

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, August 21, 2024, 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:

Gregory George
Ben Quesada
Jesus Lorenzo
Maria Hernandez

District Counsel
District Manager
Governmental Management Services
Miami Management

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Quesada 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(s) of Supervisor(s) to Unexpired Term(s) of Office – Seat #1 (11/2024) and Seat #5 (11/2026)

B. Oath of Office for Newly Appointed Supervisor(s)

C. Election of Officers

Mr. Quesada: Moving on to item No. 2 on the agenda, organizational matters, we have consideration of appointment of Supervisor to unexpired terms of office for seat #1, which expires in November 2024, and seat #5, expiring November 2026. Is there anybody at this time that the Board would like to consider?

Ms. DelRio: No.

Mr. Quesada: Ok, and just to remind you all, we do have two vacancies and it would help for quorum purposes to have at least four Supervisors for now.

THIRD ORDER OF BUSINESS

Audience Comments (*each speaker has 3 minutes*)

Mr. Quesada: Moving on to item No. 3 on the agenda, which is audience comments, I will double check on our virtual audience to see if there is anyone, and no, I'm the only one logged in, so there's no audience present.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 15, 2024 Meeting

Mr. Quesada: We will move on to item No. 4, approval of the minutes from the May 15, 2024 meeting. Any corrections or comments from counsel?

Mr. George: None.

Mr. Quesada: Hearing none, are there any corrections or comments from the Board?

Mr. Trujillo: No.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, the Minutes of the May 15, 2024 Meeting were approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2025 Budget

A. Motion to Open the Public Hearing

Mr. Quesada: So, starting on page 19 of your agenda is the proposed budget that we adopted the ceiling assessment several months ago and I'm going to move down to page number 31 on the agenda. You have a spreadsheet there that's comparing the Non-Ad Valorem Assessments from fiscal year 2024 to fiscal year 2025 which is what we are currently discussing. So, before we discuss the budget can I have a motion to open the public hearing for the budget?

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

B. Public Comment and Discussion

C. Consideration of Resolution #2024-05 Annual Appropriation Resolution

Mr. Quesada: So, moving on to the second item, again, public comment and discussion and I just want to make sure we do our due diligence and give the public an opportunity to speak, and again, we have nobody in the virtual audience or the physical

audience present, so we can let the record reflect that. Moving on to item C which is consideration of resolution #2024-05, and before we dive into that, again, I want you all to look at page 31, you have a comparison of the assessments from 2024 and 2025. This is exactly the same proposed budget that was presented to you all two months ago, and I'm happy to report that the state of the District is doing very well. You'll see later on in the engineer's report it's the same confirmation from your engineer, and we did not have to increase assessments for this coming fiscal year. So, congratulations to you all, and if there are any other questions on the budget, I can take them, if not, I have before you resolution #2024-05 which starts on page 32, and it's the resolution relating to the annual appropriation and adopting the budget for fiscal year beginning October 1, 2024, and ending on September 30, 2025.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, Resolution #2024-05 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2024-06 Levy of Non Ad Valorem Assessments

Mr. Quesada: The next item you have in front of you is on page 35 which is resolution #2024-06, this is the resolution that levies the Non-Ad Valorem Maintenance Assessments for the general fund and adopts on the assessment roll for Centre Lake Community Development District for fiscal year 2025. Just a brief explanation, again just to remind everyone, the District already has the power to collect the Non-Ad Valorem Assessments for the construction debt that we still have but, every year we bring this back before you while we discuss the budget because it allows the District and gives them the power to collect through the Non-Ad Valorem, the operating and maintenance and debt service portion of the budget, so that's what this resolution is going to allow us to do. With that being said, is there a motion?

On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, Resolution #2024-06 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Quesada: Again, just for the record, there is still no virtual audience present, so I would just ask for 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

Consideration of Resolution #2024-07 Electing Sharyn Henning as Assistant Secretary

Mr. Quesada: One last thing, a little bit of housekeeping on our end, right now you only have one treasurer which is Patti Powers, but if she's ever out of the office or on vacation, or any unforeseen issues, you don't have another person who can sign checks and as GMS continues to grow, we just want to keep things efficient and moving along, so this is just a bit of housekeeping. I want to make this clear for the record, nobody signs any checks that aren't an approved line item, that goes towards that particular expense by the Board, or something additional that we brought before the Board in a meeting for consideration prior to any payment being issued. So, again, this is just administrative housekeeping on our end, and resolution #2024-07 which starts on page 49 is to elect Sharyn Henning, and she has over 20 years of experience doing CDD accounting as your assistant treasurer.

On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, Resolution #2024-07 electing Sharyn Henning as Assistant Treasurer was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

Mr. Quesada: We can move on to staff reports, we do have some legal updates from Greg that he's going to go over with you.

A. Attorney – Discussion of 2024 Legislative Update Memorandum and Supplemental Memorandum

Mr. George: Yes, and I'll be brief. So, every year we do the legislative update letting you guys know what laws passed and any of them that are relevant to Special Districts. So, this year we had a bunch of them in here but, the one I really want you to pay attention to and the District manager is aware of it and will assist, is now you're required to establish goals, objectives and performance measures, and you need to do that by October 1st of this year, and in doing that you're kind of laying out what the District is actually going to try to do throughout the year. This is the first time that they're requiring

Districts to do this. A lot of Districts that I've seen do it have just kind of kept it simple this first year, like meet your statutory requirements, have public notices of your meetings maintained, so keep it simple, stuff that you're already doing that you know you can achieve. Then you have to publish a report by December 1st of next year, put it on the District's website and that's something that you're going to have to do every year. So, that's the only new thing that I really wanted to call to your attention. The Legislature was pretty busy with HOAs this year, and so we did include some summaries on those laws relevant to HOAs. Your HOA attorney can discuss it but, we just did it for your benefit, so we included some summaries of those laws. In addition, we supplemented the report last week or two weeks ago, now all contracts with non-government entities, we have to get an affidavit it's basically them stating that they're not engaged in coercion or in human trafficking, and that's for new contracts, renewed contracts, anything after July 1st, so it doesn't change anything that's existing.

Mr. Trujillo: And if we don't do that what would be the consequences?

Mr. George: It doesn't have a repercussion, it's just that now you know you're required to do it, and the District manager is going to take care of it.

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

Mr. George: Yes, I already prepared them, and I know today we have a few things here on the agenda.

Ms. DelRio: I have a question, so with human trafficking what does that include because if you get a little specific now, we can limit vendors from servicing the community and any of their employees because what they have to sign is an affidavit that says none of their employees are from human trafficking.

Mr. George: So, this one is just specifically human trafficking as it's defined in that section, I don't know the exact definition.

Ms. DelRio: Ok but it includes vendors and their employees?

Mr. George: Yes, it would cover their operation. So, I think it's more check a box kind of thing because I highly doubt someone that is engaging is just going to say they're not or whatever. Universities have been doing it for some time it appears, so now they're requiring you guys to do it. So, that's all I have as far as legislative updates if you have questions about anything I can answer those.

Mr. Quesada: Thank you, Greg. There is something else that recently came up that we're working on at GMS and it's our obligation but, we will be bringing it before the Board with the performance measures, so we'll have some documentation at the next meeting for you all about that, and again, it's just a legal requirement that requires us to keep track of certain things, there's already a template involved but, if you guys want to have a say in any type of changes to that performance evaluation we'll be happy to bring it before you guys. So, something will be published on the website to be in compliance but, again it's always subject to revisions, we're just coming up with the basic requirements and then we'll be happy to share with you and see if there's anything you want to add to that.

Mr. Cubias: Ok.

B. Engineer – Acceptance of 2024 Yearly Engineer's Report

Mr. Quesada: I'll jump in here and put on my engineer's hat just to present to you the annual 2024 yearly engineer's report. It starts on page 64, there is a letter there, it's part of the Master Trust Indenture between Centre Lake and Zions Bank, the trustee. So, in paragraph (i), mostly all good news, just something worth monitoring, so if you go to the paragraph that's marked (i), I'm just going to repeat that, the engineer finds that the completed infrastructure within the tracts and easement areas, i.e., the entry features, entry roads, clubhouse, lake, landscaping, irrigation, and stormwater drainage system, has been conveyed to the District for ownership and maintenance and are maintained in good repair, working order and condition, with the exception of the lake shoreline, which shows signs of erosion and requires monitoring. So, it's something that you guys and I don't want to scare you guys but, it's something that the engineer and Jesus, we've known about some of the modifications that some people made along the shoreline, so they're just pointing out there's some minor issues.

Mr. Cubias: So, it's not the whole lake, it's just sections.

Mr. Quesada: There's portions of it that they're just monitoring, they're going to continue every year as they come out to do their annual inspection, and if we see anything during our field inspections that we'll continue to keep an eye on, these lake walls are supposed to last like 100 years but, it's not out of the ordinary being South Florida that every now and then we may have to make, if it's on our side, or if it's affecting the portion that the District owns. Keep in mind, this is where we've had history here, if anybody has modified, a private homeowner on their property has put holes where they're not supposed

to be or put pavers where they're not supposed to be, that's something that's a private responsibility, so if they're having issues from that versus the portion that belongs to the District. So, what he's saying in this report is there are some portions on the District's side that they're monitoring but, as of yet there are no further actions are required, we're still meeting the requirements of the indenture for the District, so I don't want to put any alarm in you, it's just something that we want to be proactive about and stay on top of it.

Ms. DelRio: And I know usually you come around, when was the last time that you did an inspection around the homes at the lake?

Mr. Lorenzo: About 2 months ago.

Ms. DelRio: So, maybe keep a routine, maybe have 2 of those a year where you go around, and you do an inspection and send us a report so we can have it.

Mr. Quesada: And every situation is unique, so I don't want to just put it all under one umbrella but, I know some of the issues that we've had historically have been from people making modifications to their private property.

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

Ms. DelRio: So, maybe having a report like every 6 months from Jesus, like he walks around and takes pictures, and just keep us updated of any abnormalities, and he can keep current pictures of the people.

Mr. Quesada: Also, something you can do is talk with Eli because I know he's back there with the mowers, so that's something that if you just maintain communication and if you see any problem areas just take a walk back there.

Mr. Lorenzo: So, what we've done in other Districts is I send the pictures to the HOA and they send a violation to the homeowner since the HOA has ties with the owners because all we have is the letter that we're going to send. We sent a bunch of notices regarding the boats, and there's a bunch of them that's right around this side that have pavers that are just sitting in the backyard.

Ms. DelRio: So, they're in the lake property?

Mr. Lorenzo: Yes, there's maybe like 10 pavers per unit, or 5 some of them.

Ms. Hernandez: So, if they send it to me, then I will send them a violation to correct it.

Mr. Lorenzo: Right.

Ms. DelRio: And if they're not responsive then they should also get a letter from the District.

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

Mr. Quesada: So, the way we approach this historically, and again, we have limited enforcement powers, we can always send a letter, we do that actually, typically when something like that happens, I remember an incident where somebody dumped, they were doing pavers in their backyard and dumped a bunch in the lake. We sent a letter, the HOA sent a letter, and in that particular scenario the HOA, since the person was nonresponsive, the HOA went and had it removed and back-charged the unit owner. So, those are things where the District can go through that process, it's very complicated because it requires public hearings and using statutory language, so keep in mind having a good relationship, which I think we do with the HOA, it's a team effort, we'll send a letter, but they have a little bit more teeth in between budgets to be able to assist us with those types of situations. So, we'll continue to do that and as needed we'll be out there. So, the other portion is, basically like I said, it's basically all good news, is that the engineer states we find that for Fiscal Year 2024-2025, the District proposed amounts for field and clubhouse operations are sufficient to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. So, congratulations and it goes back to the budget we were talking about earlier, everything seems to be working and continuing along as it should. If there's any other questions about the engineer's report, I can try and answer them, and if not, I'll ask for a motion to accept the engineer's report.

On MOTION by Mr. Trujillo seconded by Mr. Cubias with all in favor, accepting the 2024 Yearly Engineer's Report was approved.

C. Club

- 1) Consideration of Proposals from Cool Breeze Air Conditioning Corp.**
- 2) Consideration of Proposal from Advance Multimedia, Inc. for Clubhouse Improvements**
- 3) Ratification of New Telephone System with VoIPNETICS**

Mr. Quesada: Moving on, Maria, club manager, do you want to present a report?

Ms. Hernandez: No, I have no report.

Mr. Quesada: I can cover the items based on what's on the agenda here. So, one thing I wanted to point out on our end, Maria was able to get the bidding information corrected because they put Century Lakes versus Centre Lake, so that was corrected. One other thing I just want to point out because we're just asking to ratify these invoices is that on one of them, they incorrectly, which is the first one on page 68 that they incorrectly billed the District for the guardhouse which the District does not maintain. So, other than that the purpose of having this on the agenda is it's something that we had to take care of between meetings. Obviously, you guys have heard there's been some air conditioning concerns, so a deep clean of the coils was required and we're just asking that the Board ratify the two invoices that pertain to the clubhouse.

Mr. Cubias: Which one?

Mr. Quesada: So, it would be #32599 and #32600, that we ratify those invoices from Cool Breeze Air Conditioning Corp. Can I have a motion, please?

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, ratifying invoice #32599 and #32600 from Cool Breeze Air Conditioning Corp. that pertain to the clubhouse air conditioning maintenance service was approved.

Mr. George: Ben, the scope is the same for both invoices.

Mr. Quesada: Because they had to clean the coils on all the units, so there's three different units.

Mr. George: They're putting the same unit number, 2818 for both, never mind, I see they put the location of the gym, and then they put the other location, so ok.

Mr. Quesada: And again, we already made the correction as far as the billing information, with them getting the proper name. I know there's a proposal here, Maria do you want to talk about it, which is the Advanced Multimedia?

Ms. Hernandez: Yes, so we had some issues, the residents have complained that the speakers, and the TV in the kid's room doesn't work, and that needs to be replaced. The Wi-Fi access points, sometimes you cannot use when the residents come in and want to lounge in here, the access points usually don't work. Updating the Dell computer for the

cameras because there's so many cameras, sometimes slows down the system, and these are his recommendations to upgrade so that everything works properly.

Ms. DelRio: And that's \$7,576 for all of that?

Ms. Hernandez: Yes, the speakers, so that's for the speakers.

Ms. DelRio: So, are we getting a new speaker system or it's a repair for what we have?

Ms. Hernandez: Well, we're getting new ones because the ones we have won't work. The dual-band Wi Fi access points sometimes have a bad connection in here when we're trying to conduct the meeting, you can't hear them. So, these are upgrades that he recommended that we need, for the outdoors, the interior, the kid's room, and the front desk.

Ms. DelRio: Is that a TV or it's the monitor?

Ms. Hernandez: It's the tower, the PC.

Ms. DelRio: A PC for the reception?

Ms. Hernandez: Yes, to monitor all the cameras.

Ms. DelRio: Ok, in the reception area so they can see them.

Ms. Hernandez: Yes, and she's having problems that slow the system down, so these are all his recommendations to take care of everything in the clubhouse regarding Wi-Fi, speakers, the computer system, TV in the kid's room, etc.

Mr. Cubias: What's this for channel 3?

Ms. Hernandez: The music doesn't work, it's the sound system.

Mr. Cubias: Don't we have amplifiers here?

Ms. Hernandez: They are not working properly.

Mr. Cubias: Why don't you just get the amplifier, why do you need a sound bar?

Ms. Hernandez: I don't think those speakers work in here.

Mr. Cubias: From what I know they did not work.

Ms. DelRio: And we have them so that we'll have music outside.

Ms. Hernandez: He was here and he checked everything in here.

Mr. Cubias: Because those are the same that I have in my house, so the cables from those speakers have to go to a room.

Ms. Hernandez: He's checked them and from what I hear they haven't worked probably since they opened this place, 5 or 6 years ago. Something happened, maybe it

got burned, I don't know what happened. I think we should have him deal with it and we have a warranty, installation, and everything with him.

Mr. Cubias: Well, for example, why do we need 3 of these, for example, an amplifier can take 4.

Ms. Hernandez: But it's the inside, the outside.

Mr. Cubias: How many do we have on the outside?

Ms. Hernandez: I think it was like 7 or 8 speakers for the amplifiers outside to hear music in the inside as well.

Mr. Cubias: No, the amplifier is the box, these attach to a black box, the box is the one that sends the music.

Ms. DelRio: I have an idea, what about if we approve a not exceed of \$7,500 and maybe together with Maria you can talk to the vendor, and specify why is it that we need 3, if we really need 3 or maybe we need 2 but, just get it done.

Mr. Quesada: And something else I'm throwing out there, if you need to, I know you have a contract with Advanced Multimedia but, two things I see with the proposal that I'm just concerned about, they're asking for the full amount due upon acceptance, and I don't feel comfortable with those terms.

Ms. Hernandez: I can work that out.

Mr. Quesada: I understand they have to cover the cost of materials, that's fine.

Ms. Hernandez: Yes.

Mr. Quesada: And if the Board wants to move forward with it, you tell me if you want upon final determination from Mario and Maria, how to draft an agreement.

Mr. Cubias: I would like him to explain how he's doing it because if this doesn't work, they have to be replaced, just by putting an amplifier wouldn't work.

Ms. Hernandez: I mean, I'll leave that up to you with them.

Ms. DelRio: I think everything should be in working condition because members are paying for something and they want to have it, so I think not being in an operating condition, we're at fault. So, they need to be working, so I think us as a Board, we can give that guidance, like ok up to \$7,500 or whatever it is.

Ms. Hernandez: It's \$7,576.98.

Mr. Quesada: Let's say \$7,600.

Ms. DelRio: So, \$7,600 and then Mario, he knows a little more about this with Maria, so we don't have to regroup, you just have the items and anything else that you guys might have to do, let's do it but, I think everything should be functional.

Mr. Quesada: Yes, so we're going to ask the Board for a motion to consider the proposal from Advanced Multimedia for a not to exceed amount of \$7,600 to allow Mario as the Board appointed liaison to work with Maria on upgrades to the sound system for the entire clubhouse for an additional computer for the cameras, TV upgrades, including the kid's room, and additional Wi-Fi access points. I do ask in part of that motion that we allow, once a decision has been reached by the team here, to allow District counsel to put an agreement together with that as an exhibit just to protect the District and ensure that if things don't go the way we'd like there's some additional language in there to protect the District.

Mr. George: And we have an agreement with them already for camera maintenance.

Mr. Quesada: Yes.

Ms. DelRio: Yes, and which would include the difference from the proposal which is only 50% will be due.

Mr. Quesada: Yes, thank you, with the stipulation that we at least pay a deposit versus the entire amount up front. By saying so moved you agree with the motion.

On MOTION by Mr. Trujillo seconded by Mr. Cubias with all in favor, accepting the proposal from Advanced Multimedia, Inc. in an amount not to exceed \$7,600 for sound system upgrades for the clubhouse, along with other related upgrades discussed, also appointing Mario Cubias as liaison to work with Maria Hernandez on behalf of the District, and authorizing District Counsel to prepare a draft agreement once a final decision has been made, with the stipulation that a 50% deposit will be given as opposed to a full amount payment up front as stated on the record was approved.

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

Mr. Quesada: I think this is all maintaining and improving what you guys currently have so there's nothing wrong with that but, obviously we just have to make sure we do our homework on it.

Ms. Hernandez: Right.

Ms. DelRio: And maybe we can have like a gym Wi-Fi like a lounge area.

Mr. Quesada: Ideal Tech can help you as far as making sure that there's, with the Wi-Fi points, my advice is, if you have a public one, put some firewalls in there because you don't people using inappropriate things.

Ms. Hernandez: Exactly.

Mr. Quesada: Thank you, and if you don't mind Maria, I'm just going to tackle one more thing, and then if there's anything else you want to discuss we can do that. So, it's just the invoice from VoIPNETICS if you want to explain what that was for Maria.

Ms. Hernandez: The VoIPNETICS is for the telephone system that we had here in the clubhouse, we installed the phones, and they maintain it on a monthly basis, the phones are great. We have access online to monitor phone calls, it has a lot of features, it's great.

Ms. DelRio: And people can actually call in and you can answer?

Ms. Hernandez: Yes, they call in, and we can answer them, they can leave a message, we get our message on our phone or on our computer, so it's a very good system.

Mr. Quesada: A termination letter was already sent out to the previous company so all of that has been handled in house by Maria. I just wanted to include this on the agenda to have the Board's blessing to ratify it that now you have a new phone system provider.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, ratifying the invoice from VoIPNETICS in the amount of \$835.96 was approved.

Mr. Quesada: Thank you, Maria, anything else you would like to discuss about the club?

Ms. Hernandez: No.

Mr. Quesada: Anything the Board would like to discuss?

Mr. Cubias: I have a request, can you find out how much it will cost to expand the gym and this room?

Mr. Quesada: Maria, is that something you can help us out with?

Ms. Hernandez: What is it, to expand?

Mr. Cubias: For many years we've talked about expanding this, all the way to the middle of the corridor because nobody uses this area.

Ms. Hernandez: To even it out?

Mr. Cubias: Yes, with that corner over there, so the gym and this.

Ms. Hernandez: Ok.

Mr. Cubias: So, I know that in the HOA we talked about a basketball court, and nobody wants it, so maybe we can propose that.

Ms. DelRio: Do we have to propose it to the community?

Mr. Cubias: No, we don't have to, it would be just to have the input just in case we want to do it. Everybody complains that the gym is small.

Ms. DelRio: What about we go through the process that I told Maria earlier, let's get pricing, and let's get the information, and then we'll go from there.

Ms. Hernandez: Ok.

Ms. DelRio: Yes, because it is a lot of money to do this, and that's a lot of money that we're going to take away from our reserves, and eventually we're going to have to increase the dues in order to afford that. So, I'd rather, and this room is huge, and we only use a section of it. The gym on the other hand, maybe we can do an analysis and see what are the peak hours to see how much usage we're getting.

Mr. Trujillo: The gym is usually full now.

Ms. DelRio: Well, that's what we're trying to figure out.

Ms. Hernandez: It has certain hours.

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

Ms. DelRio: That's what I was telling her earlier because I think expanding the room, we're talking about a lot of money, and then even though we have the reserves, I think the reserves should be saved for other priorities, and eventually we're going to have to increase the dues, and we don't want to do that.

Ms. Hernandez: We want to discuss the stormwater drains, we got proposals, and we need to know what we're going to do with that.

Ms. DelRio: Is that on the agenda?

Mr. Quesada: No, it wasn't included on the agenda yet because we haven't been officially approached by the HOA.

Ms. Hernandez: Did you send a proposal?

Ms. DelRio: No but we did have an email from the HOA.

Ms. Hernandez: Yes, I think we were talking about which areas needed the most, I got this vendor, that did take pictures and did a report basically on all of them. I don't know what the position is that we would have to take care of all of them, and then they maintain it.

Ms. DelRio: So, we did have an email, Mario can forward that to the CDD from all the HOA members.

Mr. Quesada: Ok.

Ms. DelRio: Where we agreed to transfer the maintenance of the drainage of the water system drainage to the CDD.

Mr. George: The District owns the stormwater system, right?

Ms. DelRio: No.

Mr. Quesada: Based on my initial research, not the primary road, I did not see that I know there are portions of the stormwater system connected to the lake that the District is responsible for. We're talking about the private roads, that once you get inside the gated community that belongs to the HOA.

Mr. George: So, you see here on the engineer's report where he points out this tract, which looks like it covers all the roads, he calls it stormwater system access, so what are we talking about here?

Ms. DelRio: So basically, we received from the HOA side, I guess the original Board because that's what I told you, like 4 or 5 years ago, they reached out to them to clean the stormwater drainage to clear it because I guess a lot of construction debris during Lennar, people doing pools, so there was a lot of debris. So, we wanted to clean them out so it can flow better, and we don't have overflowing. So, I think the city does it every 5 years.

Ms. Hernandez: Well, every 5 years there's a recertification, and I don't know if you guys have that here because I haven't seen it.

Ms. DelRio: No.

Ms. Hernandez: But based on the report, since this place opened, there is a lot of sediment and debris down there, which is causing a lot of flooding in the community.

Ms. DelRio: Yes.

Ms. Hernandez: So, the community got flooded and there were people that literally had water in their homes.

Ms. DelRio: So, she brought this up at the HOA meeting, and she told us how much it was, then I called Ben, and I said hold on because the whole lake situation with the stormwater and so forth, so I spoke to Ben, and we thought that the CDD doesn't own the stormwater system.

Mr. Quesada: So, again, let me confirm with the engineer but based on the report, if you look at page 67 on the engineer's report, he's pointing out all the tracts that are colored in green, belong to the HOA, so that's including all the roads there. Again, when you have a stormwater maintenance system, the lake is a part of that, so our obligation, based on my current understanding is the lake portion of the stormwater drainage system is the District's responsibility. The inlets, the catch basins that you have along the private roads, I didn't see any language on that, I can double check on that just to make extra sure but, based on the engineer's report that I'm looking at, I don't see anything that indicates that we have that obligation, or it would be marked typically on that map. So, going back to what your question was, the HOA is currently working on having somebody service the catch basins and the drain lines within the roads, and I will triple-check that is not a District responsibility but, if it is we can assist with that.

Mr. George: I know you and I have done this for awhile and I've never seen the HOA own a stormwater system, they may maintain it, or we might have an agreement where we let them maintain it.

Mr. Quesada: Can you please find out the answer to that?

Ms. DelRio: And that's the thing, it would be the other way around, so we think that the HOA owns it, and we want to give you, or do an agreement with the CDD where the CDD will do the maintenance. If the CDD owns it, we just want to get it done.

Mr. George: Ok, alright.

Ms. Hernandez: Yes, we need to, or you can I guess get your own company.

Mr. George: No, I mean, the Districts do it all the time.

Mr. Quesada: Right, there's a million Districts that we've done that for, so that's not an issue.

Ms. DelRio: But it would be the same thing, you're the manager for both entities.

Ms. Hernandez: No, that's fine but, I have two proposals but this other quote that I sent has pictures and more specific areas that need work, which is basically everywhere, I would just clean them all.

Ms. DelRio: And then at the end of the day, it's all one system.

Mr. George: Yes, whatever happens here affects the lakes, correct.

Ms. DelRio: Exactly, so we want to make sure that's well covered and we don't have other things that shouldn't be going there.

Mr. George: Ok, so we'll look into it.

Ms. Hernandez: Ok, and now you know what we want, our concern is the flooding because it was flooding in here and I have pictures of flooding and residents having to call their insurance companies.

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

Mr. Quesada: I do think since we're in the middle of peak rainy season, it's going to be difficult for any contractor to do it now because they're going to have to pump out so much water, just to be able to clean each basin. So, my point is, allow us some time to research it.

Ms. Hernandez: Yes, and hopefully there are no hurricanes coming.

Ms. DelRio: So, from my understanding is like everybody, because I also spoke to the town so the town does it every 5 years, our roads don't belong to the town, they belong to us, so they wouldn't do it.

Mr. George: Well, anybody who owns a stormwater system is required to do 5-year certification notice, two years ago they made that the law.

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

Ms. DelRio: Do we need a motion for that or anything in case we need to go ahead and do it?

Mr. George: If it's ours, then we just need to get a proposal to get it done, then you'd get the certification done and the cleaning.

Ms. DelRio: Ok.

Mr. Quesada: So, we'll come back to you guys at the next meeting with an answer from Greg as far as confirming the legal part of it, and then from there, management will take the proper steps to put any paperwork together if that's the case.

Ms. Hernandez: Absolutely.

Mr. Lorenzo: Would they need to be turned over cleaned, or it doesn't matter?

Mr. George: It would be up to them, take it as-is, or take it subject to.

Mr. Quesada: In scenarios like that, the engineer would come out and inspect, so it would go based on that direction. Anything else under club?

Ms. Hernandez: No.

D. Field Manager

Mr. Quesada: Moving on to the field manager, Jesus.

Mr. Lorenza: Alright, so you'll see my report on page 86, if you go down to page 88 you'll see that the main entrance enhancements were completed by Ecolawn, it looks great. He also trimmed and removed the seed pods from the palms outside the perimeter, the palms were also fertilized. Moving along to page 89 you'll see some irrigation repairs, we were able to obtain reimbursement from VOS Engineering for the damages caused on 87th on the far end of the District line, that project that came across the street. In the case 2023, we tried everything, we tried FPL, we tried Comcast directly with them, they just don't want to pay. We've sent them the information, a 40-page report, we sent them the invoice, and we've been dealing with this since July and August of last year.

Ms. DelRio: Can you send me your email thread on that?

Mr. Lorenzo: Yes.

Ms. DelRio: Ok.

Mr. Lorenzo: Yes, I'll send it, you'll see a long email thread, I also reached out to the city, and they got me right back in contact with them, so I've spent a lot of time on this.

Ms. DelRio: Just send me that whole thread regarding the communication and let me send it to a couple of people.

Mr. Lorenzo: Sounds good but, we did get reimbursed \$1,850 for the other damage, which is the sod and irrigation repairs.

Ms. DelRio: Thank you.

Mr. Lorenzo: There was some relocation of irrigation right here by the clubhouse bank, you'll see the repairs there, they also replaced the turf, so new plants were ordered for the entrance median. I was told by Eli I think that it was requested, there's a section on the exit side of 87th which you see a photo there on page 91, the second picture on the bottom was to be changed into sod, correct?

Ms. DelRio: Yes, that's because of the upside-down palm, is that what you're talking about?

Mr. Lorenzo: No, so on the exit side, you see on page 91.

Ms. DelRio: Oh, on the next picture, and what is it that you're saying?

Mr. Lorenzo: So, to match the other sides, to just remove all that and put sod.

Ms. DelRio: Yes, ok.

Mr. Lorenzo: So, they're not going to charge for that, the exit side.

Ms. DelRio: Right, like if you're coming into 87th, you will see that to the right the sod section is longer, and then to the left you have like the little decorations on the bottom but no tree.

Ms. Hernandez: Yes, it looks like there's a tree missing.

Ms. DelRio: Right, it looks like a tree is missing but, in reality if you balance the two sides, there's supposed to be sod there, never a tree.

Mr. Lorenzo: Ok, so the lake, you'll see the lake report. The mosquito service was provided on April 3rd, May 3rd, June 17th, and July 16th, so the next service was already past which was August 14th, and then you have one more on September 18th, so you'll pictures there, the actual report you'll see in exhibit A. The fountains, JB Hydro has been maintaining the fountain, you'll see the pictures of them cleaning the filter, and they've also cleaned the signage. This is something that's going to be continuous, they have to do this almost every other week, if not every week, to clean the signs because the chemicals, no matter what type of sign you put there, or what type of material, the chemicals are going to eat it away, so they're always cleaning it very frequently. They repaired the damaged fountain feature on the exit side of 154th, you see that one of the spray heads broke off, they were able to fix it, and it's working, and it's been working since. The acid wash they

already completed for 87th Avenue, the decorative rocks, and they're working on the 154th rocks, hopefully, this week, if not, it's already been completed. There was a filter pump motor replaced on 87th, and all the jets and cascades are now functioning properly. You'll see the berm on page 96 was completed by Eli per the request from the engineer to stop the water from coming to the front of the monuments, as well as the rocks that were installed so that there's no corrosion when the fountain is emptied. We're working on pricing to restore the cascade feature, as well as new stainless-steel hardware, and this is for every single fountain, as well as on the opposite side of each fountain, because there's only one on one side of the fountain, so we're working on pricing for that. You can see in the picture on the left, on page 97, that some of the ceiling inside the fountain is coming apart, so we have to repair that and redo the fountain feature, and that's because of the chemicals, no matter if it's stainless steel or not.

Mr. Quesada: Fountains in general are high maintenance, no matter where they are, even in a lake it's high maintenance.

Mr. Lorenzo: And they're constantly running, that's another thing, they don't turn off, they're just constantly running so, it's always going to be something.

Mr. Quesada: If that's something you guys would ever want to revisit, I'm just thinking out loud because depending on the time, if that's something that you guys would want it, maybe on a timer where, let's just give you an example, at 10:00 a.m., 12:00 p.m., or midnight to 6:00 a.m.

Ms. DelRio: Not running from 12:00 to 6:00.

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

Mr. Lorenzo: I would have to ask him because you're going to stop the circulation of water, so now it's going to be a maintenance aspect of it.

Ms. DelRio: Ok, but ask him, because it's like a pool, and I think we can extend the life of the motors too, so maybe like from 12:00 o'clock to 6:00 in the morning, they shouldn't be on, they can take a break.

Mr. Quesada: I think that's possible.

Mr. Lorenzo: Yes, I'm going to talk to him, let me look into it.

Mr. Cubias: That's what I do with my pool.

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

Ms. DelRio: And we spend less electricity too.

Mr. Lorenzo: And another thing, remember you have the cascade coming off the rocks, so the motor, you'll see some of the sand, I mean you haven't seen it but, the maintenance you'll see sand on the bottom that they're constantly cleaning because the adhesive that they used to put those white rocks, it comes off little by little because of the chemicals, so again it's the chemicals, so that's just something to be aware of. We're on top of it but, just something to be aware of.

Mr. Trujillo: Because I know on the monuments, there's still sometimes where like you pass by and they're not on, the lights are not on, and it's like random, so some days they're working perfectly, and then some days they're not.

Ms. DelRio: So, maybe security can do an inspection, and monitor them at nighttime.

Mr. Lorenzo: And send it to me and let me know.

Ms. Hernandez: It might be a sensor issue.

Mr. Trujillo: I don't know but, it's been completely dark and they're not on, or one is on, and one is off.

Mr. Quesada: I'm just asking as a favor because I know you guys, do you guys have 24 hours for somebody driving around?

Ms. DelRio: Yes.

Mr. Quesada: Is it possible to ask that person to check?

Ms. Hernandez: Yes, I will.

Mr. Quesada: Thank you.

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

Ms. DelRio: I know we've had problems, especially on 87th, right?

Mr. Trujillo: The one I've noticed has been on 154th.

Ms. DelRio: Oh really.

Mr. Trujillo: Yes.

Mr. Lorenzo: Right, because I know 87th was a problem, and then we fixed it, and I haven't heard anything since on 87th.

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

Mr. Lorenzo: There was a filter fabric from the storm outlet right here, it was removed and no cost from Ecolawn to do that, it's just a fabric that was protecting it, and it's usually installed when the building is under construction, I guess it was just never removed. We contacted them and it's been removed, and then just some added information, the Town of Miami Lakes finally replaced those trees on the entrance at 154th, and 87th, they died I guess because they weren't watered or whatnot but, they were replaced. If you have any questions for me, or concerns, let me know but, that's all I have.

Mr. Quesada: Thank you, Jesus.

E. CDD Manager

1) Number of Registered Voters in the District – 677

2) Consideration of Proposed Fiscal Year 2025 Meeting Schedule

3) Discussion of Financial Disclosure Report and Reminder to File Annual Form

4) Discussion of Format for the Minutes

Mr. Quesada: Moving on to manager, I'll be brief, so you have the letter from Christina White, the Supervisor of Elections, stating, I hereby certify that Centre Lake Community Development District as described in the attached map has 677 registered voters, so congratulations. So, moving on to the next item, which is the proposed fiscal year 2025 meeting schedule, we kept the schedule the same, on the third Wednesday of the month, and that's on page 104. Is there any conflicts with anybody as far as the schedule continuing as it has been since we need to advertise for the upcoming fiscal year? So, now would be the appropriate time to make any revisions if necessary. Are you guys good with the schedule?

Ms. DelRio: Yes.

Mr. Quesada: So, can I please have a motion from the Board to approve the fiscal year 2025 meeting schedule as presented.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, accepting the proposed Fiscal Year 2025 Meeting Schedule was approved.

Mr. Quesada: Now, go ahead Janexy.

Ms. DelRio: Mario you haven't done your form.

Mr. Cubias: Which one?

Ms. DelRio: That one, the annual one.

Mr. Quesada: The Form 1.

Ms. DelRio: And you have to do it online now.

Mr. Quesada: Yes, so they changed it, so the financial disclosure report, again, it's not too invasive it's just basically asking what your sources of income are, and it's all done electronically now, it used to be done on paper. It's an annual obligation, and you did have up until July 30th to do it, and my understanding is there is a grace period but, you need to do it ASAP because if not they can begin fining you up to \$1,500, starting from the first day that you're late. So, the Florida Commission on Ethics website, it's on there, and you can fill it out, it takes maybe 5 minutes to do.

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

Mr. Quesada: So, if you guys need us to resend the memo we can.

Mr. Trujillo: Can you resend it?

Mr. Quesada: Sure, and I have a note here that we will resend it. So, we have a memo that we did that includes the information about the ethics training, and about Form 1 because everything is handled now through the Florida Commission on Ethics, through their website. Again, the Florida League of Cities is the one we recommend because it was the easiest and it's a free video. The last thing, I think we may have covered this before, so I apologize if we're repeating ourselves, I'm just going through all the agendas and making sure the Boards give us clear direction. The legal requirement for keeping minutes is what I do here at every meeting, obviously, GMS takes it a step further, we record audio, we ever type up verbatim minutes, which is how we currently have it done, and so we're just giving everybody the option, I know sometimes you guys are talking about air conditioning improvements or sound system improvements, and things that you just want to have share free ideas, and we're not trying to hide anything, so any actions taken will be included if we were to switch over to summary minutes but, it is an option that if this Board wanted to consider that, we would switch to summary minutes. The way that

would work basically is, any actions the Board takes, it would basically include the information of what the motion is entailing, what was being approved, and what the action was versus verbatim, every single word that we've been speaking today, currently is being typed up. I leave it up to you, the Board, it's just an option there, and it gives you guys comfort if you guys every want to just brainstorm about anything while we're conducting the meeting. So, I leave it up to you all if you want to continue as is, or if you if you want to switch to summary minutes.

Mr. Trujillo: I would say to continue as is, just for the fact that I feel we're used to it, and then I think it also keeps the transparency.

Ms. DelRio: Yes, I agree with that.

Mr. Quesada: Ok, so your direction is good enough for us.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada: So, moving on to the check register and the unaudited financials, if there are any questions about that, let me know, if not, a motion to accept the financials would be in order, if there's no comments.

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

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Quesada: Any other Supervisor's requests?

TENTH ORDER OF BUSINESS

Adjournment

Mr. Quesada: Hearing none, a motion to adjourn would be in order.

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



Ben Quesada (Sep 20, 2024 14:48 EDT)

Secretary /Assistant Secretary



Jancy Del Rio (Sep 23, 2024 14:55 EDT)

Chairman / Vice Chairman

09-18-24docstosign-CentreLake

Final Audit Report

2024-09-23

Created:	2024-09-20
By:	Robin Friedman (rfriedman@gmssf.com)
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