

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, April 16, 2025, at 9:30 a.m. at 8875 N.W. 155th Terrace, Miami Lakes, Florida.

Present and constituting a quorum were:

Janexy DelRio	Chairman
Justin Trujillo	Vice Chairman
Mario Cubias	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager
Ben Quesada	Governmental Management Services
Gregory George	District Counsel
Angel Camacho	District Engineer
Miguel Reto	Landshore Enterprises
Maria Hernandez	Miami Management
Several residents	

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

Mr. Lorenzo: We have Angel and Miguel here regarding the lakes so, we're going to jump down to item No. 6B, if you guys don't mind.

Ms. DelRio: Ok.

SIXTH ORDER OF BUSINESS

Staff Reports

B. Engineer – Proposal for Engineering Services with Landshore Enterprises

Mr. Lorenzo: So, on page 57 in your agenda you'll see the proposal from Landshore Enterprises.

Mr. Camacho: So, we as engineers typically do an engineers report, and this is Angel Camacho with Alvarez Engineers. We typically do the engineering reports, the engineer came onsite to do the inspection, and we noticed a lot of areas along the

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shoreline that were eroded, some severe in some cases, others that needed to be maintain. So, we deal with this company called Landshore Enterprises, and normally what they'll do is in an evaluation or an engineering analysis of the whole lake to determine the priorities of the lake and this is the proposal that they provided. Do you want to explain a little bit more on the engineering analysis of what exists.

Mr. Reto: No problem. Hello everybody, my name is Miguel Reto with Landshore Enterprises, thank you very much for having me here today. Landshore is a design build engineering company that has been in business for 22 years now, we are licensed and insured contractor and engineers with the State of Florida. What we've presented here for you guys today is an engineering study surveying the length of your lake every few feet we'll take a cross sections, we'll generate a set of plans, that set of plans will be utilized for permitting if the community wishes to pursue permitting with that set of plans. In that set of plans we will investigate what the cause of erosion is that you're experiencing along your shoreline, to what the extent the erosion is above the property line, down to the water line, and continuing underneath the underwater shelf. (inaudible comment) and that's a key factor to consider when addressing any shoreline erosion. With this study we can present the community with a priority base, we have a page dedicated to showing which areas are seeing a significant erosion, which areas need to be addressed immediately versus which areas could be left for 2, 3 or 4 years down the line, so basically for budgeting purposes.

Ms. DelRio: So, when was the last time we did one of these analysis on the lake to the extent of what he's offering us?

Mr. Lorenzo: That I can't answer.

Ms. DelRio: So, we've never done it?

Mr. Lorenzo: I don't think so.

Ms. DelRio: How old is the lake now?

Mr. Quesada: I believe it was done in 2015.

Ms. DelRio: Well, that was when it was incorporated.

Mr. Quesada: Correct.

Ms. DelRio: The lake was here before we were here, and if I'm not mistaken the lake was built in 1982, that's when we started building the lake.

Mr. Quesada: Ok.

Mr. Trujillo: 1982?

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Ms. DelRio: Yes, so this is a very old lake.

Mr. Trujillo: To make it bigger?

Ms. DelRio: Yes, this used to be a mining site, so it's been around for a while, so this is the first time we're hearing about an analysis of this degree and that price.

Mr. Reto: So, what we do is we collect soil samples around the lake, we conduct soil testing on those samples, determine what their bearing capacity is, and the shear factor for the samples that we've collected and put it into our modeling and our design to come up with the best feasibility and cost effective approach. We don't just specialize in one product, we specialize a wide variety products.

Ms. DelRio: So, in order for us to get that report from you it's going to cost the community how much?

Mr. Reto: The engineering estimate presented is \$35,600.

Mr. Trujillo: And that's divided with professional engineer hours, the assigned engineer hours, the calibrated hours and the construction?

Mr. Reto: Those hours presented in the report at the end is kind of generic numbers for additional services to be handed out. Ultimately, those hours is what is used to build, the field people that come out to survey the site, lab technicians that are hired to do the testing in the field, CADD operators to do the modeling and admin work that need to be done in the office but, basically that's the approach.

Ms. DelRio: And how did our engineer decide to make the decision and call you guys and get a quote from you guys, based on what?

Mr. Camacho: So, we have many communities in South Florida that has this type of an issue, and we've been working with them for the last 5 or 6 years and normally we'll just go contact them and say, hey how much is it going to cost us Shoreline, so then we had already started to investigate, maybe it's better to do an engineering office where they specialize in, we even went through public bids and Landshore is the only one that actually in with a bid.

Ms. DelRio: No, but I don't think you understood my question, I'm saying what kind of analysis as an engineering company you did in our lake to determine that we needed to have that type of approach?

Mr. Quesada: We referenced the annual engineering report.

Mr. Reto: Yes, so just going to one lake and noticing the drop offs.

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Ms. DelRio: And you know it's dry season right now.

Mr. Reto: Right, absolutely but, specifically here around the south wall you can see the slope, it's supposed to be 3 to 1, right now, especially right here next to this golf ball, it's not 3 to 1, so that gives us an idea and the belief that there's erosion, you can clearly see those areas that are cut in, the lake is not uniform.

Ms. DelRio: So, do you have previous pictures of previous years that you can compare? Do we have that kind of analysis that your company has done to our lake where we can measure that from year to year or it just something that you guys did?

Mr. Reto: Yes, nothing was ever done, just the slopes that they're in right now, and what they should be permitted, so it's approved. I mean I have my house on the lake, so I see the lake every day, and I know that right now it's dry season, so when you bring it to us like this to a Board meeting, I want to see facts, I want to see some type of studies before I spend \$35,000 for a study, like if we have an arborist, if we have pictures, I don't know there must be some aerial pictures where they've taken pictures of our lake because this is the third biggest lake in the county, so if you show me pictures where this lake was taken last year or two years ago and we can see the difference from year to year, then I understand but, if you think somebody here that comes once a year or every 6 months to take a look at the lake when they come during dry season, and it doesn't look pretty right now because it's dry season, ask him to come on July 15th when we start getting all the rain, and it will probably be a different picture over there. So, that's what I'm saying, I want to see the facts, I want to see some type of measurement done before we go and spend \$35,000 of the community into an analysis. Let's say that there's something wrong with the lake, if it's costing us \$35,000 just to get an analysis of something that we assume, what kind of issue are we talking about fixing and I'm concerned about what is causing it, if there was something because I don't think the whole community should be responsible for something like this, like Alvarez can tell us, well you're have having a pool building, or maybe they're doing retaining walls, maybe this is going on, so I personally would like to have every year have an inspection of the lake slope just to see that, just to see if people are dumping dirty water into the lake, just to see if they have a retaining wall, so we want to know like from Alvarez what he would think is causing this, like if our houses are moving out, if they're getting more of the territory that they're supposed to be getting, if they're doing the retaining wall, or throwing stuff into the lake, what are we doing as a community

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that might be affecting our lake. So, that's the core of the problem if we were to have one but, just coming here and telling me because they see something but, there's no measurement there's no type of work done on their behalf to me is just like me, going out there and seeing the same thing. Even though I'm not an engineer, I think my input and his input will have more skin in the game because we see it on a daily basis because just showing up, I'm sorry, it's the first time I've seen it, what pictures are we comparing to, was there any kind of a measurement to use.

Mr. Quesada: I do recall that Angel ran all the little studies in 2021 or 2022, somewhere around there, and one of the issues at the time was people doing alterations to their properties along the lake and in some cases they determined that there wasn't proper drainage where water wasn't getting to the groundwater table on the flat portions of the easement where their own material was, so they did actually draft a scope of work where now they have to consider architectural modifications, so that if anyone wants to do an alteration along those homes, and what we were told at that time, going back years ago but, it was only a handful of homes for the most part so, the sooner we got that under control the better off we'd be long term, and I don't think he's saying that this is the cause of what you're seeing, obviously it's erosion and stuff like that but, if there is any way maybe we could compare past reports like that and some of your annual engineer reports and see if there is as you mentioned maybe aerial picture, or if there's some kind of your report that you office could put together to allow them before making a decision to do a deep analysis of the lake so that they could use some data.

Mr. Retro: Yes, that would be fine, this is what I have that's nearby, and you can see maybe 2' or 3' of what should be a slope, the transition and how much is eroded but, from what time to what time, how much has eroded, that we haven't done. You have about 8,000 linear feet so it would take a little amount of work to do it but, that is something we can do. The idea was to show anything that we noticed of erosion, if you want a more detailed analysis we can do that.

Ms. DelRio: And again, and I want to make it clear for the record, you noticed erosion by your vision, and there's no such thing as testing? There was no testing done, this is a visual analysis that Alvarez Engineering is giving us. At no time did we have any type of data comparison from previous years where you have come to that conclusion that in fact we have erosion, and I want it clear for the record as well, that this is dry season

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when you're saying this. I would like to revisit this after the rain comes back and the lake comes up to it's normal state. Also, I want to make it very clear that this lake is very low and no such analysis has ever been done on the lake or suggested in the past, even when it didn't belong to the CDD or to this Board, there's no record of it. It was never suggested never brought up to us before and it's been there for a while, not even when Satori was here or Lennar, this had to do with the construction, unless there is, I was not aware of it. I don't know if Lennar needed to do some type of work that they exist so maybe Alvarez would know them, so maybe if Lennar had to do some type of work and before they started to do the construction of the homes which was massive, maybe they did some type of testing at that time. I would like to see that.

Mr. Camacho: There is, it should be permitted.

Ms. DelRio: Well, maybe for the next meeting you should bring those back, and it would have been good to have it at this meeting.

Mr. Cubias: Actually, I have a question. How long ago were these pictures taken?

Mr. Lorenzo: These pictures on the agenda, last month.

Mr. Cubias: Last month, are you sure?

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

Mr. Quesada: Miguel you were saying?

Mr. Reto: Just to provide supplemental information regarding codes and regulations, South Florida Water Management's requirement for shoreline slopes is 4 to 1 from the edge of property line run 4 to 1 down continuously without any ground obstruction to a 4 to 1 slope below the water line ending to a depth that's there in the water. From my experience and working in and around shoreline restoration, just visually I can interpret that is not 4 to 1 slope because we're seeing a drop that is greater than what is required just in that area, and the slope is off, especially around the headwalls and the coastal area.

Mr. Cubias: (inaudible comment)

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

Mr. Reto: Now, what we're presenting, or what we're offering is to review all those slopes around the community, a review of the elevation requirements for the top of the

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berm, and then a proposed approach to address. (inaudible comment) To all that material in place and that will consist of new fill we bring in, lay it and shape to the top of the slopes and stabilize the underwater shelves.

Mr. Trujillo: (inaudible comment) I mean there's some type of erosion from the pictures that you have. (inaudible comment) I mean I know what he's saying, we have to look at the way the flow is.

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

Mr. Reto: (inaudible comment) Now, that has a tendency for all erosion, that grass should be out, over there.

Mr. Cubias: Do you believe if we spray a lot, when we're spraying for the bugs and everything, that is killing the grass too, right?

Mr. Reto: Yes.

Ms. DelRio: And it's dry season, the water should be up to there.

Mr. Cubias: Ok.

Mr. Reto: So normally the permitted plans will have the design water table and when it was constructed. (inaudible comment)

Mr. Trujillo: It just sounds like we don't have enough information to make a decision, so it seems like we can table what we have right now in terms of what you're saying that has occurred and do some more due diligence on seeing how things changed, or if things have truly changed. I mean I don't know that I have enough information to make a decision in terms of doing the whole major report.

Mr. Cubias: Yes, and make sure because we're not going to approve the \$35,000 bill without having like more information on the subject. I mean like, I understand you're professionals but, we do need to work with our homeowners too.

Mr. Reto: Yes, 100%. (inaudible comment) I'm here to ask questions and to help you understand what we do.

Ms. DelRio: Actually, me personally, I want to get more reports from Lennar, like when this was built, again, we need to focus this lake, it's not 7 years old, this lake goes back to 1982, it's been here forever, I'm sure if Lennar was busy building this community, they needed to do some type of testing there, they should have some aerial pictures, we

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need some proof, we need to see their interests, we need to see where it was before, we it's now and then take it from there, and this is all the data that can be provided to us.

Mr. Reto: We have to take into consideration that even if the lake was formed in 1982 there was nothing that was present to the lake that would go in there.

Ms. DelRio: Exactly, so there should be some documents for it that Lennar paid for, and we should have access to that, so we should try to get some of the data but, at least I want to compare, I don't want to pay \$35,000 based on a vision from what they're saying right now.

Mr. Quesada: Angel, they said there was some kind of paperwork or whatever that was done when they started to develop here and permits and whatnot.

Mr. Camacho: Yes, there's permits from when they did it, but I'm not sure if we keep records that way.

Mr. Quesada: Ok.

Mr. Camacho: The permitted plans would be when the home was constructed, at least for the slopes.

Mr. Reto: Even when there's a transition, they have the whole community to us, and before that.

Mr. Quesada: So, I'm trying to give them some clear direction so that we're all on the same page as far just maybe work from that point to maybe the other report where we were talking about some of the homes to where we are now, give them like an update with some data in there, I think that's what they're looking for.

Ms. DelRio: And I would like to go back up, 1982, I just wanted to bring that awareness that this lake is older than 7 years but, Lennar did a major build up here and I'm sure to build each home they needed to be a certain distance from the water's shore to the home and so forth, so maybe with that data we can have more comparison and actually look at some numbers, and say, listen yes, the land has moved, or we're losing land, and with that kind of data maybe we can make a decision at that time.

Mr. Reto: (inaudible comment)

Ms. DelRio: I don't want that report, I want whatever report Lennar has acquired.

Mr. Camacho: That's what I'm saying, it has the final report, maybe you can ask for that one.

Mr. Quesada: Yes.

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Mr. Camacho: After the turnover, the complete turnover, they had some sort of erosion.

Ms. Hernandez: Well, if it was at 6, three years ago it was 4, and today it's at 2, then to show some type of data that happening.

Mr. Reto: We need to focus on specific areas.

Ms. Hernandez: Specific areas that are visual to me?

Ms. DelRio: Right now, I see only one picture, open areas that you're focusing on, so that's something that visually to you it's very attractive so maybe you focus on that, and this is the landscaping report but, areas where visually you feel like it's more, and maybe once you get the pictures do a timestamp so we can know exactly the date.

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

Mr. Quesada: So, I just want to make sure, Angel is here that we have clear direction on the information you're requesting, so are there any other questions for Angel?

Mr. Reto: No, it's super clear to me.

Mr. Quesada: Ok, perfect.

Mr. Cubias: One last question, so this will be like research for what is needed, like an investigation without approving some sort of work, so just research.

Mr. Lorenzo: Yes just research.

Mr. Reto: I understand just what he wants me to do, so thank you.

Mr. Quesada: Thank you both for your time.

Mr. Lorenzo: So, if you could stay Angel, and I don't know if you jump down to this item.

Ms. DelRio: Yes, so they don't have to stay here for the whole meeting.

Mr. Lorenzo: Ok, so Miguel, thank you, and if you want to stay you can, it's a public meeting.

Mr. Reto: I have to go to West Palm.

Mr. Lorenzo: Ok, thank you so much Miguel.

Mr. Reto: Any questions, don't hesitate to reach out to me.

Ms. DelRio: Thank you.

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Mr. Lorenzo: So, if you go to page 81 of the report, we've been going back and forth on this since last year on fountain, the water feature needs to be replaced (inaudible comment) Mainly the center fountain, and the exit sign on 154th, the one on the entrance side seems to be very minimal. He did install a floating device which you'll see on page 77, that auto fill the water, they're working fine, and the other ones are fine but, just something to keep in mind. We did use Ultimate Construction Concepts to restore the cascade features and install stainless steel hardware and other fountain repairs such as electrical we met with the engineer as usual to go over these items, as well as Renauldo and Alex from Ultimate Construction Group to review these items. We did get a revised proposal, the original proposal was in the range of \$20,000, the revised proposal that he sent was in the range of \$30,000 and I haven't had time to review it and asked them to make sure that all the items would be justified by the engineer but, inside the scope of work for the revised proposal and he just reviewed it yesterday, and I did not include it in this package in the amount of \$69,000 and this is just a ballpark figure of what they proposed, we haven't bid it out to anyone.

Ms. DelRio: The estimate is not there?

Mr. Lorenzo: No.

Ms. DelRio: Can you send it to us?

Mr. Lorenzo: I can send it to you, I just received it yesterday.

Ms. DelRio: Because I want to know what it includes for \$69,000. I mean how much did it cost us to repair the leak on the jacuzzi that was neglected after 5 years, like \$10,000?

Mr. Quesada: Yes, I think it was twice that.

Ms. DelRio: Right, and then we finally, and they had to do like a major leak repair on that and I'm trying to find out why it would be \$69,000 because it's three bodies of water.

Mr. Lorenzo: Yes, and you can see the proposal from Robert's Blue Pool's back in 2024 to redo the diamond bright and then waterproof the area which was \$18,800. I spoke to him two weeks ago and he said he would be able to honor that price, he just has to revise the materials but, he should be able to honor that price. (inaudible comment) That wouldn't include the cascade feature which actually you'll see on page 77.

Ms. DelRio: What is attached, the stones?

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Mr. Lorenzo: No, it's a feeder, and one or two of the stones came off but for the most part you see on page 81.

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

Mr. Lorenzo: So, you'll see that cascade feature.

Mr. Cubias: So, what's the problem with it?

Mr. Lorenzo: It's coming off.

Mr. Trujillo: What is coming off?

Mr. Lorenzo: It's fiberglass, it's the one on the bottom.

Ms. DelRio: Yes, but that's petty, that still needs to be replaced, I mean that's not stainless steel.

Mr. Trujillo: No.

Mr. Camacho: Yes, to that's PVC, but then to remove it completely away from the water, away from anything that is permeating a water structure. There's even one of the features, right where the waterfall is.

Ms. DelRio: And that's how they were built. This is the original fountain, I mean we changed stones, we changed the motor, but the electrical outlets, they've been there since the work has been done, so it's there.

Mr. Quesada: There is money in the budget if you guys want to do a long term fix but, there's obviously more than one.

Ms. DelRio: But we've done this before, like how many long term fixes have done to this water fountain.

Mr. Quesada: I know.

Ms. DelRio: This is my fifth year on the Board, and when I got in, one of the first things we did was replace the stone, we had to change the motor, and I'd say 4 years ago we did a lot of little things, there was a leak, so I don't know what \$69,000 versus \$19,000 we're missing there, that's a \$40,000 difference because I know throughout the years we changed motors.

Mr. Quesada: Yes, and I remember at time it was about \$40,000 that we invested in the fountain, and I'm going back to when things were recently turned over to us, when we did all the decorative back splashes we resealed them, we changed out some motors, we put the little glass, we changed the way the cascade looked so it was more noticeable,

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more visible, we did a bunch of changes. So, I think all of that all adds up, and I think it was over two years, so that was the last time we made an investment around the year 2021, that's when we did it. So, now we're in 2025, so it's been about 4 years, if we make that type of investment outside of just some motor changes, and operation and maintenance stuff.

Mr. Trujillo: Can we have those invoices?

Mr. Quesada: Yes.

Mr. Trujillo: So, we can see, so we can have like an idea because this material is not expensive.

Ms. DelRio: How much are we spending?

Mr. Quesada: Most of what we did, keep in mind, we're not talking about structural items, or things like that.

Ms. DelRio: So, what is our monthly or annual budget for the fountains, do you have that handy? Or the new budget.

Mr. Trujillo: The issue is the cascading feature.

Mr. Cubias: \$3,000.

Ms. DelRio: So, that's \$3,000 annual on maintenance?

Mr. Trujillo: That's what I'm saying, it included the cascading.

Mr. George: It looks like you budgeted \$7,200.

Ms. DelRio: I'm sorry, how much?

Mr. George: You budgeted \$7,200.

Ms. DelRio: And that includes repairs or just maintenance?

Mr. George: I don't know that's going to be a question for them.

Mr. Quesada: Yes, that's just to maintain what we currently have, obviously, capital improvements, you guys have contingency items and stuff like that.

Ms. DelRio: So, that's our maintenance.

Mr. Quesada: We have a little bit of cushion there in case we have to do a motor replacement or anything like that, so there's a little cushion there but, what we're doing with JB Hydro is for the maintenance for the weekly maintenance plus a little bit of extra cushion for let's say a pump or two.

Ms. DelRio: Ok.

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Mr. Trujillo: So, my question again is, is the issue the cascading feature, to be honest with you I pass by it all the time and the cascading doesn't really add much other than honestly a headache for us in terms of maintenance. Is there a possibility that we could just keep it to like, I don't know what you call it, like the jets, and then remove that aspect because that seems to be our issue and I feel like this is a constant issue even since I've been on the Board which hasn't been that long, I feel like we've discussed this the whole time, and it seems to be a recurring issue. I don't know how you guys feel, but I personally don't think it adds anything, I think the jets actually add more in terms of visual than the cascade feature, so I mean if that's our problem, I would say remove the cascade and just keep jets over there.

Mr. Lorenzo: So, we've lowered the pressure on the jets because they also tie into the cascade feature so there's minimum pressure coming, and that's why the water is falling onto the rocks. (inaudible comment)

Mr. Quesada: So, Angel, is that where, or would there be a way to cap off where the cascade feature is, if the Board was to entertain that?

Mr. Camacho: Most of these issues are from this waterfall.

Mr. Quesada: Ok.

Mr. Cubias: Actually, if we look at the construction point of view, this is not meant to be a waterfall at all.

Mr. Camacho: Right. (inaudible comment)

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

Mr. Cubias: I mean we are not that meticulous.

Mr. Trujillo: I think people when they pass the thing that they notice is the jets, but when you're here, when you're driving out of the community and you look to your left, you hear the sound, and maybe at night maybe you notice the cascade feature a little bit more but, most of the time people are looking at other things. So, in my opinion if that's what's cause all of our issues, let's get rid of something that's really adding to much.

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

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Ms. Hernandez: Can I ask something, the contingency budget that you have for the fountains, because I see, and I've been trying to get proposals for the kids tot lot here in the pool, I've been getting some prices, that alone a new one will probably cost you over \$50,000. I did get a proposal to refurbish it for \$18,000, so I don't know if that's part of it, if you want to do the fountain or the kids pool because it's all rusted and it's deteriorating. So, I don't know if it's part of the same budget, I think you probably used it more towards that.

Ms. DelRio: That would be a different budget.

Ms. Hernandez: Ok.

Mr. Quesada: And I don't know if it's something that you submitted to us.

Ms. Hernandez: No, not yet, I'm working on it.

Mr. Quesada: But you do have, at the same point, just taking a quick glance of your budget and we're talking about a new fiscal year, is you have \$38,543 of contingency money in the club, so we have cushions like that.

Ms. Hernandez: Ok, good, alright.

Mr. Lorenzo: (inaudible comment)

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

Mr. Lorenzo: So, what I'm hearing is that the Board wants to modify the proposal and remove the water feature and just restoration.

Mr. Trujillo: Yes.

Ms. DelRio: Yes, and definitely we do need to do the seal for waterproofing.

Mr. Lorenzo: Correct.

Ms. DelRio: And I think only the entrance at 154th doesn't have it.

Mr. Lorenzo: (inaudible comment)

Ms. DelRio: So, I think is going to be good, it's for water, so you don't need to refurbish, once you cut out the water, you're going to have to remove it.

Mr. Camacho: That's electrical, so I think the signs have lights, right, so what it's doing, particularly in this location if I remember, the one side is going through the feature, on this side, and then going down, when essentially it could have went over the roof.
(inaudible comment)

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Mr. Lorenzo: We back to the details and make sure that it's running properly.
(inaudible comment)

Ms. DelRio: Ok.

Mr. Trujillo: And the cascade is only on 87th right, so that would be how I think, and now that we're all on the same page, that's what is causing the issues.

Mr. Cubias: Do we need a vote for that or no?

Ms. DelRio: No.

Mr. Lorenzo: Just direction. (inaudible comment)

SECOND ORDER OF BUSINESS

Organizational Matters

**A. Consideration of Appointment of Supervisor to Unexpired Term of Office
– Seat #1 (11/2028) and Seat #5 (11/2026)**

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

C. Consideration of Resolution #2025-05 Electing Officer(s)

Mr. Lorenzo: So, moving back to the agenda, under organizational matters, item No. 2, do you have anyone you want to appoint to seat #1 or seat #5?

Mr. Trujillo: What page?

Mr. Lorenzo: This is the agenda.

Mr. Trujillo: Ok.

Mr. Lorenzo: So, you have seat #1 expires in 2028 and seat #5 expires in 2026, and I don't know if you have anyone at this time to appoint?

Ms. DelRio: I don't have an answer, I had somebody in mind but, no answer so probably push it for the next meeting.

Mr. Trujillo: I don't have anyone.

Mr. Lorenzo: Ok, so we'll just table items A and B and move on to item C, consideration of resolution #2025-05 electing officers on page 4, and we can continue with the same slate if there are no changes. Right now you have Janexy DelRio as chairman, Justin Trujillo as vice chairman and Mario Cubias as an assistant secretary. Do you want to keep that the same?

Ms. DelRio: Yes.

Mr. Lorenzo: Great, and before we take the motion we also need to make a change at this time for secretary Rich Hans is retiring, and taking on small load right now, and Paul Winkeljohn will be taking his place, so he will be the new secretary, and myself as

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assistant secretary for signing documents. So, just a motion from the Board to make all those changes.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, Resolution #2025-05 electing officers, keeping the current slate of officers the same and adding Paul Winkeljohn as secretary and Jesus Lorenzo as assistant secretary as stated on the record was approved.

THIRD ORDER OF BUSINESS

Audience Comments (*each speaker has 3 minutes*)

Mr. Lorenzo: So, we have audience comments, I don't know if the audience has any comments on anything.

A resident: Nothing, thank you.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 15, 2025 Meeting

Mr. Lorenzo: Next is item No. 4 which is the approval of the January 15, 2025 meeting which is on page 6 you'll find the meeting minutes. If there are any corrections or deletions or additions I can take those, and if not, just a motion to approve.

On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, the Minutes of the January 15, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Mr. Lorenzo: Moving on to item No. 5, consideration of resolution #2025-06 approving the proposed fiscal year 2026 budget and setting the public hearing. So, on page 43 you'll see the beginning of the budget, and the resolution. You'll see the cover page on page 44 and then the table contents on page 45, and then on pages 46 and 47, the general fund and the operation and maintenance assessments which makes up the Non Ad Valorem Assessments. (inaudible comment) This portion of the budget is the day to day operations, and the administration of all the operations. So, on pages 3, 4, 5 and 6

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of the budget is the budget narrative of the general fund, on page 7 you'll find the debt service Series 2016 Special Assessments on the bonds. This is the second part of the Non Ad Valorem Assessments. (inaudible comment) Moving on to page 8 you'll find the amortization schedule which is the special assessment for Series 2016 (inaudible comment) Continuing on page 9, you'll find the debt service Series 2021 Special Assessment Refunding Bond. (inaudible comment) Then on page 10 you'll see the amortization schedule for the debt service Series 2021 and the final date for that one is May 1, 2052. On page 11 you'll find the comparison, the Non Ad Valorem Assessment comparison which is the prior fiscal year and for this year for all the units for the fiscal year 2026 which will remain the same at \$4,467.96 for single family, and \$3,849.24 for the townhomes, so there is no increase in the assessments. (inaudible comment) So, as you guys know, we're setting a ceiling for the assessments of the budget adoption and this will take care of this. (inaudible comment)

Mr. Quesada: So, what's going to happen is as these fees have gone up over time since the first lake deal was done even prior to when you were a part of Justin, is that they haven't been assessing for the full general fund because we've had that money there to borrow from without having to tax the residents more. So, over time that's been repeating, and keep in mind the first year, the club was purchased in November, 2021, the budget had already been passed, so there was no assessment for the operation and maintenance for the first year. So, a good chunk of that first lake capacity deal was used which was good for you guys because instead of having to tax your community more, you were able to use the funds from that to fund the operation and maintenance for year 1 of this clubhouse, and so over time little by little, and the thing is you guys did great last year with that but, we are looking at some possible lake issues, who knows, these are things that may come up over time and little by little as other things have gone up, management fees, insurance, etc., cost of living, we've been borrowing on that and we haven't been assessing that full amount just to help the residents out, so that's the good part of what you guys did because you've been able to buy all this time without having to do anything like that. So, just something to put on your radar because for now you're ok but, as we move forward it's eventually going to continue to deplete.

Mr. Trujillo: Do we have reserves?

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Mr. Quesada: Well, you have your contingency line items in the budget, and let me look at it real quick specifically.

Mr. Trujillo: So, that's what we're putting in for each year.

Mr. Quesada: Correct.

Mr. Trujillo: But do we have what we currently have?

Mr. Quesada: Give me one second.

Ms. DelRio: It's the interest to reserves, the \$466,000, if I'm not mistaken.

Mr. Quesada: Yes, that sounds about right because that's the number I had yesterday, it was \$400,000 and change I have it there on my phone.

Mr. Trujillo: So, \$466,000.

Mr. Quesada: Yes.

Mr. Trujillo: So, I see on this budget the only thing that kind of increased pretty much was management fees.

Mr. Cubias: No, insurance too, the insurance went up.

Mr. Quesada: And I wanted to talk about the club management, which it was all factored in, so any time, and thank you Maria and Miami Management, any time that contractors we've made a contract, and I'm happy of having them but, you were satisfied with some of the contractors that you do have, so now they're coming to us at the appropriate time prior to any budget discussion with the accountant, so they're factoring into your proposed budget whatever their proposed increases are so you're seeing that already reflected in the general fund to absorb those higher rates but, it's mainly been those types of things, insurance has definitely gone up and again we've had to create a line item, now that we have a 5 year stormwater maintenance plan.

Ms. DelRio: So how much are pulling from reserves into current right now? So, right now we're leaving the dues the same way in our taxes but, how much are we taking annually from the reserve? According to the budget, I know in the budget we can be under in some items, if we continue to do what we've been doing for the last 2 years.

Mr. Quesada: So, again, that's changed over time but from the last fiscal year to this one, it was \$39,000, I do have that information. So, that was a question I did have yesterday because it pertains to the lake capacity of how much of that money we've been using since we've made the first one. So, again, obviously it was significant in fiscal year

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2022 because that's when we bought the clubhouse and we fronted the money, it went down significantly to \$130,000 in fiscal year 2023, and \$39,000 is fiscal year 2024.

Ms. DelRio: So, last year we used \$39,000 extra?

Mr. Cubias: Yes, from the reserves.

Mr. Quesada: Yes, from that.

Ms. DelRio: From the reserve, from the budget, it doesn't mean that we will use it.

Mr. Quesada: Correct, and remember you're not assessing the full amount into this budget that technically that money didn't exist.

Ms. DelRio: Exactly.

Mr. Quesada: So, we're borrowing from that.

Ms. DelRio: Did we use the \$39,000?

Mr. Quesada: Yes, it was borrowed from since it was factored into the budget and like I said, I had \$473,000 but again, this was per my conversation yesterday because this is an estimate, it's just to give you guys an idea of where you're at more or less with that money.

Ms. DelRio: So, we're talking about \$80 annually per unit, or \$81 about that, somewhere between \$80 to \$100 per unit, if we were to do an increase in the near future.

Mr. Quesada: And that's annual, divided by 12.

Ms. DelRio: Yes, annual, which is not terrible.

Mr. Trujillo: No, that's not bad.

Mr. Quesada: Again, that's just something to put on your radar so you guys know.

Ms. DelRio: Yes.

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

Mr. Cubias: I have a quick question now that we're in the reserves part, in regards to the roofs of the townhomes, and the paint of the townhomes.

Ms. DelRio: That has nothing to do with the CDD.

Mr. Quesada: She answered it, if that's what your question was, that's not a CDD obligation.

Ms. DelRio: Right.

Mr. Cubias: Ok, what about the irrigation?

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Ms. DelRio: The pump, I believe the pump is owned by the HOA, we've been considering buying a pump for the CDD but, I think at this time maybe, the pump belongs to the HOA, so whatever we did on the townhomes, that's something that we did with our pump. The irrigation that the CDD is getting to the lakes and to the entrance, it's just from the HOA.

Mr. Cubias: So, the water is free coming from the lake.

Ms. DelRio: Exactly, I'm sure that if at some point if we were to have some type of damage at the pump that we haven't gotten, and we're not going to, then I guess the HOA will come this Board and ask for some funding to repair it which is the percentage that they use the water.

Mr. Quesada: And the easy way to do that if it ever comes to that is we just count the number of heads in each respective area, and it's like divided by 5, so based on the number of sprinkler heads, we can do it that way.

Ms. DelRio: Exactly.

Ms. Hernandez: That pump should last 30 years.

Mr. Quesada: I will tell you those older pumps, the maintenance is not cheap but, it's the best of the best.

Ms. Hernandez: Yes, I've seen them last a long time.

Ms. DelRio: So, if you want to go through items, one thing that I wanted to check on events, because they keep asking me, what's the budget on events, so we can we look at the budget on events?

Mr. Quesada: It should be in there.

Ms. DelRio: Because I know for the holiday, because I know the budget is divided into the entrances and the clubhouse.

Mr. Quesada: It's under club for your events but, let me see, the last I checked it was around \$10,000 to \$12,000.

Ms. Hernandez: \$14,000 it went from \$8,200 to \$14,700.

Mr. Quesada: So, you have a healthy event budget.

Mr. Lorenzo: It's \$14,720 for the holiday decorations.

Ms. Hernandez: Oh, the holiday decorations, sorry.

Ms. DelRio: So, going back to what we've been doing because I'd rather get so much money from the reserve, so we should start considering spending some money on

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these different budgets that we have. Just forecasting, like you're saying, all the analysis that they're going to be doing this year to the lake, the things that we're going to have to do to the fountain, and the kiddy pool.

Mr. Quesada: You guys spent about half of that amount roughly, a little over, so last year, and I'm not saying to cut it by that much but, there is savings in there, and keep in mind whatever savings we do have, so even if you do have that line item at \$12,000, like the say it's projected for that amount, if you don't spend that full amount it just rolls over.

Ms. DelRio: Exactly, so we're good, no but they know we're working very hard also on doing events for the community, we just did the Easter event which we did, and they loved coming, and they liked doing it here, so that just happened on Sunday, so had 300 people come out, so it was a great turnout.

Mr. Cubias: Yes.

Ms. DelRio: Exactly, and we want to have more of these things without spending too much.

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

Ms. Hernandez: Social mixer events for wine tasting and so forth.

Ms. DelRio: So, leisure, we have events which is \$12,000, decorations, I know we have holiday decorations for the entrances, and we have for the club, so how much each?

Mr. Lorenzo: \$14,00 for the clubhouse, and \$11,500 for the decorations.

Mr. Trujillo: And on the decorations what is that?

Mr. Lorenzo: (inaudible comment)

Ms. DelRio: Ok because we own the tree, because the year before we wanted the tree, and this year 2024, we didn't have that extra expenditure, so we're saving now, so we should be saving that for 4 or 5 years, so we're going to be saving like half of it or a little more every year.

Mr. Lorenzo: (inaudible comment)

Mr. Quesada: And just looking at the trend, you guys borrowed significantly the lowest you've ever had from that lake capacity deal so, I think we're already trending in the right direction just with the way you guys are operating the last two years, and Justin, with the landscaping adjustment that we made, look how nice your entrance is going to look

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like, we made a couple of tweaks to those replant replacements and it still looks nice and we saved money.

Mr. Trujillo: Yes, absolutely.

Ms. DelRio: What else, what other things should we talk about here?

Mr. Lorenzo: Do you have any other questions?

Ms. DelRio: And this is something, people have been asking about the right platform for this, so I know in our taxes we are paying for lake maintenance, which we're going to be paying for life, then we're also paying for club maintenance, also for life, but there's one that expires, which is the one that was with the construction.

Mr. Quesada: You have the 2016 bond.

Ms. DelRio: So, the 2016 bond, that's what it's called.

Mr. Quesada: Yes.

Ms. DelRio: And how much is that on the taxes?

Mr. Quesada: If you go to the assessment table.

Mr. Lorenzo: That's on page 53.

Ms. DelRio: Ok, so page 53.

Mr. Quesada: Well, that's the amortization schedule, that's there, and then also we have it on the table at the end of the budget.

Mr. Lorenzo: That's on page 56.

Mr. Quesada: Yes, page 56.

Ms. DelRio: Ok, and I know this is expired in probably 23 years but, I didn't know the amount.

Mr. George: One is \$1,767 for the 2016 bonds but they're different for each unit.

Ms. DelRio: Ok, so it's different, what is that based on, based on townhomes?

Mr. George: Yes, so the single family is \$1,767, and the townhomes are \$1,149.

Ms. DelRio: Ok.

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

Mr. Lorenzo: (inaudible comment) So, 2016 ends December 2046 and the 2021 ends in 2052.

Ms. DelRio: I knew it was a long time, I just didn't know how much.

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Mr. Quesada: And again, if you go to the assessment table on page 56, you're going to see an accumulation of your operation and maintenance, the construction bond, and the clubhouse bonds the debt for purchasing the club, so that's everything combined, you're seeing all the way to the right there is the \$4,000 number that you were saying to me for single family homes and \$3,849 for the townhomes, but everybody is paying their equal share towards the clubhouse and based on the lot size for the development bond, and everybody pays the same.

Mr. Lorenzo: Are there any other questions?

Ms. DelRio: You're done?

Mr. Lorenzo: Yes, so we need a motion to approve resolution #2025-06 approving the proposed fiscal year 2026 budget and setting the public hearing, so 60 days out from today would be the public hearing which would be in line with the June meeting which would be June 18th.

Ms. DelRio: So June.

Mr. Quesada: I think the Sunday before is the 60 day mark, that means that Wednesday will be after that time.

Mr. Lorenzo: And you already have that advertised so you won't have to advertise for that.

Mr. George: No, you have to advertise for it.

Mr. Quesada: Right, and 60 days from today would be June 15th to make it exact so, if your meeting is on the 18th you could do it on the 18th if you want to keep it on your advertised date, or we can advertise a special meeting, whatever you guys want, or we can do it in July, we can do it in August. Your deadline is September 15th to notify the county of your adopted budget.

Mr. Lorenzo: If you want Ben to be here I would suggest the June meeting because he has a conflict in July and August.

Mr. Quesada: I do.

Ms. DelRio: So, June 18th is Wednesday.

Mr. Lorenzo: Correct.

Ms. DelRio: At 9:30?

Mr. Lorenzo: Yes, at 9:30, here in the clubhouse.

Ms. DelRio: I'm good with that date right now.

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Mr. Trujillo: Yes, right now is good.

Mr. Lorenzo: Alright, so resolution #2025-06 approving the proposed fiscal year 2026 budget and setting the public hearing on June 18, 2025 at the Satori Clubhouse where we're at right now at 9:30 a.m., 8875 NW155th Terrace, Miami Lakes, Florida.

Ms. DelRio: Excellent.

On MOTION by Ms. DelRio seconded by Mr. Trujillo with all in favor, Resolution #2025-06 approving the proposed Fiscal Year 2026 Budget and setting the Public Hearing on June 18, 2025 at 9:30a.m. at 8875 NW 155th Terrace, Miami, Lakes, Florida was approved.

SIXTH ORDER OF BUSINESS

Staff Reports (Cont.)

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

A. Attorney

Mr. George: You guys have not been keeping me busy but, I'm here at your disposal, and I'll make an announcement after the meeting, but that's all I have for you.

B. Engineer – Proposal for Engineering Services with Landshore Enterprises

Mr. Lorenzo: Moving on to the engineer, we already covered that portion.

C. Club – Employee Increase Request

Mr. Lorenzo: Next is club manager, so Maria.

Ms. Hernandez: Yes, basically everything is running well, I know we are getting proposals for the sandblasting of the parking lot to get that done. Basically, I also wanted to talk about the employee increase request that we placed for the club attendants, it's very hard to find somebody to work for the amount of money that they're getting paid in order to keep them.

Mr. Quesada: And that's on page 66, or if you want to go by tabs, it's tab 6C.

Ms. Hernandez: Yes, page 66, and then for onsite manager and the housekeeper and the club attendant. The onsite manager increase is from \$5,066 to \$5,320 a month, the housekeeping for 40 hours a week increase from \$3,657 to \$4,204.67 per month, and the club greeters for 56 hours which includes the weekends from \$5,147.31 to \$5,280.43

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per month, and basically now they're at \$16 per hour and that would be an increase to \$17 per hour, and that's it.

Ms. DelRio: I think we're still missing a club attendant, right?

Ms. Hernandez: No, we just hired a club attendant that's working from Monday through Friday, we have another one that comes on the weekends. It was hard to get somebody to work Monday through Friday, so basically the one that was working on the weekend was putting in hours during the week and Gabby was doing some of the work, which the load was too much. So, we finally found someone and as I said, at \$16 a hour they're hard to keep or hire.

Mr. Cubias: I'm ok with it.

Mr. Quesada: The money is there if you want to make that happen, it's in the proposal.

Ms. DelRio: I think we have struggles because we had rehire new people for cleaning, for maintenance, and it's just hard to find people that want to work.

Ms. Hernandez: And we have good maintenance now, cleaning, and the new girl, she's smart so we're good.

Ms. DelRio: But it's difficult to use that time training,

Ms. Hernandez: But she's good, she's a fast learner, so hopefully we can keep her.

Mr. Trujillo: Ok.

Mr. Lorenzo: So, we need a motion to approve the increase.

Mr. Quesada: Actually, it's an amendment to the agreement.

Mr. George: And this would be effective when?

Ms. Hernandez: I would say May because they started in May.

Mr. Quesada: Is that ok?

Ms. DelRio: Yes, May.

On MOTION by Ms. DelRio seconded by Mr. Cubias with all in favor, authorizing staff to prepare an amendment to the clubhouse agreement for the employee increase of clubhouse staff and as stated effective May, 2025 was approved.

Mr. Lorenzo: Anything else Maria?

Ms. Hernandez: No, that's it.

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D. Field Manager – Monthly Report

Mr. Lorenzo: Moving on to item D, field manager report which is on page 67, the field report was included in the agenda so if you want me to go over anything let me know, or if you have any questions.

Mr. Cubias: Sure.

Mr. Lorenzo: So, moving on to page 69 the tree trimming was completed on the main roads, the mulch project was completed. On page 70 there's some decorative rocks were installed at both fountains on 154th and 87th.

Ms. DelRio: Let me interrupt you on the rocks, we're not putting any more of those things right, we're just keeping the rocks in front of the water fountains, right?

Mr. Lorenzo: Right, no more plants as far as on 87th sign, on 154th they seem to be doing alright, some are having trouble but not that many.

Ms. DelRio: No, the rocks look pretty.

Mr. Lorenzo: Correct, and they're just adding more so you don't see the black cloth underneath it.

Ms. DelRio: Exactly, perfect.

Mr. Trujillo: Can we just put like maybe like solar lamps, those really nice ones that have like torches, like torch lamps that are at the corner?

Mr. Lorenzo: So, February and March wet checks were completed, the irrigation system is working and a new timer was installed at the pump station, you can see the pictures there. The damaged line was repaired on 154th Street, a new tank was installed to fertilize the turf, it still needs the turf according to our landscaping consultant Ecolawn still needs the fertilization.

Ms. DelRio: And that's an enhancement.

Mr. Lorenzo: It's an enhancement but he's going to have to do the fertilization also.
(inaudible comment)

Ms. DelRio: I'm sorry to interrupt you but, we didn't have any charge for that, right?

Mr. Lorenzo: No.

Ms. DelRio: This is something that he's doing on his own, no charge to us, and no charge to the HOA as well, right?

Ms. Hernandez: Oh, the artificial ducks?

Ms. DelRio: No, the tank with the fertilizer, right?

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Ms. Hernandez: No, he did that on his own, it's an investment to help him too and the association for the fertilization.

Ms. DelRio: Exactly, just for the record.

Mr. Lorenzo: Right, so now the artificial ducks and filters for the suction lines in the lake, that's done. (inaudible comment)

Ms. Hernandez: Yes.

Mr. Lorenzo: So, I'll verify that, aside from that area seems to be working. You'll see on page 73 new orchids were installed, buttonwood hedges have been treated in some areas for pests, we're monitoring the green island ficus here which is on the report. (inaudible comment)

Ms. DelRio: Where?

Mr. Lorenzo: On page 74, and we might have to put some more green island ficus, we're not sure but, we're just monitoring it right now.

Ms. DelRio: Like this brown spot, you're saying?

Mr. Lorenzo: Correct, so you see this green island ficus, you see that in some areas now but, we're just keeping an eye on it.

Ms. DelRio: Ok, this looks fine to me by the way, so that looks good, but this looks bad.

Mr. Lorenzo: So, he's treating that for pests.

Mr. Quesada: The buttonwood is what you're talking about?

Mr. Lorenzo: Yes. So, moving on to the lake, the midge service was scheduled for last week on page 75. As you know back in December he treated the no cost area, so it took a while for that. Moving along to field maintenance, we've already reviewed the fountains, and all the work for the fountains, the lights, we reviewed the lights, and we confirmed that the storm drainage was completed. (inaudible comment) That's all I have for the field unless you have any questions.

Mr. Trujillo: So, the tree that's in front of the 87th with the sensor light the thing that the CDD did.

Mr. Quesada: Can you say that again?

Mr. Trujillo: On 87th inside, the lights that go on that tree.

Ms. DelRio: So, you're talking about the canopy?

Ms. Hernandez: What is he talking about?

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Mr. Quesada: Inside the hedges.

Ms. DelRio: The light is off on 87th.

Mr. Trujillo: It was green then red.

Ms. Hernandez: On 87th?

Mr. Trujillo: Yes, I just saw it.

Mr. Quesada: You're talking about in front of the roundabout?

Ms. DelRio: Yes, that's something that Bruno needs to fix.

Ms. Hernandez: I know there was one flickering.

Ms. DelRio: I sent you the picture of the flickering one.

Ms. Hernandez: Yes, right but on 87th, no I don't have that one. I saw when I came in the morning, the 154th, but I think he already fixed that but, the one on 87th I don't know about.

Ms. DelRio: So, what he's referring to is the two rotundas on the entrances by the big area.

Ms. Hernandez: Ok.

Ms. DelRio: I think before when it was still Christmas, they were like red and green, and then on 87th that one is just off.

Ms. Hernandez: Ok.

Ms. DelRio: Because I know that was a thing that was done 4 or 5 years ago where we replaced them all at once.

Ms. Hernandez: Ok.

Ms. DelRio: Now that I see it, I'm looking at this picture on page 81 and I do see a kayak there, so Maria we shouldn't have any kayak there.

Ms. Hernandez: I know but when was this picture taken because there's nothing out there now.

Mr. Lorenzo: It was removed.

Ms. DelRio: So, it was removed already.

Mr. Lorenzo: Yes.

Ms. DelRio: Ok.

Mr. Lorenzo: (inaudible comment) I spoke to the resident who was outside, and they said they would remove it.

Ms. DelRio: Ok.

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Ms. Hernandez: And maintenance was there cleaning up and they didn't see it.

Ms. DelRio: And I think that we've been improving on that a lot because we used to have a lot of things there.

Mr. Lorenzo: (inaudible comment) So, does anybody have any questions on the field report?

Mr. Cubias: Nothing.

E. CDD Manager

Mr. Lorenzo: Under CDD manager, I have nothing to report.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo: Moving on to financial reports you have behind tab A, acceptance of the check register on page 103, and behind tab B, acceptance of the unaudited financials on page 113. Unless you have any questions, a motion to approve those would be in order.

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

EIGHTH ORDER OF BUSINESS

Supervisors Requests

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

NINTH ORDER OF BUSINESS

Adjournment

Mr. Lorenzo: Not hearing any, a motion to adjourn would be in order.

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

Signed by:

Jesus Lorenzo

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Secretary / Assistant Secretary

Signed by:

[Signature]

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Chairman / Vice Chairman

Certificate Of Completion

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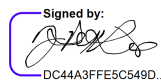
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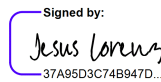
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 Signed: 6/11/2026 11:46:58 AM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

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

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 Using IP Address: 134.199.102.221

Sent: 5/6/2026 1:57:30 PM
 Resent: 5/19/2026 11:08:53 AM
 Viewed: 5/19/2026 11:45:52 AM
 Signed: 5/19/2026 11:46:10 AM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
 Hashed/Encrypted
 5/6/2026 1:57:31 PM
 Envelope Updated
 Security Checked
 5/6/2026 2:01:53 PM

Envelope Summary Events	Status	Timestamps
Envelope Updated	Security Checked	5/6/2026 2:01:53 PM
Envelope Updated	Security Checked	5/6/2026 2:01:53 PM
Certified Delivered	Security Checked	5/19/2026 11:45:52 AM
Signing Complete	Security Checked	5/19/2026 11:46:10 AM
Completed	Security Checked	6/11/2026 11:46:58 AM
Payment Events	Status	Timestamps