. So, the jets are on, let's say the entrance side, it goes with the waterfall on the exit side, and the vice versa, I don't know why it's set up like that but, that's the way it was set up, so we'll look into that. Unless you have any questions regarding the fountains, I don't want to go into the fountains yet because we're going to go into the next line item. So, the lights were replaced on both entrances and that's on page 168, and this was done already in advance this was going to be reported from the last meeting.

Ms. DelRio: Just a quick question, and this is for Maria, I know we had an accident, somebody took the rotunda on 154th and they ended up almost crashing into the 154th fountains, and did you know about this?

September 17, 2025

Centre Lake CDD

Mr. Lorenzo: No.

Ms. DelRio: It was a resident from Satori.

Mr. Trujillo: Yesterday?

Ms. DelRio: No.

Ms. Hernandez: No, last month.

Mr. Trujillo: Ok.

Ms. DelRio: A resident from the community took the rotunda in front of Satori and they just went into that entrance right there, that water fountain. So, I guess they were coming from that little lake community, and they just went on top of the rotunda and went like that.

Ms. Hernandez: The guy was drunk or something because he was going back and just went right through, I don't know what stopped the car.

Ms. DelRio: And then I know Eli was fantastic, and I wanted to follow up with them because I know Eli replaced the grass, and everything inclusive, he took care of the rotunda, and it was somebody else that hit the rotunda, and there was like a gap of vegetation there, so he fulfilled everything, so even though the rotunda belongs to the town, it's fixed because our landscaper did it and I want to give him credit for that but, I don't know if there was a police report for that damage, and I want to collect money from that person whatever those damages were.

Mr. Lorenzo: Well, he's reported it, I'll give you all the information from there.

Ms. Hernandez: Yes, well I have everything with a quote there, the irrigation, the landscaping, and everything was restored and I was going to bill the owner for the reimbursement.

Ms. DelRio: So you're doing that for the HOA, do you want to give all that information to Jesus because maybe you can send them a letter from the District as well.

Mr. Lorenzo: So, what was damaged there, the rotunda?

Ms. Hernandez: The landscaping.

Mr. Lorenzo: For the rotunda?

Ms. DelRio: In front of this monument, so it's in conjunction.

Mr. Lorenzo: Right but the county one?

Ms. DelRio: There was the county, there was also this entrance, the grass.

Mr. Lorenzo: Ok, can you send me the information?

September 17, 2025

Centre Lake CDD

Ms. Hernandez: Yes, I'll send it to you so you can assess it.

Mr. Lorenzo: And on the police report is the insurance information.

Ms. Hernandez: Yes, everything is there.

Mr. Lorenzo: Ok, and that insurance information, all you have to do is call them, open up a claim, provide them with the invoices.

Ms. Hernandez: But the way we do it is we go after the owner, let them call the insurance.

Mr. Lorenzo: You can do that but the fastest way is to open a claim because then there's no going around it.

Ms. DelRio: Yes, call the insurance company as well.

Mr. Lorenzo: I'm telling you from my experience on the HOA side that what I used to do, you reach out to the insurance that's going to put a fire into it, you open the claim and then there's no way around it.

Ms. Hernandez: Ok.

Mr. Lorenzo: Now if the homeowner is very communicative and he's going to bring you a cashier's check or a money order in like a week or two of the incident, then ok you can kind of work around it but, if not, I would open the claim because the longer you wait to open that claim, the worse it is.

Ms. DelRio: And have they been responsive to you?

Ms. Hernandez: They weren't here but, they wanted me to bill the tenant, and I said we're not going to go after the tenant, we're going to go after you.

Mr. Lorenzo: And see with that whole back and forth, call the insurance.

Ms. DelRio: Right, we're losing time.

Ms. Hernandez: Ok.

Mr. Lorenzo: And once you open that claim they're going to do all the legwork, as long as you provide the photo and the report.

Ms. Hernandez: Ok, I'm going to call them today after the meeting.

Ms. DelRio: And just one more thing to share with you because I know coming from the District, and just now that we're bringing it up, just a simple letter from the District it brings a little bit more heat into the situation.

Mr. Lorenzo: Yes, and I would like to know how much it costs and whatnot.

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

September 17, 2025

Centre Lake CDD

Ms. DelRio: And we got lucky that they didn't go into the monument.

Mr. Lorenzo: Yes.

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

Ms. Hernandez: So, they're a tenant and I've already sent them a notice of nonrenewal.

Mr. Lorenzo: That insurance may be to the owner but, send me the information.

Ms. DelRio: Yes.

Ms. Hernandez: Yes, I will.

Ms. DelRio: Like I said, you need to make them accountable, somebody has to pay, not us.

Mr. Lorenzo: Right, and the easiest way to do it is let them deal with the insurance.

Ms. Hernandez: Yes, ok.

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

Mr. Lorenzo: Thank you Maria. Moving forward to page 180 you'll see the estimates regarding the discussion and review of the fountain restoration estimates, and this is one of the proposals which is \$51,200. This company has been working in Aragon and has done work with other companies as well. I don't know if he's done the work, I know they provided a proposal to Aragon regarding the diamond brite in the pool.

Ms. DelRio: So, that's \$51,000 for the diamond brite of the pool, or the fountain?

Ms. Lorenzo: No, of the fountain, well this includes all of the scope of work and the materials.

Mr. Cubias: And the tile is \$9.00 per square foot.

Mr. Lorenzo: And this is just one of the estimates, the other estimates you're going to find from Robert's Blue Pools which you'll see starting on page 190.

Ms. DelRio: He redid this too.

Mr. Lorenzo: So, the total for him is \$126,400.

Ms. DelRio: But that includes everything with the pool.

Mr. Lorenzo: No, it's just 3 fountains.

Ms. Hernandez: So, the \$98,100 is the fountains.

September 17, 2025

Centre Lake CDD

Ms. DelRio: Oh wow.

Mr. Lorenzo: Yes, so that's the scope of work less the diamond brite.

Ms. DelRio: I still think \$51,000 is very expensive, do we have any other quotes?

Mr. Lorenzo: I'm reaching out to other companies, and these are the only two quotes that really were close.

Ms. DelRio: Ok, well I think \$51,000 is very expensive.

Mr. Cubias: For both or for one?

Ms. Hernandez: All of them, three.

Mr. Lorenzo: So, I talked to Angel and other people as well, some communities have just filled them up with soil or concrete, or did landscaping and make it a dry fountain, and it will alleviate the maintenance of it. The good news is we're getting rid of the water feature, we're going to waterproof it, and it would be better if we do this project. With this project and doing the diamond brite, even though Aquatica doesn't recommend it, they said the diamond brite is in good condition, if you guys are doing it, this project, I would suggest just doing the diamond brite again and not having to revisit each fountain with whatever company you guys choose, if you choose to move forward to do, and not have to deal with the problems for a while, especially that the water feature is being removed that will alleviate a lot.

Ms. DelRio: And I've been on this Board for 4 years, going into my 5th, I think those fountains have been an issue since that time.

Mr. Lorenzo: Yes.

Ms. DelRio: But I definitely think we can change it, and put something else out there.

Mr. Lorenzo: Yes, so one is \$126,000 the other one is \$51,000.

Ms. DelRio: But I still think if you look at what we're talking about, I think that's a lot, I mean what are doing to those things that we need to spend \$51,000?

Mr. Lorenzo: To remove that whole backsplash, and waterproofing and then waterproof the diamond brite.

Mr. Trujillo: We're basically building a pool here.

Ms. DelRio: Yes, so maybe we get other quotes and we go back to Aquatic for a reduction because right now, I think, this is still very expensive.

September 17, 2025

Centre Lake CDD

Mr. Lorenzo: Ok, so we'll table this and I'll continue to look for more quotes, and if you guys go to page 169 you'll see some of the pictures that Janexy mentioned, as well as the discussion.

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

Ms. DelRio: So, listen, they're going to do diamond brite, a little bit, like a foot above where the water level sits.

Mr. Lorenzo: Right, that's going to be diamond brite, right now you have rocks going all the way down.

Ms. DelRio: And then they're going to put new rocks, and we just need to make sure that our vendor, when he comes, because we have like a little fan, we need to make sure that fan is working.

Mr. Lorenzo: And we just replaced one of them, so they are working, one was replaced, and they are all working.

Ms. DelRio: But besides that, it looks healthy, it's very well done back there, especially at 154th, and 87th it doesn't look bad but, for some reason the mechanics there, I guess they don't have a lot space there.

Mr. Lorenzo: Right, so everything is working up to now, the motors are working fine, the exhaust fans and sump pumps, everything is clean in there, and they're servicing every month. So, I'll look into other companies, I look into seeing if Bruno or maybe even one of these companies can give me a price to remove the water feature because some of them are hanging already, some of the plastic that's holding the water is hanging.

Ms. DelRio: Yes.

Mr. Lorenzo: And if you want to do it right, and both these companies that provided the proposals can also do the maintenance as well if that's something that you guys wish to do, just as an option, just so you guys know.

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

E. CDD Manager

Mr. Lorenzo: Moving on to CDD manager, I have nothing to report, unless you have any questions for me, if not, we can move on.

September 17, 2025

Centre Lake CDD

NINTH 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 and tab B is the acceptance of the unaudited financials which you'll find on pages 195 and 204. If you have any questions or concerns I can take them, and if not, a motion to approve would be in order.

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

TENTH ORDER OF BUSINESS

Supervisors Requests

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

ELEVENTH 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

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Janexy DelRio

Janexy.delrio@yahoo.com

Chair

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Signature

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Resent: 12/1/2025 9:32:39 AM

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Jesus Lorenzo

jlorenzo@gmssf.com

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Using IP Address: 134.199.102.221

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Certified Delivery Events

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Timestamps

Envelope Sent

Hashed/Encrypted

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Certified Delivered

Security Checked

11/21/2025 10:29:32 AM

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	12/8/2025 9:28:07 AM
Payment Events	Status	Timestamps