

## **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, July 15, 2026, at 9:30 a.m. at 8875 N.W. 155<sup>th</sup> Terrace, Miami Lakes, Florida.

Present and constituting a quorum were:

Janexy DelRio  
Justin Trujillo  
Mario Cubias

Chairman  
Vice Chairman  
Assistant Secretary

Also present were:

Jesus Lorenzo  
Terry Glynn  
Gabriela Fernandez  
Maria Hernandez  
Michael Miller

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

### **FIRST ORDER OF BUSINESS**

### **Roll Call and Pledge of Allegiance**

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

### **SECOND ORDER OF BUSINESS**

### **Organizational Matters**

**A. Consideration of Appointment of Supervisor to Unexpired Term of Office  
– Seat #5 (11/2026)**

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

**C. Election of Officers**

Mr. Lorenzo: Moving forward to item No. 2, organizational matters, consideration of appointment of Supervisor to unexpired term of office for seat #5. Unless the Board has anyone they wish to nominate we can table this item and move along. No hearing any, we will table this item.

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**THIRD ORDER OF BUSINESS**

**Audience Comments *(each speaker has 3 minutes)***

Mr. Lorenzo: Moving on to item No. 3, audience comments, each speaker has 3 minutes, and as I said, we have no one here present, but we do have Michael Miller on the phone, and Michael if you wish to unmute yourself if you have any questions regarding the agenda or anything about the District please let us know.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the June 17, 2026 Meeting**

Mr. Lorenzo: Hearing none, moving forward to the approval of the minutes of the June 17, 2026 meeting which you'll find on page 5. Unless the Board has any comments, corrections, or deletions, please let me know, and if not, a motion would be in place to approve.

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| On MOTION by Mr. Trujillo seconded by Mr. Cubias with all in favor, the Minutes of the June 17, 2026 Meeting were approved. |
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**FIFTH ORDER OF BUSINESS**

**Discussion of:**

- A. Satori Club Rules and Regulations**
- B. Satori Club Schedule**
- C. Date of Rule Amendment Public Hearing**

Mr. Lorenzo: Moving forward to the discussion of the Satori Clubhouse Rules and Regulations which you'll find on page 53. We've been working with Maria and I know Maria has been working with Gabby and I to produce some changes and any adjustments which you'll find there. I know that it was mainly in the pricing of the clubhouse, so unless Maria or Gabby want touch on this.

Ms. Fernandez: Yes, this is just formality so that you guys can track the changes of what we went ahead and edited in the club schedule and in the rules. So, as you can see in the rules is was really just the removal of the fire arms rule, and then in the club schedule is some changes to some of the fees and some of the regulations that are within the club schedule. So, you can see the anything that was added is underlined and anything that was removed is stricken through, and this is just pretty much so you guys can see those changes that you had requested and from this point forward it would just be

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a motion to approve these changes and then setting the public hearing for when we would formally adopt these changes.

Ms. DelRio: Ok, I think we just increased the pricing a little bit, we took advantage of that, or we just matched basically, it was that we were using Bonterra fees, because we were under by a lot.

Mr. Cubias: How much more is it?

Ms. Fernandez: It's in there.

Mr. Cubias: I cannot find it.

Ms. DelRio: You sure, it's at the end.

Mr. Cubias: Oh, yes.

Ms. Fernandez: It's on page 67, it will show you what was crossed out so what the fee was before and then what's the new fee.

Mr. Cubias: Well, on page 67 is the schedule, so 68 maybe.

Mr. Fernandez: Yes, page 68.

Ms. DelRio: But it doesn't show the previous price.

Mr. Lorenzo: Yes, it does.

Ms. Fernandez: Like this past fee used be \$10 now it's \$20.

Ms. DelRio: Ok, got it.

Mr. Cubias: Ok, and the processing fee is usually \$100.

Ms. Fernandez: The process fee is \$150.

Mr. Trujillo: No it says \$75.

Ms. Fernandez: Oh that's for the clubhouse, the lease application processing fee.

Mr. Lorenzo: Maria are you guys proposing to change the hours of the clubhouse because I see on page 67 8:00 a.m. is crossed out to show 11:00 a.m.

Ms. Fernandez: Yes, because in one of the rules it had said 11:00 a.m.

Ms. Hernandez: Yes, it's not 8:00: to 8:00 it's 11:00 to 8:00 p.m. and that's in the summertime, in the winter it's from 10:00 to 7:00.

Mr. Lorenzo: Ok.

Ms. Hernandez: So, we do change it.

Ms. DelRio: Yes, according to our By Law, I don't know if this is going to overwrite that but it's from sunrise to sunset.

Ms. Hernandez: Yes, sunrise to sunset, so yes in the winter it's nighttime by 6:00.

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Ms. DelRio: But it's by the manager's discretion, the problem is that here in the community with the sunrise and sunset has become a big issue because, oh the sun is still out, so they don't understand that it's a process of closing and so forth. So, they think because the sun is out they can just be out there and they pick a fight, and this is something we discussed in the past where the manager can say, ok, we'll closing at certain times because we also have the personnel that has to shut down so it's not like, ok so today it's at 7:45 so that person is going to stay until 7:45 because closing down and then tomorrow it's 8:00 o'clock and so forth. So, in order to prevent that situation we have drawn times.

Mr. Cubias: I do have a question for the fitness room exercising because a lot of people come by in the morning before work, so before you used to be able to come at 5:00 a.m.

Ms. DelRio: I don't know at what time is the FOB working?

Ms. Hernandez: At 5:00 in the morning.

Mr. Cubias: It says 6:00.

Ms. Hernandez: No, I think they come in at 5:00 or 6:00.

Mr. DelRio: But the FOB is working at 5:00.

Ms. Hernandez: Yes.

Mr. Cubias: Ok, so the FOB is working at 5:00, ok.

Ms. Hernandez: Ok.

Mr. Lorenzo: But not the FOB, the App

Ms. Hernandez: Yes, the App and also our pool permits don't have night swimming because there's not sufficient light.

Ms. DelRio: Exactly.

Mr. Cubias: And we don't have a guard.

Ms. DelRio: Then the other thing too is for the training of exercises.

Ms. Hernandez: We need that changed too.

Ms. DelRio: Yes, so I don't know after this is approved we should have a sign in the room that says if you bring your trainer, there's a fee and you need to go and check them in at the front desk.

Mr. Cubias: Yes.

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Ms. DelRio: It's also good because I think there's more trainers coming so they take up space, and we don't have very big gym, so when you bring your own trainer that person is taking up space and machines and so forth.

Mr. Trujillo: Quick question, what if 5 people share the same trainer, it's only \$20?

Ms. DelRio: Yes.

Ms. Hernandez: Yes.

Ms. DelRio: Yes, and I think encourage the club attendant to go and check, look at the cameras, if you see the other person is not exercising, and just giving advice, mostly likely it's a trainer, so they need to ask them, are you registered in the community, where do you live, what's your name, and so forth, if they're not registered in the club, they need to pay a fee to be there but, we need to be proactive with that because then it gets out of hand, and I've seen it happen.

Ms. Hernandez: The only thing I've ever seen in Kendall but, I'll keep an eye on it.

Ms. DelRio: And it's random, I'm sure either in the morning or in the evening, or early afternoon but, it's just like, they have the cameras, access to the cameras, and they should look at them.

Ms. Hernandez: Yes, I know.

Mr. Cubias: What if they're not inside of the premises of the gym and they're training outside because I've seen that a lot.

Ms. DelRio: No.

Ms. Hernandez: It's the same thing, it's the clubhouse.

Mr. Cubias: Ok.

Ms. Fernandez: So, Monday through Friday at 11:00 a.m. and Saturday and Sunday at 10:00 a.m.

Ms. Hernandez: No, it's 11:00 to 8:00 in the summertime, in the winter we change it from 10:00 to 7:00.

Ms. Fernandez: Ok, but Saturday and Sunday too?

Ms. Hernandez: It's 11:00 to 8:00, yes, because if we close the pool at 7:00, then people will start getting mad because it's not nighttime, so by 8:00 o'clock we're closed.

Mr. Cubias: Do you get people at 8:00 in the morning in the pool at all?

Ms. Hernandez: No, not many.

Mr. Cubias: Should we move that forward?

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

Mr. Cubias: Because I think people would rather have the pool later.

Ms. Hernandez: But they can come in at 7:00 or 8:00 o'clock in the morning if they want because they have the FOBs, it's open, they just don't have a club attendant at that time but, people come in at 8:00 or 9:00 o'clock.

Mr. Cubias: Ok.

Ms. DelRio: Yes, but in the afternoon it's the same problem, people get really rowdy in the evening.

Mr. Cubias: Yes.

Ms. Hernandez: Yes, but I've seen people, or actually I haven't seen them in a while but, 7:00 o'clock in the morning people come in for laps but, yes, the pool is open, the thing is there's no club attendant hours.

Mr. Cubias: Ok.

Mr. Trujillo: Do we have to do anything with this?

Ms. Fernandez: Just accept them with the change that I'll make which is changing the Saturday and Sunday clubhouse hours from 10:00 a.m. to 11:00 a.m. and then setting the public hearing, and I'm going assume two meetings from now because the advertisement has to be 35 days.

Ms. DelRio: I'll make a motion to accept that.

Ms. Fernandez: Hold on, when is the next meeting?

Mr. Lorenzo: September 16th?

Ms. Fernandez: Yes, it will be that one. Are you guys all available because that will be a public hearing so we would need quorum for that one.

Mr. Lorenzo: So, Wednesday September 16th.

Ms. DelRio: I'll be here.

Mr. Cubias: We should get Illesy to be here just in case.

Ms. DelRio: Yes.

Mr. Trujillo: Yes, so right now I'm ok on that date.

Mr. Lorenzo: Ok, so I'll reach out to Illesy and then I'm sure we'll talk to here at the next meeting.

Mr. Cubias: Yes, just in case because my baby is supposed to come on the 20th but, it might come earlier.

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Ms. DelRio: So, this will be for the 16th, right?

Mr. Lorenzo: Correct.

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

Ms. Fernandez: So, it's just essentially to accept the proposed amendment to Satori club rules and regulations and club schedule and setting the public hearing for September 16th.

Mr. Lorenzo: Perfect. Ok, so we lost quorum for a second and we'll restart the meeting shortly. Ok, so we have quorum again, so just to repeat the motion, so it would be approving the Satori clubhouse rules and regulations and the club schedule and then setting the date for September 16, 2026 at 9:30 a.m. here at the Satori clubhouse, and I have a motion from Janexy, do I have a second?

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, accepting the proposed amended club rules and regulations and club schedule and setting the Public Hearing on September 16, 2026 at 9:30 a.m. at 8875 NW 155th Terrace, Maimi Lakes, Florida was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Settlement Agreement and Release between Ecolawn Services, Inc. and Centre Lake Community Development District**

Mr. Lorenzo: Moving forward to item No. 6, consideration of settlement agreement and release between Ecolawn and Centre Lake Community Development District which you'll find on page 84 as discussed at the last meeting. This was the agreement that Gabby had drafted so that we could go ahead and have the release and make sure that we go over the payment plan. You guys had mentioned with a year, which is what we discussed with Eli, and he was able commit to the schedule that you see on page 85 which is for 8 months starting in September. He reached out, he doesn't feel comfortable signing it, and I don't know how the Board would like to proceed with this.

Mr. Trujillo: Did he say why he didn't feel comfortable?

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Mr. Lorenzo: He mentioned he's available by phone but, he just didn't feel comfortable signing it, he's ready to make the payments and he said I can make more of a payment and start earlier if needed, but he doesn't wish to sign this agreement, and I had sent it to him before just to take a look and make sure everything was ok.

Mr. Cubias: What is your advice in relation to that?

Ms. Fernandez: You can accept the payment we just don't recommend it without this agreement because he can either stop paying and there's nothing tying him to paying you guys accept the verbal agreement or he can turn around and try and put liability on you guys, so we don't necessary recommend it but, if you really wanted to accept payment you could, it's just that you don't have the document that requires him to make the 8 full payments and any consequences if all 8 payments aren't fulfilled.

Mr. Cubias: Right, and there's no way that the city can wait for this any longer, like we tried, and there was nothing?

Mr. Lorenzo: No.

Ms. Fernandez: No.

Ms. DelRio: We actually paid it already.

Ms. Fernandez: Yes, I checked and you guys were able to go in front of the council, if there was another way to mitigate the fee, and the way that you guys went about it which was going in front of the magistrate was the only way, other than going through the courts but, you legal fees and the cost associated would surpass the \$22,000 that you guys would have had to pay, and even with that we couldn't assure you that the fees would either get waived or mitigated so you would have to pay all those legal fees and still have to pay the fee at the end of the day.

Ms. DelRio: Yes, and basically if we were to negotiate anything it would have been before that meeting that they set us up to because there should have been some type of mediation before that meeting.

Mr. Cubias: I agree.

Ms. DelRio: So, they just set it up on that aspect, so they set us up to get fined.

Ms. Fernandez: Yes, and at that mitigation hearing that's where they, if they were going to, they would have reduced your fine.

Ms. DelRio: Exactly, we should have had a meeting before that magistrate meeting, that's what messed up the whole situation here. Now going back to him, if he doesn't want

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to sign it, what are we going to do? Like we cannot force him to sign it at this point, so he is our vendor, he took ownership, we didn't have to request anything from him, he volunteered to pay it. If he doesn't want to sign it we cannot force him, yet he's still paid, and I think at the end of the day what we want him to pay and he's still providing services for us.

Mr. Trujillo: And he wouldn't specify if there was something in the agreement that could be changed that would make him feel comfortable signing it. Have we asked him?

Ms. DelRio: I think what happened is this is a legal document drafted by our attorney, so in order for him to sign something he needs to go and hire maybe spend another \$100 on an attorney just to read it and make sure that it's good for him and the way I would see, I don't want to pay an extra fee, I'm already paying and taking ownership of this payment, and I don't want to pay extra money just to hire an attorney, that's the way I see it.

Mr. Cubias: But beating around the bush, no pun intended, how are we going to deal with this now? Frankly we cannot touch them anymore.

Ms. DelRio: Well we have, the trees have been trimmed, they're just being trimmed differently so, whatever people want, especially on that one section, height-wise, it's not getting done.

Ms. Hernandez: They can't do that.

Ms. DelRio: Right, they can't do that, so we just have to be very conservative, and just look at the town, it needs to be luscious and you need to have all those branches going everywhere.

Mr. Lorenzo: There's a way to trim them, they just need to follow the guidelines.

Ms. DelRio: Yes, and he knows already.

Mr. Lorenzo: Yes, and if he has a certified arborist provide the prescription of what he's going to do in the estimate.

Ms. DelRio: So, basically it's us educating the community and them understanding what the town wants from us now.

Mr. Trujillo: Well, we can't afford to get fined like that again.

Ms. DelRio: Exactly, this is not happening again.

Mr. Cubias: I never happened before.

Ms. DelRio: I know.

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Mr. Cubias: And you know why it happened.

Ms. DelRio: I know but, we need to focus our energy on future things, this is way done already, so right now it's just, at least for the District and for the community members we're not coming out of pocket on this one, the vendor is. So now, I mean truly the way I see it, and that's my point of view, he doesn't want to go for any extra money.

Mr. Trujillo: And I know him a little bit, he's always seemed like a very honest person, and he's just going to continue what he has to do.

Ms. DelRio: Like the fees here for the CDD is like \$5,000, right?

Mr. Lorenzo: Monthly I believe is \$6,100.

Ms. DelRio: So, \$6,100 so he's getting according to this like \$2,000 something.

Mr. Trujillo: So really, the only thing that would cause him to maybe stop would be if we changed vendors.

Ms. DelRio: Yes, and it would be us making that decision basically, or him quitting, but him quitting, he'll be quitting also with the HOA because if he quits with the CDD, most likely you want to have the same vendor doing both, so it's not like he can quit from the CDD and then he's lose the HOA. So, I think at the end of the day, I think we are in a good position, he's in a good position with us.

Mr. Cubias: Can we talk to him?

Mr. Lorenzo: Yes, and I can ask him if there's anything specific that he disagrees with in the contract.

Mr. Cubias: I can talk to him.

Mr. Lorenzo: And if the Board wants to assign Mario as well to be liaison.

Ms. DelRio: Yes.

Mr. Cubias: I'll talk to him to see what's going on maybe he's just intimidated by the language.

Ms. Fernandez: Yes, and it's just to protect you guys in the essence that if he is taking ownership and he decides not to make a payment then there are legal consequences to not making the payments.

Mr. Cubias: Right. What if we said in the contract that, let's say that he's late with on payment, that the pays double the second month, he doesn't get any late fee.

Ms. DelRio: No, he doesn't have to pay us, we are paying him less, so he's never sending a payment to us.

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Mr. Cubias: Of course.

Ms. DelRio: Exactly, because he's doing the service, and then what we're doing at the end of the month, or the beginning of the month, we just send him a partial payment. He's not going to quit.

Ms. Fernandez: Yes, so the way he wants to set up the payment is credits towards you're monthly maintenance, so if every month you pay.

Mr. Lorenzo: I believe it's \$6,100.

Ms. Fernandez: Ok, so about \$6,100 then you're going to be credited \$2,750 eight months. So for eight months you would pay \$6,100 minus \$2,750.

Mr. Cubias: Yes.

Mr. Trujillo: Ok, so you can talk to him about it if that makes you feel better.

Ms. DelRio: Yes, we're in control, he's not sending money to us.

Mr. Lorenzo: Correct, you're going to get a credit on the maintenance side. So, does the Board want to increase the payments and reduce the months, or are you ok with the eight months?

Ms. DelRio: I think it's fair for everybody.

Mr. Lorenzo: Ok, perfect.

Mr. Trujillo: Yes me too.

Mr. Lorenzo: Ok, so we'll reach out to him and then do we need to take a motion to assign Mario?

Ms. Fernandez: Do you want to be the one to discuss it with him.

Mr. Cubias: Yes.

Ms. Fernandez: Then yes, you need a motion.

Mr. Cubias: Or can I talk to him by myself?

Ms. Fernandez: No, you have to talk to him by yourself.

Mr. Lorenzo: Yes, so do I have a motion to assign Mario as the liaison?

On MOTION by Mr. Trujillo seconded by Ms. DelRio with all in favor, appointing Mario Cubias as liaison to finale the payments with Ecolawn was approved.

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**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Lorenzo: Moving forward to staff reports, tab A you have the attorney memorandum containing the 2026 legislative update which you'll find on page 91 and we'll let Gabby finish up her notes so that she can go ahead and present this.

Mr. Cubias: Which page?

Ms. DelRio: 91.

Mr. Lorenzo: Page 91.

**A. Attorney - Memorandum – 2026 Legislative Update**

Ms. Fernandez: Page 91, when I went through all the legislation that was passed.

Ms. DelRio: Yes, you did.

Mr. Cubias: Yes, the changes.

Ms. Fernandez: The only update I have is, if you recall the first piece of legislation that I discussed had to do with sovereign immunity and it was going to increase the caps. So for sovereign immunity that's how much an individual would be able to receive if they're suing a governmental entity like the CDD, and they were going to increase the per person cap and the per incident cap, however, that piece of legislation has been vetoed by the Governor which means that the increases will not go forward. The caps will remain the same per incident and per person, the only way the veto would be overwritten is by two thirds majority vote by the House and the Senate. We don't think that will happen however, if it does, we will again update you but, as of right now the caps will remain the same, so hopefully in the future your insurance premiums will kind of just level off, they won't increase because of that.

Mr. Cubias: Yes, so that was my question.

Ms. Fernandez: But that's the only update I have, all of the other ones were passed and are law, so that's just the only one we wanted to give you a quick update on.

Mr. Cubias: Ok.

**B. Engineer**

Mr. Lorenzo: Alright, moving along to the engineer, there's nothing under the engineer section.

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**C. Club**

Mr. Lorenzo: Then under the club, I don't know if Maria has anything to report.

Ms. Hernandez: No, nothing to report, all good.

Mr. Lorenzo: Ok.

**D. Field Manager – Monthly Report**

Mr. Cubias: Is it open to questions right now?

Mr. Lorenzo: Yes.

Mr. Cubias: I want to talk about the pool that was left by the homeowner.

Mr. Lorenzo: Yes, 8844?

Mr. Cubias: Yes.

Ms. DelRio: And then I want to talk about the landscape in front of the monuments.

Mr. Cubias: Ladies first though.

Mr. Lorenzo: Got it.

Ms. DelRio: So, I'm seeing this little plants, what is the name of those?

Mr. Lorenzo: Yes, bromeliads, so I've been working with Ecolawn, he's been trying to get them installed for a little bit of time now replacing them.

Ms. DelRio: And I think, me personally because of the wind and other factors, they keep getting damaged I think, the agave can stay as a feature.

Mr. Lorenzo: Ok.

Ms. DelRio: But I think the other ones they can just go and we can just keep it nice and groomed, like no weeds.

Mr. Lorenzo: So remove the bromeliads altogether.

Ms. DelRio: I think so.

Mr. Lorenzo: Ok.

Ms. DelRio: And that's going to have the extra money putting more towards something else because this has been proven through the years with the chemicals, so the only thing that has been surviving is the agave.

Mr. Lorenzo: Ok.

Ms. DelRio: So, just make sure that the agaves are beautiful.

Mr. Lorenzo: Ok, so do you want to add any more, or just leave it as is?

Ms. DelRio: Just as is.

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Mr. Lorenzo: Ok, so remove the bromeliads, perfect, because I've been working with him to go ahead and replenish, so I'll give him an update on that, ok. As you know, we're in the field report section which you'll find on page 97, and on page 98 just to give you guys an update, the fine as mentioned has already been paid with the civil penalty with the Town of Miami Lakes. Moving forward to the lakes, the midge services are being completed, and as mentioned we started 2 months in advance, the service this month was completed the week of July 3rd, and you'll see picture of that on the next report. The next service for the midge is August 7th and September 8th weather permitting obviously, and just so you guys know there's an adulticide that they're spraying with a truck mount and you'll see that on page 102, so they're also doing the adulticide as well which is something that they were already doing on the lake bank but, they're doing it also on the front as well, which is something they don't typically do but, they're doing it at no additional charge. Moving forward to field maintenance, Raptor Vac removed the construction covers from the outfalls behind the units referenced in the report, so those are done. You'll see pictures in the next field report, I'm working with Bruno regarding the fountains, so I don't know if you guys remember seeing like drip of dirt on the entrance side of 154th, we went out there and looked, the water is just sitting there and it seems to not be leveled, and accumulating there. One thing is the water is just sitting there, so we're working with, or met with Angel to come up with a scope of work which he's already doing just to give you guys an update, Angel approved it there was just one little line item which you'll see on page 103 just to fix some of the tiles on the 87th side on both the entrance and exit side with is very minor and bring the roofs of the fountains good, so that it's just not sitting there, the water is not sitting there and also not accumulating dirt. He's also suggesting maybe every quarter or so, depending on the need, it's probably going to be during the rainy season just to clean and make sure there's no leaves or sediment staining.

Ms. DelRio: Because they do have a drain.

Mr. Lorenzo: There is no drainage there but, ideally the approach, and I don't have the proposal yet but, at the next meeting I should have it, is leveling it so that it's just not sitting up there, and just coming off of the sides. We could go into putting in a drain but, it's probably going to be more expensive and now we're messing with the integrity of it.

Ms. DelRio: No, and I'm just surprised, I think this is the first time we've seen this since you've been here, so maybe cleaning them every quarter will work.

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Mr. Lorenzo: Yes, so every 2 months or quarter he's going to figure out what the frequency is and it should only be during the rainy season when stuff accumulates there. That's pretty much it what I have for the field side, unless the Board has any questions, and just an update, I know we assigned to Illesy, I met with Illesy and the CV Pro Lighting for the holiday lights, and you'll see a revised proposal, if you want to just go to page 120. I know the Board approved a not to exceed of \$21,500, and he met that, keeping everything and also adding, he's going to remove some of the palm fronds, and it's something that you guys didn't have before on all of them, so he's just going to remove a couple but, the good news is I know that the Board mentioned him having to install a tree that you guys have, unfortunately he can't install that tree but, he did add a tree, so added a tree and you'll see a picture of that on page 120.

Ms. Hernandez: Oh, nice.

Mr. Cubias: So what about our tree?

Ms. DelRio: We'll keep it there.

Mr. Lorenzo: You guys will have it as a replacement but, it's included.

Ms. Hernandez: Yes, it's there.

Mr. Lorenzo: And it's a 16' tree, so the meeting went well, just to give you guys an update.

Ms. DelRio: What do we currently have for our tree right now?

Mr. Cubias: Ours is bigger right, I think 20' right?

Mr. Trujillo: It may be, it's tall.

Mr. Cubias: It's very tall.

Ms. Hernandez: I think it's as tall as that one.

Ms. DelRio: No, I don't know.

Mr. Cubias: No, it's taller than that one.

Ms. DelRio: Do we have a box where it says the height?

Ms. Hernandez: Yes.

Mr. Trujillo: The box is in the gym.

Ms. DelRio: It should have a height there, you can check it.

Mr. Trujillo: I don't remember but it is tall, it could be that size, I mean based on the picture but, I don't know how accurate the height is in that picture.

Mr. Lorenzo: That picture should be very accurate.

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Ms. Hernandez: Let me see the picture of the tree, it's that size.

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

Mr. Lorenzo: So, I'm going to send it to Gabby if the Board is ok with it.

Mr. Trujillo: So, he said he was removing the ones from the palm fronds.

Mr. Lorenzo: So, removing some of the palm fronds, you're not going to see every palm frond lit so, just to make an adjustment and accommodate the pricing and the not to exceed amount and then also throwing in the tree.

Ms. DelRio: And we're still getting the ornaments?

Mr. Lorenzo: Correct and you're still going to get the displays which you see on there.

Mr. Cubias: So, it's going to be one palm yes, one palm no.

Mr. Lorenzo: Correct, and the displays that you see on page 117, you're still going to have those displays.

Mr. Cubias: What about the big one in the middle of the rotunda, nothing?

Mr. Lorenzo: What do you mean?

Ms. DelRio: Yes, so the rotundas don't belong to the CDD but, I do have a suggestion, maybe Maria can reach out to the same company, so maybe they can do the two rotundas.

Ms. Hernandez: And give us the price and bill us, the HOA.

Ms. DelRio: And what I was thinking that I know and this is a separate topic that has nothing to do with the CDD but, maybe going to the HOA side, try to get the two rotundas, how much would that be, the two canary palms and I know on 87th we have the same concept of the palms, like we have in front of the clubhouse.

Ms. Hernandez: Ok, on the outside.

Ms. DelRio: Try to get a quote from Bruno how it would be to bring lighting there to imitate whatever we have on the clubhouse we can see it on 87th and then we can take care of that from the HOA side, so it can look uniform.

Mr. Lorenzo: So Maria, I'll get with you and Nick so we can get on a call real quick and just get everything added.

Ms. Hernandez: Ok, alright.

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Ms. DelRio: And maybe we can piggyback, like get a discount since they're going to be onsite, they're just going to bill a different entity.

Ms. Hernandez: Exactly, yes, I'll ask Bruno first about the electrical part.

Ms. DelRio: Yes, and I know the electrical was halfway done at some point, so I don't know.

Ms. Hernandez: I can ask him.

Mr. Lorenzo: So, Maria, we're running close to the holidays, and we need to move on this ASAP.

Ms. Hernandez: I'll get it done next week, let me know.

Mr. Lorenzo: But I'll get with you now after the meeting and I'll give you his contact information, I'm going to also give him an update to let him know that you're going to reach out to him and give him some of the details but, I'll let you follow through with it.

Ms. Hernandez: Yes, ok.

Ms. DelRio: So, the front of the palms, it would be good if we could get them in front of the clubhouse, I think how many palms do we have there, I only see two here, I think it's four.

Mr. Trujillo: There's on here, and I think there's a few because you can see them here.

Ms. DelRio: Yes, so I don't know where are getting the flood lighting but it would be good to get them on all in front of the clubhouse so it looks good.

Mr. Cubias: Yes, because this picture it seems like there's only two of them.

Ms. DelRio: Yes.

Mr. Trujillo: You see what she's saying?

Mr. Lorenzo: Yes, I see what she's saying.

Mr. Trujillo: In front of the clubhouse there's really like four.

Mr. Lorenzo: And it's only showing two, right.

Ms. DelRio: And all of them to have them, and then what we're going to try to get on 87th would be the same concept, all lit up with the white one.

Ms. Hernandez: Yes, I'll take a look at that.

Mr. Trujillo: Do we have to vote to approve these people?

Ms. DelRio: No, we already did.

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Mr. Lorenzo: Well, it's already within the not to exceed, I just wanted to bring it to your attention and show you the new stuff.

Ms. Fernandez: What was the date that you guys want the lights up by and then lit by?

Ms. DelRio: November 1st.

Mr. Lorenzo: November 1st, and on by November 1st, you want them lit?

Ms. DelRio: Yes, the 1st week of November.

Mr. Lorenzo: Right, but do you want them installed by November 1st and lit by November the 1st.

Ms. DelRio: Yes.

Ms. Fernandez: Ok.

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

Mr. Lorenzo: Ok, I just want to make sure because she's going to put that in the contract and make sure that I also make sure he has the date.

Ms. DelRio: People love celebrating Thanksgiving with Christmas.

Ms. Fernandez: Ok, I just wanted to make sure because I can put that in the agreement.

Mr. Lorenzo: Correct, perfect. Are there any other questions for the holiday lights?

Mr. Trujillo: And when do they get removed?

Mr. Lorenzo: January 15th.

Ms. DelRio: Ok.

Mr. Lorenzo: Usually by around Three Kings Day, so this year the 15th will be on a Friday, January 15, 2027 is that fine?

Ms. DelRio: Yes.

Mr. Cubias: Sounds good.

Mr. Lorenzo: Ok.

## **E. CDD Manager**

### **1) Selection of District Records Office within Miami-Dade County**

Mr. Lorenzo: Moving on to the CDD manager's section, line #1 is the selection of the District records office with Miami-Dade County, we need to designate an office. We're

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proposing the Homestead office which is located at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033.

Ms. DelRio: What is this for again, I'm sorry?

Mr. Lorenzo: We need to have a District records office within the county, and we need to assign one for this District.

Ms. DelRio: And that would be for hard copies?

Mr. Lorenzo: Yes, I mean mostly everything is electronic now, but they had mentioned that we need to do this just as a housekeeping item.

Ms. DelRio: Ok.

Ms. Hernandez: That's what we're saying for storage?

Mr. Lorenzo: Correct, so I just need a motion from the Board unless you have any questions.

On MOTION by Mr. Trujillo seconded by Mr. Cubias with all in favor, accepting the District records office within Miami-Dade County at 2804 NE 8th Street, Suite 202, Homestead, Florida was approved.

**2) Form 1 Financial Disclosure Due July 1, 2026**

**3) Reminder to Complete Annual Ethics Training by December 31, 2026**

Mr. Lorenzo: Next is the financial disclosure, the Form 1s that are due July 1, 2026, great job to everyone, they have all been completed. So moving along, just a reminder of the annual ethics training which is due by December 31, 2026.

Mr. Cubias: Yes, you sent it to me.

Mr. Lorenzo: Ok, do you guys need me to send that to you?

Ms. DelRio: Sure.

Mr. Lorenzo: Ok.

Mr. Trujillo: I know you just said it was in an email.

Mr. Lorenzo: Correct, so when you do your Form 1 next year, you're going to check a box, it's on the honor system that you completed it, and you did that this year for last year's.

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**EIGHTH ORDER OF BUSINESS**

**Financial Reports**

**A. Acceptance of Check Register**

**B. Acceptance of Unaudited Financials**

Mr. Lorenzo: Moving along to the financial reports, tab A is the acceptance of the check register which you'll find on page 126, and tab B is the acceptance of the unaudited financials on page 132. Unless the Board has any questions or concerns a motion to accept would be in place.

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

**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Lorenzo: Moving forward to Supervisor's requests?

Mr. Cubias: Ok, I really want to talk about the pool, what's going on with it? Like he still has the turf on the CDD side.

Mr. Lorenzo: No.

Mr. Cubias: Are you sure?

Mr. Lorenzo: Yes, I mean he sent me pictures that it's been done.

Ms. Hernandez: Ok, so 8824, they were missing some, are you talking about 8824?

Mr. Lorenzo: Which one are we talking about, the one next to the outfall, with the artificial turf?

Ms. DelRio: Yes, that one.

Mr. Cubias: Yes, the one with the artificial turf.

Mr. Lorenzo: Ok, he sent me pictures.

Ms. Hernandez: Yes, he took care of it, I have the pictures.

Mr. Lorenzo: Yes.

Mr. Cubias: Which is the one made by Victor?

Ms. Hernandez: No, the one from Victor is 8844.

Mr. Cubias: That one has the problem with all the debris going to the lake.

Ms. Hernandez: Yes, that's been taken care of with Jesus, I already told them what they needed to do, what was pending was their certificate of insurance and their license which they are already sent and we just uploaded it yesterday, so the ACC Committee will be getting it to review it all so they can finish that.

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Mr. Cubias: Ok, because the plans were already finally approved by the city.

Ms. Hernandez: Yes, everything was done.

Ms. DelRio: Are they in the violation program already with the association?

Ms. Hernandez: They're in the violation because we never approved them before.

Mr. Cubias: No, the city did.

Ms. DelRio: So have they being cited?

Ms. Hernandez: They haven't been cited because they asked for an extension.

Ms. DelRio: Well, how many extensions did we give them, how long as the pool been abandoned?

Mr. Cubias: Like almost a year.

Ms. DelRio: Exactly, so I think the extension is an overdue, so I think the HOA should be processing this, so I think you should continue until they get approved.

Ms. Hernandez: Ok.

Mr. Lorenzo: They told me they couldn't continue work because I followed up with them but, they told me that the association had stopped them.

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

Ms. Hernandez: That's why I told them that they had to stop and I didn't let them in because they had to redo everything.

Mr. Lorenzo: They've been provided with the resolution for the drainage that they need to do, they started it but, they were stopped by the association because they need to make sure they provide insurance. The whole idea and the specs and the resolution that was passed in 2022 because of the way that they're backing into the lake bank so that the water doesn't run off, all of it runs towards the lake and erode eventually more, they were suggested to put half of the drain, and then a french drain that takes it to the water next to, a little bit closer to their house and their property.

Ms. DelRio: So, that property that had the turf was the slope fixed?

Mr. Lorenzo: No.

Ms. DelRio: And what's the follow up with that, and it's not just the slope, it's ruining the grass, it's an issue, so how are we taking care of that because the homeowner came here complaining that all the clippings were going into his pool which that happens to any

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house on the lake depending on the wind but, also they're not cutting with mowing machine.

Mr. Cubias: Yes, because it flips over, so that's a problem for us and can we get sued by Eli if somebody falls over?

Ms. DelRio: So, how do we handle that?

Mr. Cubias: Because the way that they built the pool they had like a retainer wall, but they had to take all the slope out, so right now that slope is like this, so if you go in with a mower you can flip over.

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

Ms. Fernandez: We had an issue with a District that happened and the individual actually passed away, so we recommend, so they were cutting and it flipped over and went into the lake, so definitely don't use with the mower.

Mr. Lorenzo: And he knows that. So you want the owner to fix that?

Ms. DelRio: Yes, and is that the only property with that issue?

Mr. Cubias: No, we have somebody else.

Mr. Lorenzo: And as you guys know there's erosion, here's a little bit worse and then also you have the incline. You want us to go individually against each owner to have them redo the slope?

Mr. Cubias: I think that would be the safest.

Mr. Lorenzo: It's going to be very costly if we do this.

Mr. Cubias: Yes, for them.

Ms. DelRio: Why?

Ms. Fernandez: You're going to incur legal fees.

Mr. Lorenzo: We have to show proof that they did it which I mean it's going to be very difficult to show proof that they did it because it's been like that, so we're going to have to go back and aerials are not going to depict.

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

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Mr. Lorenzo: We have to show proof that they did it which I mean it's going to be very difficult to show proof that they did it because it's been like that, so we're going to have to go back and aerials are not going to depict.

Mr. Cubias: Then let's go for the ones that are still in construction first, and we can deal with the ones that were built before, however we have that study.

Mr. Lorenzo: No, we haven't done the study yet.

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

Mr. Lorenzo: So, if you go to the lake there's other permanent structures throughout, so it's not just the pools, but yes, some of the pools yes, so we were suggesting to do the analysis and doing the lake erosion, I mean you can do it through the CDD which is going to be costly. Now if you guys want to go after homeowners, we can do that too, but it's going to be a legal expense and now we have to show proof that they caused the erosion, and I mean without that proof it's going to be very difficult.

Ms. DelRio: And we're not talking about the erosion itself it's just the slope.

Mr. Lorenzo: For the slope but how are we going to show that the slope was affected?

Mr. Cubias: But right now with the pictures that you have there you can show it in this case.

Ms. DelRio: And what you're going to see too is the slope from the neighbors is going to be different from theirs.

Mr. Cubias: Yes.

Ms. DelRio: So if your neighbors doesn't have a pool their slope is going to be different than theirs that land is going to go further out.

Ms. Fernandez: What they can do is per that resolution you can send a notice to the homeowner with whatever photos you have and then attach the resolution, and say that they're in violation this resolution and that they need to fix it by "X" date.

Mr. Cubias: I have a question, can we use the case study that you mentioned?

Ms. Fernandez: Yes, the resolution, because they need to be following those guidelines so if they're not in compliance with that, then my first instinct is just kind of sending them a notice with your resolution attached and seeing if they're will to fix that

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without pursuing litigation, so if that will be the first step. If not, then you guys have to go down the litigation right, so you're going to essentially sue them for injunctive release which means you're going to sue them to force them to do something.

Mr. Cubias: Ok.

Ms. Fernandez: So, just go one step at a time, and so I first recommend sending a letter, another follow up letter, if you don't see any action then see where it goes from there, that way you don't have to incur so many additional fees and maybe they're willing to do it on their own right now.

Mr. Cubias: Jesus, can we have like, or can we recommend like a vendor for that to them because I don't think it's something that Eli can fix.

Ms. Fernandez: No.

Mr. Lorenzo: You're going to need an engineer, you're going to need a lake expert or someone that's done that before, I mean that was the gist, they can get somebody else that does it but.

Ms. DelRio: I think we'll get there when we get there. I think sending the letter and making them aware that they're in violation that will also give us some type of protection.

Mr. Cubias: Of course.

Ms. Hernandez: But they're going to come to me and ask me how to remediate and then I can refer them somewhere.

Mr. Cubias: If they hire someone from down the road, and they just put some direct on top, so it needs to have like an engineer.

Ms. DelRio: Yes, but what I'm saying is, we'll get to that stage later on, right now it's just trying to make them aware and trying them to comply, so we need to take it very slowly because it could be a very lengthy process but, I think what I'm more concerned about is removing some of the liability from the CDD by letting them know what they have done in case we have like an accident, like the one you were saying, we did notify them. And I think like you're saying there's other structures, like retaining walls for fences, I think you should also send them a letter, not only because they look bad but to the eye you see the cement coming out and I think that's against our Bylaws.

Ms. Fernandez: The cement, the wall?

Ms. DelRio: They have to have a retaining wall.

Ms. Fernandez: Retaining walls for the fence?

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Ms. DelRio: Yes.

Mr. Cubias: I think a retainer wall, you can have that if you have it inside of your property 10' away from the lake.

Ms. DelRio: But these ones that I'm mentioning to them, and I know he knows because I know they are like on the property line. So what happens is a lot of people don't have the land for the pool but, they want a pool. So, the retaining walls that are on the property lines, that also have a slope situation.

Mr. Lorenzo: Were the ACC's approved for this do you know Maria? I guess I'll get with you.

Mr. Cubias: For the pool yes, but the slope is different.

Ms. Hernandez: The communication hasn't been there, we know that between the city and the individual.

Ms. DelRio: Again, it doesn't mean that because you have it approved by the ACC, it means that they file it.

Mr. Lorenzo: Yes, but it's not going to help if the ACC was approved and they did do it as per specs.

Mr. Cubias: But remember the slope is not part of it.

Mr. Lorenzo: The slope no, but whatever they did within the property but, we'll look into it, let's not speculate, let's look into it.

Ms. DelRio: Exactly.

Mr. Lorenzo: Ok.

Ms. Hernandez: Because a lot of these people get approved for the pool but you see they dump everything on the lake berm, and those are from people filling in.

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

Mr. Lorenzo: Ok, so give me some time to look at it because I have to make sure about the pictures because last time the pictures have to be coincided with each unit.

Ms. DelRio: Ok.

Ms. Hernandez: And I may have some pictures too, I have the ACC approval so I may have some pictures too, so we can work together on that.

Mr. Lorenzo: Ok.

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Mr. Cubias: And remember the rule is like they cannot go over the property line, actually they have to have 5' before the property line.

Ms. Hernandez: I know.

Ms. DelRio: So, what's next?

Mr. Lorenzo: Any other Supervisor's requests?

**TENTH 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. Cubias with all in favor, the Meeting was adjourned.

Signed by:

*Jesus Lorenzo*

Secretary / Assistant Secretary

Signed by:

*[Signature]*

Chairman / Vice Chairman

## Certificate Of Completion

Envelope Id: 93640E4B-979B-8F23-83D0-58C6D6D7A047

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Signatures: 9

Envelope Originator:

Certificate Pages: 2

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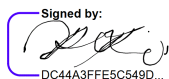
Janexy DelRio

Janexy.delrio@yahoo.com

Chair

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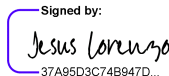
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jlorenzo@gmssf.com

Security Level: Email, Account Authentication (None)

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## Certified Delivery Events

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## Timestamp

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| Completed               | Security Checked | 9/22/2026 8:36:00 AM  |
| Payment Events          | Status           | Timestamps            |