

MINUTES OF MEETING LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Lakes by the Bay South Community Development District was held on Tuesday, July 22, 2025, at 9:30 a.m. at Isles at Bayshore Club, 21864 S.W. 93rd Path, Cutler Bay, Florida.

Present and constituting a quorum:

Michele Harris	Chairman
Ana Jo	Vice Chairman
Maggie Coon	Assistant Secretary
Dorothy Morales	Assistant Secretary
Timothy Moon	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Scott Cochran	District Counsel
Gabriella	Billings, Cochran, Lyles
Jennifer Lora	FirstService Residential
Jesus Lorenzo	GMS
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Ms. Duque called the meeting to order, called the roll, and led the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the June 24, 2025, Meeting

Ms. Duque: The next time is the approval of the minutes of the June 24, 2025, meeting. This is the moment to present any additions, corrections, or deletions to those minutes. I have received some notes from the District Attorney. I will provide those, and if the Board has any other changes, corrections, or deletions let me know. On page 7, towards the end of the page under Mr. Cochran it should say "as the Board". On page 9 towards the end of the page there is a couple of changes which is pool lift instead of "life",

July 22, 2025

Lakes by the Bay South CDD

on section B the same thing under my statement is should be with a “t” instead of an “e”. Then on page 10 the same thing under the motion instead of an “e” it should be “t”. Do I have any other changes, corrections, deletions or any other comments from the Board? If there is none a motion to approve them with those changes will take place.

On MOTION by Ms. Harris seconded by Ms. Morales, with all in favor, the Minutes of the June 24, 2025, Meeting were approved.

THIRD ORDER OF BUSINESS Ratification of:

A. Small Project Agreement with Raptor Vac-Systems

B. Work Authorization Agreement with Airstron, LLC

Ms. Duque: Let’s move forward with the ratification of a couple of agreements. The first agreement that we need to ratify is the small project agreement with Raptor Vac-Systems and the work authorization agreement with Airstron, LLC. At this moment I need a motion from the Board to ratify those two agreements.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, Ratification of the Small Project Agreement with Raptor Vac-Systems and the Work Authorization Agreement with Airstron, LLC were approved.

Ms. Duque: Following up regarding the Airstron authorization agreement, I will have Jen provide some additional information to the Board.

Ms. Lora: On July 3rd we had a lightning strike that hit the Royal palm right behind the guardhouse here on 93rd. It took out a lot of our equipment in the guardhouse plus the Royal Palm tree. That lead to the main breaker panel that we had. The pool water was also affected and Airstron came out the same day. They did an assessment and realized the compressor for unit #5 was blown because of the strike. The work order that we have is to replace the compressor which was around \$8,900 more or less plus the additional work that we had to do with the electrician to get everything running again.

Ms. Harris: Wasn’t it higher?

Ms. Lora: After the 3rd the Saturday after the 3rd another lightning strike hit on the gym side. That took out some of the switches for our camera and about three days later

July 22, 2025

Lakes by the Bay South CDD

we were hit by four strikes. Three of them hit in the Waterways and one of them hit in the lake directly behind us. So, all the work orders and all the stuff that we are still repairing is getting done today.

Ms. Duque: Just so the Board is aware, we have provided all of this information to Egis Insurance, our insurance company. Jennifer has received a couple of requests for additional information from them. We are currently working through these requests and will see if this can be covered.

Ms. Harris: It is like \$16,000 for the air conditioning plus all the camera equipment plus the loops and the electricians.

Ms. Jo: Is there anything we can do to protect our equipment?

Ms. Lora: We could possibly try and place a lightning rod but it really not fail-proof. If it hits close enough to us lightning is just nature.

Ms. Duque: According to the electricians, we currently have everything necessary. They do not believe that adding anything further will make a difference.

Ms. Harris: According to DML things like the loops that are in the ground even with surge protectors they are going to fry. They actually found where the lightning came right to the Royal palm. You could see it. If anyone noticed or hasn't noticed that was another decision it got hit, it died. Those things are extremely expensive. You can guys can override me, but I say no we are not going to pay to replace it just take it down. We had to take it down for safety reasons. We are losing all of our palms via lightning.

Ms. Jo: Do we know how much it would cost to replace it?

Ms. Duque: For that size it wouldn't be less than \$10,000.

Ms. Lora: When I spoke to Tony what he told me was that the expense of it is mostly the transport and paying to be able to install it. To take it alone, grinding the stump and everything was \$2,000.

Ms. Harris: I don't think insurance would cover that.

Ms. Duque: We are in ongoing discussions to determine what can and cannot be done.

Ms. Harris: If we get insurance money we can always revisit this. I am hopeful that we will get insurance money.

July 22, 2025

Lakes by the Bay South CDD

Ms. Lora: I know that the insurance has also reached out to the vendors asking for letters of explanation of the work that they did and I know that Eduardo provided his and the other ones I haven't seen.

Ms. Duque: Just as an observation, the insurance company requires extensive detailed explanations of what occurred, including photos. They have even questioned why some invoices were submitted after the fact. Each question is very thorough, and they review all the different dates associated with the invoices.

Ms. Harris: I am hopeful because when we owned the old office building we got hit and it wiped out our entire phone system, computers, copies and we did eventually get paid.

Ms. Jo: Remember they are going to say it is mother nature, but fingers crossed.

Ms. Harris: It is worth a shot.

Ms. Duque: Not hearing any other comments about it let's move forward to the staff reports.

FOURTH ORDER OF BUSINESS Staff Reports

A. Attorney – Memorandum – 2025 Legislative Update

Mr. Cochran: First again I will introduce Gabriella from our office. She is a new addition to the CDD team. She has come to several meetings to meet the managers and the Boards and stuff like that. She might be helping me out with some of the work.

Ms. Harris: Are you trying to tell us something?

Mr. Cochran: No. Just trying to introduce her as part of the team. Today, we have the legislative update. You all are familiar with it. We track the laws that apply to CDDs throughout the year and compile them into an annual report. Gabriella worked a lot on it, so she is very familiar with them as well. I will just go through some of them briefly. It was another active year as far as legislation that applies to CDD's and other Districts. The first one deals with a new public records exemption, and they define certain offices as public officers. They are fairly high offices. They are the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, Commissioner of Agriculture then there are also state senators and representatives, property appraisers, Supervisors of Elections, school superintendents, city or county commissioners and school Board members or mayors. Any of those people are able to request an exemption from the public records for certain

July 22, 2025**Lakes by the Bay South CDD**

parts of their identifying information like their address, phone number and stuff like that. Their children qualify for this protection as well. What they have to do is they have to apply to the entity to request that exemption. It is more for GMS because they are the public records custodian of the District but if someone qualifies for one of those things and wants the exemption they need to request it to the District and then the District will have to honor that exemption. Also, if any of you or your family have those exemptions obviously you can request them from not only the CDD but any local government entity. The second one deals with bond rating requirements. It just prohibits CDDs from having stricter bond rating requirements than the state does. It is pretty straightforward. The third one deals with rulemaking. That will come into play when we do any amendments to the club rules or gate rules or any of the other rules that the District has. They have added a few things to that process. It is going to make it take a little bit longer. The notices are going to be a little bit different. They are going to have to be a little more detailed. There has to be a separation of time between the two notices. It is just going to add a little more red tape to that process which already had plenty. The fourth one deals with there is a stolen valor prohibition so if people are campaigning for District Board seats or any other office it prohibits them under the Code of Ethics from claiming military service that they didn't actually receive. The other thing that law does that is sort of related is it adds additional tools for the Commission on Ethics to enforce ethics violations. Now they are allowed to garnish the wages of people that have ethics fines or penalties. For example, if you don't do your Form 1 on time and the fees start accruing and you don't pay them after some period of time they can proceed with wage garnishment. I don't think it would get to that with you all or probably anybody but just to let you know. The fifth one really deals with developer control boards. It deals with plating and replating, but it doesn't apply directly to CDDs. The sixth one might be of interest if any of you are looking to install synthetic turf on residential properties. It prohibits local governments from requiring stricter things than the regulations that are approved by the Department of Environmental Protection so they are going to set the standards for installing synthetic turf on residential property so HOA's or other local governments can't be any stricter than whatever the state allows. The other thing it does is it deals with construction contracts which would impact Districts. The change order process and certain things in the contractual process

July 22, 2025

Lakes by the Bay South CDD

but none of those I think will be an issue just the way the District and the management company typically does business. That is, it for this year. As usual we provide the full laws to the manager so if any of you are interested in one or more of them you can ask for those from her and read more about them. That is all I have as far as this goes. I think everything else will get covered under different items in the agenda. Unless anyone has any questions?

Ms. Duque: Thank you so much Scott, appreciate it.

B. Engineer – District Engineer's Report for Fiscal Year 2025-2026

Ms. Duque: We have received the District Engineer's Report for fiscal year 2025-2026. This is required annually to comply with our Master Indenture. If the District Engineer identifies anything that needs attention, the Board will proceed with his recommendations. At this time, everything was found to be in good working condition, and the District is very well maintained. A motion to accept the District Engineer's Report for fiscal year 2025-2026 will be made.

On MOTION by Ms. Morales seconded by Ms. Coon with all in favor, the District Engineer's Report for Fiscal Year 2025-2026 was approved.

C. Club Manager

1) Monthly Report

2) Request for AC Vent Duct Cleaning and Prayer Walk

Ms. Lora: I will breeze through it fast. For our social information we are in the middle of our summer camp series. We have already hosted two of our events. This Friday we have a toddler playdate and next Tuesday we have Bake it on Wheels. We also hosted already our annual pool party, and we had a paint night. We are still in back and forth with Natalie for the insurance information and we should be reaching the end of the process with them for the agreement. I handed Juliana the new agreement for the pool service contract for Michele's signature and Juliana's signature. I haven't received any comments back from McGrath. I did receive an invoice from them for next month, but I am going to email them with a cancellation letter reminding them that we are not going to honor that invoice since the termination was sent with enough time. We already spoke about the lightning strike. The pool lift installation was still in the permitting process. We

July 22, 2025

Lakes by the Bay South CDD

had a bit of back and forth with the Pool Lift Specialists and the specifications for that slab and the structural engineer. The structural engineer sent the plans and design but unfortunately he put the location of the pool lift on the wrong side so I am waiting for them to get back to me between today and tomorrow with the correct drawings so we can submit for permitting.

Ms. Harris: I just want to make sure that we need this done ASAP.

Ms. Lora: I told them. I am on them.

Ms. Harris: Ok. I don't care if we have to call them every single day.

Ms. Lora: Believe me I am.

Ms. Harris: This is crazy. Once we get the final approval how long?

Ms. Lora: I believe maybe two weeks.

Ms. Harris: I don't want Mr. Silva to come back. I just really want to make sure that we push that through because this is government red tape at its finest.

Ms. Lora: In your package you have information regarding our Comcast account. I noticed that during the last two months our Comcast account increased from \$524.56 to \$662. 53. I reached out to the account representative and what they informed me was that our contract had expired. I was able to negotiate with them, and they are proposing a new monthly rate of \$403.67 which would save us \$258 a month, which is \$3,106 a year. It is going to be including our existing phone lines; we will eliminate the fax because we don't use the fax anymore. It also includes at no cost a mobile phone for the District. It could be used when we are on the property or outside and stored in the Clubhouse. If the Board approves to move forward with this new contract then there is DocuSign that has to be signed. It could either be sent to Juliana or Michele for them to sign it electronically and it will take effect right away.

Ms. Jo: How is the service and signal with Comcast?

Ms. Lora: It is good. We have been having outages, but it has been widespread with them. They are doing some improvements with their network.

Ms. Harris: Does AT&T fiber here? I know that is what we have in the Cove.

Ms. Duque: I think they did run the lines long ago.

Ms. Lora: I can check with them because the last time we changed it was because AT&T was charging us almost \$1,000 a month. That is why we went to Comcast.

July 22, 2025

Lakes by the Bay South CDD

Ms. Harris: Then we are going to stay with Comcast.

Ms. Lora: I can go back and check and see what they can offer.

Ms. Duque: We can conduct that due diligence next year before we begin working on the budget. If there are any changes or if the Board feels a change is needed, that would be the appropriate time to discuss it. Jen, please send me the DocuSign. I also need a motion from the Board.

On MOTION by Ms. Harris, seconded by Ms. Jo, with all in favor, a motion to renew the contract with Comcast for the amount of \$403.67 a month was approved.

Ms. Lora: Another request that I had from a homeowner that reached out to me is that she would like to host a Prayer Walk from the Clubhouse. What she is proposing is to just have people meet in the parking lot and just walk around the Clubhouse early in the morning. I told her I would have to get back to her since it was a private event.

Mr. Cochran: I saw this in the package. Obviously it doesn't sound like anything objectionable, but we are a government entity, so this implicates First Amendment type issues which are significant. What I would say if you allowed one, I think probably a safe thing to do would be if they want to rent the Clubhouse as any other person can do and have whatever type of event they want to do and otherwise comply with the Club rules I would say that would be fine. You just want to treat them like you would treat anybody else. If you do something different like specifically allow it, well one if you specifically reject you can run into potential First Amendment issues. Also, if you specifically allow it that would solve *Mr. Cochran was inaudible at this time* issues for this group but what it would also mean is you would have to allow any group that wants to do this kind of thing. It could be any faith, any religion you can't really distinguish between one or the other. I think probably the best approach is to offer them the same thing as you would offer to anyone else which if they are a member of the Club they can rent the Club and have an event and abide with the Club rules.

Ms. Lora: I did that, and her response was that she really didn't need a room and that all they wanted to do was walk around the property.

July 22, 2025

Lakes by the Bay South CDD

Ms. Duque: It is still part of the Clubhouse. The same thing if we rent out the outside areas for weddings or first communion it is the same thing.

Mr. Cochran: I would say the Club is public property if there are people walking on the Club property that are not violating Club rules and not causing a disturbance it is public property they can walk on it. I would say we don't want to specifically allow, not allow but not endorse that kind of thing, we just want to stay away from it. The CDD, it is different even in the city or the county it is not like a forum for expressing religious views or other types of views. You can certainly have civic events and stuff like that where people will rent the Club to do those kinds of things. That would be my two cents.

Ms. Duque: Thank you, Scott. I think we have a direction. Jennifer, please follow up with us if there are any additional requests.

Ms. Lora: Lastly we had a couple of gate hits that we sent out the letters. There is money that was recuperated that is included in your package. We have reached out to a couple of our members that have infringed upon the rules, and I have sent warnings via email and then I also sent a letter of suspension to one of our members. We also had an incident where a person came and drove up on our property on the gym side and they got stuck in the mud because they were trying to take the coconuts with a bucket truck. After going back and forth they couldn't get out. Their truck was stuck in the mud, and we had to call the police. The police called a tow truck. The tow truck then got stuck in the mud as well resulting in extensive damage to our sod. Tony came out and gave us an estimate. We informed the guy, and the police also did that they would be responsible for the damage. When Tony came out and gave the assessment he determined that some of the sprinkler pipes on that side were damaged as well. We are waiting for him to give us a final assessment on the damage and what it is going to cost. I have the person's phone number and his address. He called us the day after, which was a Monday, and he informed me that he was going to be going to Home Depot to replace the sod, I told him no. He was issued a trespass warning by the police. He can't just come and replace our property because we have other damage. He is waiting to hear from us back.

Ms. Harris: For the record that happened in the same week as the strikes.

Ms. Lora: Then on Sunday, Peta called me early in the morning to say that there was another individual who came and took our coconuts, but he came here before 7:00

July 22, 2025

Lakes by the Bay South CDD

in the morning. He just walked with a little pull wagon, a little sack, came, took the coconuts, and left.

Ms. Harris: Do we need a sign that says Don't pick our coconuts? What happens if they pick one of those with a pole and it hits their head, then we are liable?

Ms. Lora: It can hit somebody passing by. Their equipment could have fungus and infect our trees. There are a whole bunch of different things why we don't allow them to just come in.

Ms. Duque: I think we just need to be a bit more proactive, when we notice the areas full of coconuts, let's reach out to Tony.

Ms. Lora: The day before Mr. Coconut Truck came I had told Tony there are coconuts on the trees why don't we take them before the coconut guys come.

Ms. Morales: Did you have video of the coconut truck?

Ms. Lora: We have video, we have pictures, yes. We have a police report. It happens all over the place.

Ms. Harris: What about this request for AC duct cleaning?

Ms. Lora: We clean the AC ducts in 2020 when we did our construction. We have been noticing lately our grates have been accumulating dust and also the closet doors. It is a constant cleaning. I reached out with a couple of companies including the one that did it the last time. They haven't responded. Then in talking to Olivfloor, which is the person who does our pool furniture cleaning and our windows he said he has the equipment, and he has done that as well. His estimate is \$2,325.29.

Ms. Duque: What will they do?

Ms. Lora: Take all the grates out, clean them out and then use the vacuum to vacuum the ducts.

Ms. Harris: And if he breaks any of the air ducts when he is vacuuming he will replace them?

Ms. Lora: Yes. He has his liability insurance.

Ms. Duque: We need to ensure that everything is in place. Michele's only concern is that, if any damage occurs, he will be held responsible. It's up to the Board to decide, let me know if you would prefer Scott to draft an agreement for this. Olivfloor has been our vendor.

July 22, 2025

Lakes by the Bay South CDD

Mr. Cochran: It is up to the Board. It is always safer with than without, but I am also sensitive to the fact that it costs money, and this is not an expensive contract, and it is a vendor that you have used before.

Ms. Duque: How much is the total again?

Ms. Lora: \$2,325.29.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a proposal in the amount of \$3,325.29 with Olivfloor for AC vent duct cleaning was approved.

Ms. Jo: One question on the gates DML when they get hit *Ms. Jo was inaudible at this time?*

Ms. Lora: The invoice that we get for a normal service call is \$142.50. Our administrative fee, which is the one that we generally send out to cover mailing costs and all that is \$200.

Ms. Jo: For example, you send out 15 during the month give or take?

Ms. Lora: It depends. If I send out 5 sometimes we get 3 back sometimes we get 2, sometimes we don't get any. Most of the time it is people that live out of the community, so it is bit hard to follow up on them. Now if it is a U-Haul truck they pay right away.

Ms. Harris: What about residents? Are residents paying?

Ms. Lora: Yes.

Ms. Harris: Can someone explain to me why you have to hit the exit gates that open immediately?

Ms. Jo: Because they are in a hurry and they don't care.

Ms. Duque: Jen, when I arrived today, I noticed the entrance side was slightly tilted. I took a picture for reference.

Ms. Lora: I reported it to them when I came in.

Ms. Duque: You did? Ok.

Ms. Lora: I don't know if anybody has any other questions or anything?

Multiple people speaking at this time.

Ms. Duque: Thank you so much, Jen.

D. Gate Updates

July 22, 2025

Lakes by the Bay South CDD

E. Field Manager

1) Monthly Report

2) Discussion of Environmental Resource Permit No. 13-01828-P with South Florida Water Management District

Mr. Lorenzo: We have already discussed the palm. It was already removed by Tony. You will see that on page 85. We are working on the annual rotation for the next season. The cocoplum hedges were trimmed. I am going to skip over to South Florida Water Management only because there are going to be a little bit of other updates. The lakes are doing well. You see pictures there on page 90. The outdoor gym equipment was finally finished the last items, the bike chair, the handles for the rowing machine, and a chain adjustment. You also see on page 94 that the wooden barrier repair was completed by the FCC. You will see the before and after pictures there. FPL finally replaced the light post at 88th Place. I am working with FCC to get another decal. Then some additional repairs are 6 landscaping lights were damaged as a result of the lightning strike on the inside of the guardhouse side. Going back to the lengthier item. Before I got there, Raptor Vac was able to revise the quote you will see it in your packages. There is a savings of approximately \$4,000 to \$5,000. He is moving forward with the permitting process and scheduling the work.

Ms. Harris: Tell him thank you from us please.

Mr. Lorenzo: Moving to the South Florida Water Management we received a notice. You will see it on page 100. We have been reaching out to them collectively with more people from our team trying to get more information and understanding what needs to be done and what can be done, what can be done later and also reminding that you are not budgeted for this. It is not something that we can take on just because they say we need to get it done. The good thing is Tony has already started. If you guys go to page 89 you will see a map of the community. You will see a blue section and a red section. Tony already did the blue section. It also includes that lake to the left of the blue section. That is already being maintained. That is already being taken care of, so it is just that blue line that is under the Tides and that little portion of Enclave. That was already done months ago by Tony. There are some areas especially behind the Trellis and the Courts that are water at 10 to 15 feet. They have already cleaned everything as far as the Courts and the Trellis everything is done you just need to back to the blue section again and

July 22, 2025**Lakes by the Bay South CDD**

spray everything. Then every quarter or so depending on growth spray it again and maintain it as needed.

Ms. Duque: Returning to the letter, because this is very important and I want to ensure it's clearly stated for the record at today's meeting, when we received the request from the South Florida Water Management District, we promptly took necessary action. Jesus met with Gabriella from the South Florida Water Management District and her supervisor onsite. During the inspection, the only point raised was our responsibility for the 25-foot buffer. Afterward, we discussed this with the Board. Scott assisted with researching documentation and responsibilities, and we determined that maintaining the buffer is indeed the CDD's responsibility. The Board subsequently approved starting the cleaning process, and Ana was appointed to oversee the project. The area is quite large, making it a tough job for Tony's crew. During another inspection with Terry from my office, he suggested we obtain quotes from other companies for due diligence. Both BrightView and another company provided quotes, but their costs were double what Tony charges. BrightView's estimate (found on page 105) was \$33,000 compared to \$16,000 from Tony. We're reporting this back to the Board. Meanwhile, we've been trying to reach the South Florida Water Management District through phone calls and emails to inform them that the work has started and to arrange a follow-up meeting. However, after numerous attempts and no response, we received the attached letter in your agenda package. The letter references two major items allegedly discussed with Jesus, though these were not part of their original discussions. First, they now require the installation of physical markers to designate the 25-foot buffer. Tony found some old markers, and we'll retain those, but installing additional ones will entail extra costs. Second, they are requesting new vegetation be planted, which was not budgeted for this year. It's not a matter of willingness, but simply that we do not have the budget for this at present. Regular maintenance of the area is already planned; Tony will assess needs this year and propose a quarterly maintenance schedule for the next fiscal year. I've discussed these issues with the District Attorney and reached out to the District Engineer. Based on those conversations, the recommended path forward is to authorize the District Engineer to send a letter to the South Florida Water Management District outlining an action plan. This plan would detail what has been completed, what is currently underway, and our

July 22, 2025

Lakes by the Bay South CDD

proposed next steps, while also noting our current budget limitations but reaffirming our commitment to compliance and maintenance. The District Engineer's direct communication is more likely to be effective, as the Water Management District often responds best to engineers' action plans. If the Board agrees, I will need a motion to authorize the District Engineer to submit this action plan.

Ms. Jo: Do you have any idea how much the assistance of engineer will cost?

Ms. Duque: In speaking with Angel, they will bill us by the hour, as specified in our existing contract, just as we do with the District Attorney. We have an estimated amount allocated for the District Engineer, and that budgeted money has not yet been used. The charges will follow the terms of our current District Engineer agreement.

Mr. Lorenzo: Just for the record when we met all that was discussed was to maintain the 25 feet easement. No talk about markers or adding vegetation was discussed. The only thing that they did mention was leaving anything that was natural and removing anything that was not native or anything that is native stays and anything that is not native needs to be removed. That is, it. There were no markers, no additional vegetation.

Ms. Coon: Is there anything like legal documentation or contract that states? Like I know we came to the conclusion that we had to keep it clean but this adding vegetation, these maintaining markers.

Ms. Duque: There is an ERP application plan, which is associated with a specific number assigned by ERP. All related documents are those reviewed by Scott.

Mr. Cochran: Yes, it is a long document. It is a type of permit, and it has all these conditions of the permit.

Ms. Coon: And it is in there.

Mr. Cochran: Yes.

Ms. Harris: Let's remember that the permit wasn't even in the right name. So, we had no idea about this until this year.

Mr. Lorenzo: During our inspection it seemed to be an exploratory investigation type of meeting where they were communicating amongst themselves to see what needed to be done.

Ms. Duque: They didn't even know what they were doing during that inspection.

July 22, 2025

Lakes by the Bay South CDD

Mr. Lorenzo: They needed to discuss the next steps on what to do because we requested information as well.

Ms. Harris: I had the misfortune of dealing with South Florida Water Management before because my old home was on a canal that is run by them, and they tend not to exactly know always what they are doing. The right hand doesn't know what the left hand is. I think at this point we have to come into compliance. The biggest thing when I talked to Jesus about this was that remember all those projects we were thinking about doing we are going to wait awhile. I don't think we have a choice but to go forward with the engineer and let's try to get this done so that we don't waste so that it looks like we are doing our due diligence and working in good faith, so I move to accept.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a motion to authorize the District engineer to write an action plan to send to South Florida Water Management District in response to the notice of non-compliance was approved.

Mr. Lorenzo: Just for the record I just want to report that Tony's guys are getting destroyed by mosquitos. I went over there just now, and I have gone multiple times and once you get near they smell the human smell, and they just attack you. It is not one or two it is like 25 at once. They have to go in behind equipment or stuff to cover themselves completely.

Ms. Coon: And it has to be done by hand?

Ms. Duque: Maggie, we walked the area, and thankfully a resident on that side let us pass through his home, because otherwise I was struggling—it's extremely steep and difficult to access.

Mr. Lorenzo: That is, it for me unless you have any questions.

Ms. Harris: Would you please remind Tony, and I know he is not here looking at them, but could he remind his guys that when there is lightning and thunder please do not work. There was a major thunderstorm the other day and they were behind my house whacking. Two people working thinking just get it done but if he could remind them that it is dangerous especially under all those trees.

July 22, 2025

Lakes by the Bay South CDD

Mr. Lorenzo: Their lives are more important.

Ms. Duque: That is a good problem to have.

Mr. Lorenzo: The crew just want to finish. There was a gator reported that was another thing. That is all I have.

Ms. Duque: Thank you, Jesus. Do I have any questions from the Board?

F. CDD Manager

- 1) Form 1 Financial Disclosure Due July 1, 2025 – *Everyone has filed***
- 2) Reminder to Complete Annual Ethics Training by December 31, 2025**
- 3) Consideration of Performance Measures and Standards as Required by Florida Statute 189.0694**

Ms. Duque: Form 1 Financial Disclosures were due on July 1st, and I am pleased to report that everyone has filed—congratulations to the Board. As a reminder, please complete your ethics training by December 31, 2025. I believe I've sent about ten emails regarding this, but let me know if you need the information again; there is still time. It's important to keep this in mind. The next item is consideration of the 2025 Performance Measures and Standards. As the Board knows, the CDD is required to comply, which ensures transparency, accountability, and effective governance. Compliance is documented and reported annually through our regular meetings, website postings, audit report, and the engineer's report. A motion was made by Michele.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, the Performance Measures and Standards as Required by Florida Statute 189.0694 was approved.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Duque: Let's move on to the financial reports. Tab A is the check run summary and tab B is the unaudited financials.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, the Check Run Summary and Unaudited Financials were approved.

July 22, 2025

Lakes by the Bay South CDD

SIXTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

Ms. Duque: Do I have any Supervisor requests? Do I have any audience comments? We have Mr. Santiago and also Mr. Gonzalez.

Mr. Gonzalez: I am here for a suspension of the clubhouse notice. My daughter they were saying that she was using a card that didn't belong to her, that she was using my wife's card. I don't know the incident. The first incident was on April 13th which I wasn't here. She called me and said that the lady was telling her that she can't be here because she was using a card the didn't belong to her. My wife was there with my kids in the park. She wanted to go tan. They told her that she couldn't tan, and they told her to stay outside, and she was waiting outside for a couple hours in the outdoor park and got pissed. *Mr. Gonzales was inaudible at this time.* She said that she needs her own card. I said she is using our card that she is my daughter. She was like she needs her own card. I was like can you please show me where it says that you need your own card. She tried to find the rule or whatever. She was like each member have a member card. I was like she is my daughter part of my household. She still couldn't provide me with the actual rules. Now that I sit here you say 16 years or older but at that time she didn't show me that she said each member. That doesn't comply to what is happening right now. You can't provide me the actual rule saying that 16 years ago and older need their own card. *Mr. Gonzales was inaudible at this time.* They are saying there were warnings before which I never got a warning or any papers. This is the first paper I got that says about the incident. It says here that you were previously informed about the clubhouse rules on April 13, which is not true. I believe I spoke with you is that right?

Ms. Lora: Yes you came to my office.

Mr. Gonzalez: Did you ever find those emails?

Ms. Harris: Yes, and she sent them to me because I asked for them. They were emailed to you. I did doublecheck that. They may have gone into your spam filter. They could have gone to junk mail, I don't know but it was definitely emailed to you back in April.

Mr. Gonzalez: Can you provide that?

Ms. Harris: I will have her do that.

July 22, 2025

Lakes by the Bay South CDD

Ms. Lora: I can forward it to you again no problem.

Ms. Harris: It was definitely emailed to you. Either which way when you live here it is up to you to know what the rules are and not up to us to always constantly tell you. I have been here since 2011, and I knew in 2011 that each member had to have their own card. Each person and you had to be over 16 to get a card. She wasn't 16?

Mr. Gonzalez: No.

Ms. Harris: You have to have your own card. You can't use your wife's card. There are reasons for it. If she is here with you she is your guest but to access by herself no.

Mr. Gonzalez: It would be nice for her to say that.

Ms. Lora: It wasn't relevant at the time.

Ms. Harris: It is again incumbent on you to know the rules and when she is told she couldn't be here there shouldn't have been an argument as to show me a black and white that it is there. They are not doing anything to try to hurt you or penalize you. These are rules that this Board has given for the protection of every single resident from lawsuits and that is why we have them.

Mr. Gonzalez was inaudible at this time.

Ms. Harris: I know all the people that work here, and they are very nice. I have never heard anyone be rude to anybody.

Mr. Gonzalez was inaudible at this time. She called me crying saying that the lady kicked her out and was being rude. I was on the phone with her, and I was like just get out and have your Mom pick you up.

Ms. Harris: Well sir, even at that age, I have seen that happen before to a lot of people including my former neighbor's son and they let them sit inside. They don't kick them out of here. I don't know what transpired, you don't know. I think you reviewed some of the tape because we have cameras everywhere in this place. It is a little different from what was reported. Either which way there has been two violations and actually now that you are telling me, I don't know when she turned 16, there were three violations. One we didn't even know about. As for the question I think you are asking, we are going to have a suspension there is no way around it. When Jennifer talked to me we decided, and we talked to Juliana on one year. The question to this Board now is do you want to make it shorter, or do you want to keep it at one year?

July 22, 2025

Lakes by the Bay South CDD

Ms. Duque: Just to clarify, she does need a card, just so you're aware.

Ms. Harris: She has to be 16 to have a card.

Ms. Coon: There is a parental form because I went through it with my own daughter. There is form you have to fill out as a parent to sign off on because she is a minor.

Mr. Gonzales: What I am saying she was a minor – *Mr. Gonzales was inaudible at this time.*

Ms. Duque: If that did occur, as Michele mentioned, we are very mindful of the staff at the Clubhouse, they genuinely do their best to accommodate residents. If, by chance, something went wrong, we're all human, and Jennifer will follow up with them. I doubt the information wasn't provided, as I know the staff's dedication, but anything is possible. Rather than getting caught up in conflicting accounts, since none of us were present, let's focus on what matters most: first, she does need to have a card. Staff need to have a card for access, and there's a process in place for that, which you can follow up with them. Secondly, regarding the suspension, Michele asked how the Board wishes to proceed. The suspension was issued for one year, and everyone is invited to share their suggestions on how to move forward.

Ms. Jo: Who is suspended?

Ms. Harris: The entire family.

Ms. Jo: And in this case it is one year and there were two violations.

Ms. Harris: Now we are learning of a third.

Ms. Jo: In this case I would say that we can come down. I would say six months.

Ms. Morales: For me it is difficult because we make these decisions, we apply it, I am going to say we stay with the year.

Ms. Coon: Do we have a precedent? We tend to do this case by case right?

Ms. Duque: This is case by case. We have spoken about that. The District attorney has provided that information to the Board already. There are different offenses.

Ms. Harris: The only precedent I will say that we did do once is when we had the one Christmas party we did lower that. So, we have lowered before.

Ms. Duque: You can lower that suspension it is just up to the Board. It is up to you.

Ms. Coon: I am with Ana, six months.

July 22, 2025

Lakes by the Bay South CDD

Ms. Harris: I have like Dottie mixed emotions because I did kind look at some of the tapes with Jennifer, but I will say at this point because we have done precedence for someone before and thinking about that incident and what happened there I would go to six months.

Ms. Duque: Ok so it seems that I have directions from the Board to lower the suspension from one year to six months. Make sure your daughter gets the card, please.

Mr. Michael: Six months from?

Ms. Harris: The date of the letter. You have five months left.

On MOTION by Ms. Jo seconded by Ms. Harris with all in favor, the suspension letter to Mr. Michael for the Clubhouse was reduced from one year to six months by the Board was approved.

Ms. Duque: Any other comments from the residents? Not hearing any a motion to adjourn will take place.

SEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, the meeting was adjourned.

DocuSigned by:



63215D558947430...
Assistant Secretary/Secretary

Signed by:



0D54D2613475473...
Chairman/Vice Chairman