

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, October 28, 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 (via telecommunications)
Ana Jo	Vice Chairman
Maggie Coon	Assistant Secretary
Timothy Moon	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Scott Cochran	District Counsel
Jennifer Lora	FirstService Residential
Jesus Lorenzo	GMS
Terry Glynn	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 September 23, 2025, Meeting

Ms. Duque: The next item is the approval of the minutes from the September 23, 2025 meeting. This is the time to present any additions, corrections, or deletions. I received two corrections from Jennifer. On page 2, under Ms. Lora, at the end of the page, line 3 should remove "Every this ready" and instead read: "The Master provided the funds for the items and they will be given out at the Halloween Party." On page 4, under Ms.

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Lora, line 4 should be changed from “it started leaning over” to “it started flickering over.” Those are the two changes I have. Are there any other corrections or deletions?

On MOTION by Ms. Jo seconded by Ms. Coon with all in favor, the Minutes of the September 23, 2025 Meeting with indicated changes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-01 Declaring Club Rule Void and Unenforceable

Ms. Duque: The next item is the consideration of Resolution #2026-01 Declaring Club Rule Void and Unenforceable. Go ahead Scott.

Mr. Cochran: Good morning everybody. As you all I am sure have heard there has been a recent change in the law regarding open carry of firearms. This started with a decision from an appellate court in the state on September 10th that found that the Florida State statute that prohibited open carry of firearms was unconstitutional. It was against the second amendment. That trumped the state law, so it was unconstitutional. Shortly after that decision came out the State Attorney General for the State of Florida came out and said this court has spoken this is the law of the state. They advised their state enforcement agencies not to pursue arrests or prosecutions based on violations of that statute which had been ruled unconstitutional and gave some additional guidance. Part of that guidance was saying that although the statute was struck down people would still be prohibited from openly carrying firearms in the same places they are prohibited by statute from the carrying concealed firearms. The decision of that appellate court became final on September 25th. There was time for parties to move for various post opinion relief. That passed without any action so that became final September 25th. Since that time there has been a flurry of activity as especially local communities and special Districts have tried to figure out what does this mean for public property. What does this mean for our public meetings and that kind of thing. As far as what it means for the meetings this meeting of a special District which CDD's are special districts are among those restricted zones where people are not allowed to carry concealed weapons. So based on the State

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Attorney General's guidance they are not allowed to open carry firearms at these meetings. There is a slight loophole that has been discussed about that because technically the open carry discusses handguns whereas it doesn't address specifically long guns like shot guns and rifles. There is currently what they are calling a gap or loophole where it is possible that under the current of things somebody could attend one of these meetings with a long gun, AR-15, or a shot gun or something like that. They have to be holstered or in a sling. They can't just walk around holding it in their hands. It is still against the law to use it or exhibit it in a threatening manner. They can't be waving it around or pointing it at people, etc., etc. They are still crimes for people who are possessing it. This is just talking about passively having a handgun in a holster or a rifle or shot gun on a sling or something like that. As far as District property, it is public property. This is effectively a public recreational facility. It is treated like a city park or other public places. Those areas are not among the restricted places where it is not allowed. People are allowed to open carry at the clubhouse. That is what it is and on District property not just the clubhouse. It is the same way as I said, this is consistent. Juliana and I attended a webinar that was put on by the insurance trust that covers the District, and they had one of their attorneys that handles litigation on behalf of the District gave the presentation. We have been looking at memos from law enforcement and other local government bodies, counties, cities, etc. and it is pretty consistent across the board the way everybody understands this. That is what it is. There has already been legislation introduced at the state level to try to fix that loophole or gap that I mentioned earlier. No doubt there will be legislation that is proposed but we will have to wait as that works its way through the courts. The reason for this resolution today is that the District does have a rule in its club rules that prohibits carrying a firearms except as otherwise expressly allowed by Florida Statutes is what it says. This is not a statutory change. This is a change that came about from the court declaring a statute unconstitutional. Nevertheless, looking through this and looking at some of the guidance there is a different state statute where the state has completely preempted the area of firearm regulation. They said that other types of local government units whether it is county, city, CDD's or other types of special Districts were not allowed to regulate firearms, period because it is the state and federal government that has occupied that entire area of regulations. What that means

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is the District is not allowed regardless of what we think about the statutes or the court rulings or whatever the District is without legal authority to adopt rules or policies or other things related to firearms. What do with the one that we have? We conferred in our office, and we think the appropriate thing to do is to adopt this resolution that declares that club rule void and unenforceable. We use the phrase ab initio which means from the beginning like from the date of enactment. Technically we can't regulate firearms so we should not have adopted that rule. It is basically saying we are treating it like it never happened. It is void. It is unenforceable. We can't enforce it if people are in the clubhouse with firearms. Then the other thing that this is doing is announcing the intention to go ahead and start as soon as practicable the rule-making process to physically remove that rule from the rules. Obviously you have all been through the rulemaking before. It is not an overnight thing that is one of the reasons why we wanted to go ahead and do this resolution now because it will take awhile to go through the rule-making process. This just protects the District in case somebody in the meantime tries to test the rule or whatever.

Ms. Duque: Which we have heard.

Mr. Cochran: There has been historically the concept of what they call first amendment auditors who will come to District meetings or other public places. They will record things, and they will be very careful not to do anything that violates the law, but they try to catch government employees or staff off-guard so that they will do some kind of reaction, they will overreact and do something that might infringe on their first amendment rights. Then they have a lawsuit, etc. They call those people auditors. What they have said is that in the light of this ruling there have been people, second amendment auditors, who are trying to do the same thing. They are not doing anything wrong, but they are just testing and hoping for a reaction. This is just protecting the District really so that if anybody tries to challenge the rules we can say we have already declared it void and unenforceable from the beginning. To my knowledge we have never done anything to enforce it. I feel like I would have been notified if somebody had been walking around here with a firearm. I don't think it has been an issue. That is what the resolution is for. Like I said we will go ahead and get the ball rolling as far as starting rulemaking. What that means and I think there was some proposed changes to rules that were circulated

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awhile back. Probably the best thing to do is to have Jennnifer or Juliana circulate a copy of the existing rules to the Board members so that if there is any other rules that you want to change when we are going through this process we can address those at the same time, so it is not just this one thing. It would be more cost effective and time efficient to do multiple ones at once. That is what the resolution is. The only thing is if you see somebody carrying don't panic. They are allowed to do it. However if you see them acting in a threatening manner or doing something that you believe is a violation of the law then you should report it to law enforcement just like you would if you saw another crime being committed. What it doesn't do is give anybody the right to act threateningly or aggressively or brandishing a firearm or waving it around. That is it for now. Obviously as legislation works its way through we will keep you up to date if there are any changes. That is the state of things right now. One of the other things that they mentioned during the webinar is it might be a good idea as far as the loophole or how these meetings are conducted is to contact the law enforcement that has jurisdiction here to see how they are interpreting the statutes. For instance if somebody came in here with a long gun and you said you are not allowed, you need to leave and then you bring the law enforcement here and they say we disagree with your interpretation we are going to let him stay. You would want to know that in advance just to avoid that situation. That might be worth checking with the Town of Cutler Bay law enforcement or Miami-Dade County. I am not sure to see how they are planning on handling that kind of thing.

Ms. Duque: Same like for meetings Scott if we are having a meeting right here the rest of the club is not exempt from people to access.

Mr. Cochran: Correct based on what they said even though there is some wiggle room for the interpretation probably the most natural to read it would be that the actual area where the meeting is taking place would be prohibited but if people are elsewhere in the clubhouse at this time it is probably ok. You could make an argument it is at the meeting location. It gets into a grey area to be challenged.

Ms. Harris: Let me ask you a question. Someone is at the pool they take their gun to the pool but now they are in the pool, so they are no longer in possession of it. They are leaving it on the chair, is that a violation?

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Mr. Cochran: I don't believe they would be permitted to leave it unattended. Really what open carry is, is they are carrying it on or about their person so if they have it in a holster on their hip or if they have it in a bag or visible or something like that or if they have it in a sling around their shoulders but yes I believe there is different statutes that address leaving firearms unattended. As far as I am aware the right to carry either concealed or openly means it has to be on or about your person. It can't be somewhere else where other people could access that kind of thing. I think if staff saw that somebody brought a firearm onto the pool deck and left it unattended while they went for a swim or something like that I think you could contact law enforcement and say somebody brought a firearm here which they entitled to do but they have left it unattended for a period of time. There is other people around, etc. It might a thing too if you see something in a situation like that and if you are not sure contact law enforcement on a non-emergency line and tell them what happened and see what they say. At the end of the day you don't have police powers anyway so any type of action we would take other than asking them to leave would be law enforcement involved. If we were going to ask them to leave we would want it to be something that law enforcement would back us up on.

Ms. Harris: Ok, thank you. Will Juliana contact Mayor from Cutler Bay?

Ms. Duque: For what Michele?

Ms. Harris: Like Scott said to doublecheck what their interpretation is.

Ms. Duque: Yes, of course. I'm not the clubhouse manager, but I'll take care of it. That's fine. I can join the call with Jen, as I think it's important for Jennifer to be involved and aware of what's taking place. I'll set up a call with Jen and the others.

Ms. Harris: Ok, perfect.

Mr. Cochran: Unless anyone has any questions I would recommend a motion to adopt Resolution #2026-01.

Ms. Jo: Will this have any repercussion in our insurance? Do we need to carry more?

Ms. Duque: No. Right now we don't have any additional direction from insurance providers. I think we will have to wait for now.

Mr. Cochran: Like I said the webinar we recently attended was put on by a collective trust that the District has its insurance through so obviously they are trying to

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educate their clients about what to do. Again they didn't mention anything about impacts on insurance doing that.

Ms. Jo: Ok.

Ms. Duque: Thank you so much Scott. A motion to approve Resolution #2026-01 will take place.

On MOTION by Ms. Coon Seconded by Mr. Moon with all in favor, Resolution #2026-01 Declaring Club Rule Void and Unenforceable was approved.

FOURTH ORDER OF BUSINESS

Ratification of:

A. Service Agreement (Pool, Spa and Wading (Kiddie) Pool Maintenance with Patagonia Pools, LLC

B. Event Agreement (2025 Events) with Recrea Group, Inc.

C. Services Agreement (Holiday Landscape Lighting) with CV Pro Lighting LLC

Ms. Duque: The next item is the ratification of a couple of agreements. I am going to read them and then at the end I am going to ask the Board to ratify them. The first one is the Service Agreement (Pool, Spa, and Wading (Kiddie) Pool Maintenance with Patagonia Pools, LLC. The second one is the Event Agreement 2025 Events with Recrea Group. The third one is the Services Agreement (Holiday Landscape Lighting) with CV Pro Lighting, LLC. A motion to ratify those three will take place.

On MOTION by Ms. Coon seconded by Ms. Jo with all in favor, Ratification of the Service Agreement (Pool, Spa, and Wading (Kiddie) Pool Maintenance with Patagonia Pools, LLC., the Event Agreement 2025 Events with Recrea Group and the Services Agreement (Holiday Landscape Lighting) with CV Pro Lighting, LLC were approved.

FIFTH ORDER OF BUSINESS

Discussion of Termination of the Existing Agreement with Light 'Er Up

Ms. Duque: The next item is the discussion of the termination of the existing agreement with Light 'Er Up. We will need to terminate the existing agreement in light of the new agreement with CV Pro Lighting, LLC. A motion to terminate will take place.

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On MOTION by Ms. Jo seconded by Ms. Coon with all in favor, the Termination of the Existing Agreement with Light 'Er Up was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney – Discussion of Recent Changes in Law Pertaining to Open Carry of Firearms and Other Statutes Dealing with Firearm Regulation**

Mr. Cochran: So I already covered I think the discussion of recent changes in the laws on the firearms. The only other thing is a couple of things one is just your usual reminder to do your four hours of ethics training if you haven't already done that. You still have a little over two months but just a reminder those are due by December 31st. The other item is one of the things that was brought up was that the Town of Cutler Bay held a couple of public hearings on declaring the area that is called Blue Heron Park a Brownfield area which effectively allows them to apply for various assistance grants and public private partnerships and that kind of things in order to help them fund there mediation of the conditions there and the renovations of the facilities. That kind of happened in between the two meetings. Between that and obviously the demand that we discussed from the town as far as the District's paying for remediation things. This is really something at this point where we would recommend potentially getting an environmental attorney that specializes in that kind of law involved from the District's perspective. We are still trying to get a proposal or an estimate for you all from one or more persons that would be qualified to do that kind of thing. Hopefully by the next meeting we will be able to bring that back to you and that is something that you all can consider. In the meantime I am looking for direction from the Board as to whether we want to wait to have that happen and have that attorney get on board and then have that attorney interface with the Town or if prior to that time you want me either myself or with Juliana to talk to somebody at the town regarding this issue to see really in light of the Brownfield area what really are their intentions. Obviously if they proceed against the District it is going to be proceeding against large chunk of their constituency. The town overall I think there is over 4,000 registered voters here. When it is conceded that the District did nothing

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wrong it just happened to be the condition of the property why would you just limit the District's residents getting assessed for that versus spreading it out, any costs over the entire town and be a lot less burdensome. It doesn't make a lot of sense. If the town is paying all the District people are still paying. Just kind of looking for direction as far as that is concerned. Like I said we are still going to try and bring back those proposals to have at the next meeting. In the meantime do you want to wait, or do you want us to try to reach out to them and see where they are at? There is pros and cons to either. If you have our attorney and it shows that the District is serious about it. We have an attorney that specializes in this to deal with it. On the other hand once you get person involved you are going to have to pay a retainer and start paying for them. If it turns out that the town is like this Brownfield thing won't be as big a deal or just see what exactly they are wanting and how serious they are about proceeding forward with it. It could save you that money if they say we are not going to do that or this we think the total cost will be X such that it might be a business decision of the Board whether to try to negotiate that with the town versus bringing an attorney on board to represent the District and that kind of thing. What would the Board like us to do?

Ms. Harris: Can we look to see what attorney there is without engaging with them to know who we are looking at? At the same time Scott can you reach out?

Mr. Cochran: The tricky thing is obviously it is a fairly narrow niche of the environmental law, so it is not like your average trial attorney where there a million of them everywhere. It is a smaller universe to potential attorneys. We have talked to some people and most of them recommend the same person. The potential issue with that is it is probably pretty likely that person has done work for at least a Lennar entity if not multiple Lennar entities. I know that when the town sent its initial demand to the District they also sent a demand to the Lennar entity that had conveyed the property to the District years before. There is a possibility the District would be in an adverse position with that entity because if they are going after us we might have to go after them. In that case that attorney might have a conflict of interest. They might not but it is just something we would have to see. To have an attorney that has either done environmental work for the town which obviously have their environmental attorney so that person is out of the question and then whether this person that seems to be consensus person would be able to handle

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it in light of past representations that is the other issue. We are going to reach out to that person and see and if not we can ask them if they can recommend somebody else that maybe their not aware of having done work one of the Lennar entities. That is where we are at there.

Ms. Harris: Scott go ahead and reach out to them for now.

Mr. Cochran: Ok. Is that the rest of the Board's consensus?

Ms. Jo: I agree. In this case we should try to reach out to them to see where we stand. Maybe we will not have to require services of the specialized attorney. Based on how it goes with you we will move forward.

Mr. Cochran: Ok. That sounds good.

Ms. Duque: Ok, we have a direction. Thank you so much, Scott. Let's move forward to the engineer's report.

B. Engineer – Proposal for Environmental Services with Davis Environmental Solutions

Ms. Duque: We have received a proposal for environmental services from Davis Environmental Solutions. This proposal covers maintenance and compliance work for the 25-foot vegetation buffer surrounding the preserve areas, as required by the South Florida Water Management District. The scope of services includes coordinating all notices of non-compliance with SFWMD, identifying and flagging large exotic trees in the field for removal, preparing a supplemental planting plan to meet minimum compliance planting requirements, and performing corrective pruning on any buffer trees that were improperly cut during previous maintenance. The total proposed cost for this work is \$6,900. For context, Jesus, the District Engineer, and I recently met onsite with SFWMD representatives. They were very pleased with the progress and the work being performed by Tony. Some of the items listed in this proposal may not need to be addressed based on that inspection, so \$6,900 would represent the maximum amount for approval. SFWMD did identify a few additional trees requiring removal, most of which are located along the back of the Enclave area near residential properties. During our site walk, we met one resident, and my understanding is that another has also reached out to Jesus regarding tree removals. To clarify, SFWMD has confirmed that the areas where these trees are located are not private property. If SFWMD directs removal, we are obligated to comply. We plan to coordinate with the HOA property manager to notify residents along

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that area before any removals occur. The work is expected to take place within the next two months. If any resident wishes to preserve a specific tree and relocate it within their own property, they will have the opportunity to do so. However, those trees cannot remain within or be replanted in the SFWMD easement area. In short, this work is part of the District's compliance process. It is not optional, though we anticipate that the actual cost may be lower given the amount of work already completed. SFWMD expressed satisfaction with the ongoing efforts. Do I have any comments or further discussions from the Board?

Ms. Coon: These trees that are being removed these are invasives? Is that why?

Ms. Duque: That is correct.

Mr. Lorenzo: If you go to page 145 of your agenda packages you will see the trees.

Ms. Harris: People want to keep these trees.

Ms. Duque: No.

Mr. Lorenzo: No these are the ones that are classified as exotic to South Florida Water Management and to the county. A couple pages down there are some fruit trees, mango trees.

Ms. Duque: Palms. There was a lady who planted a mango tree and told us, "You gave me the tree." I had to clarify that we did not give her the tree.

Mr. Lorenzo: She got the tree from the county, and she planted it on the South Florida Water Management easement and said that we gave her the tree and that is her property. We reminded her if wanted to keep it, she had to remove it.

Ms. Duque: If you turn to page 151, you'll see several additional items located very close to the fence that will need to be removed. Even after our discussion with that particular resident, the representative from the South Florida Water Management District confirmed that the area in question is District property, not private property, and that the items must be removed. Are there any other comments or questions from the Board?

Mr. Moon: So this fee is an estimate the \$6,900. Is this going to be a recurring thing?

Ms. Duque: No, this is just a one-time fee. Once again, the cost should be lower since much of the required work has already been completed. They need to assess the entire area to ensure compliance with the South Florida Water Management District's

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requirements. When we received this proposal, we were already meeting with SFWMD representatives, and they confirmed they're satisfied with the work being performed. This is a not-to-exceed amount.

Ms. Jo: Moving forward we will have to keep that area clean. What about the holes that you have seen that people throw things in bags or dump their stuff how can we control that or minimize the cleaning up of the area?

Ms. Duque: I believe the work has already begun, as he has communicated with all of the HOA property managers and has been very firm about residents not leaving garbage in the areas currently being cleaned. They've been very proactive. It's not only on Santiago's side, which we truly appreciate, along with all the work he and his community have done, but also across the other communities, where everyone has been very attentive and supportive in assisting the District.

Ms. Jo: I am glad to hear that.

Ms. Duque: Send violations to residents, send notices to residents. We found a lot of things that were not there before.

Ms. Harris: I don't think you are going to be able to really control them.

Ms. Jo: Minimize.

Mr. Lorenzo: Report it anytime you see it, now that the area is clean report it and let me know. I have already let people, especially in the Tides community know what they were doing. I have already reached out to them. Some of them have already removed stuff. Some of them haven't responded yet but they have been notified. I will send an email like Juliana was mentioning to let them know about the trees that have been planted on South Florida Water Management easement to give them an opportunity to relocate them if they want and to remind them that any dumping will be their responsibility if they get caught.

Ms. Harris: Thank you.

Mr. Moon: After this is there going to be any scheduled maintenance costs we will have?

Ms. Coon: Quarterly right?

Ms. Duque: I'm not sure if this will be a quarterly service. I believe it will involve monthly maintenance, with an additional service provided quarterly. During our walk with

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the South Florida Water Management District, the Supervisor mentioned that the area has a lot of king grass, which is very invasive. She's absolutely right; unless we clear the entire area and re-sod it, vegetation from the surrounding areas will continue to spread, making it difficult to maintain. She explained that without regular monthly preventive maintenance and supplemental quarterly work, we'll essentially be starting from scratch every few months, and that's not what we want. She also noted, and I've seen this in other locations, that once consistent maintenance begins, the first year or two tend to be more intensive. After that, once the area is under control, it becomes much easier to manage. We may see a greater effort and cost initially, but over time, it should stabilize. Terry, as one of our experts, can share more details on that point

Ms. Jo: That is an expense that we have to take into account next time we do the budget.

Ms. Duque: That is correct.

Ms. Harris: I move to accept the Davis Environmental Solutions proposal.

On MOTION by Ms. Harris seconded by Mr. Moon with all in favor, a not to exceed amount of \$6,900 with Davis Environmental Solutions for environmental services was approved.

C. Club Manager – Monthly Report

Ms. Lora: We hosted a bunch of events between our last meeting and today. Last Saturday was our Halloween Party. It was a success even though we almost got rained out twice. We had a mini hurricane after it ended. In your packet you have the proposed activities for next year with the dates. I also have two estimates one from Recrea and one from Paint N Hang for you guys to go over and to decide if you want to move forward with the events. The one from Paint N Hang keeps our activities at \$35 a person which would be roughly \$1,225 per event. We propose to do two paint nights for adults and then 2 activities for teenage, aged children. The total for that is \$5,510. The one from Recrea we more or less tried to restructure the way we do our activities in the summertime. Instead of doing mini camps we will have a pool party and then do a Back-to-School Party and not have all different little camps. We will keep the toddler playdate

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because it is very popular. We are trying to do something a little bit different. With Lino's guidance he also suggested that we add to our Halloween celebration since it is one of our most popular events and not only hosting with the haunted house we will have like a carnival and do like a haunted carnival type of theme. Last year our estimate with Recrea was for a total of \$45,325. The activities for 2026 that we are proposing is \$48,300 which raises a little bit the budget. If we want to keep it more or less at the same price we can always remove the movie night which is one of our smaller events. That would bring the whole estimate down.

Ms. Harris: With our expenses the way they are with South Florida I would like to do try and do whatever we can to keep our expenses down and keep it at what it was last year. I don't know how everyone else feels. Ana?

Ms. Lora: If we remove the summer movie night from it, it will save \$2,475, which I think is fair.

Ms. Jo: Anything else that we can remove Jennifer?

Ms. Lora: All the other activities are very popular. We will have nine in total if we remove the movie night. Our kid's art workshop that we try to do in January that is also \$1,200 I can remove that as well or we can just use that from the supplemental rental income from our party rentals.

Ms. Harris: What does everyone else think? I just know we are going to have a huge hit on our budget next year because of South Florida and then we have the pending litigation, and it is just a lot laying on us.

Ms. Lora: We could take off the kid's art workshop which is \$1,200 that we do for 50 kids in January. We can use the supplemental rental income for that. You could also take off the movie night, which is the least popular of all the ones that we do.

Mr. Moon: If you take off the movie night and the kids art and add the haunted carnival.

Ms. Lora: The haunted carnival is included in the proposal.

Mr. Moon: Ok then I am cool with that.

Ms. Jo: How much extra do we pay for the carnival for the Halloween party.

Ms. Lora: The Halloween party this year was a total of \$10,925 and the proposed one for next year is \$12,121. It is a \$2,000 difference.

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Ms. Jo: I was here during the Halloween celebration. We did have a lot of people attending. People were happy. Kids were jumping around. In this case I would love to have the carnival but in this case if we can cut it down and at least save some money that would be great.

Ms. Harris: My grandchildren were there this year, and she sent me videos, and they had a great time, but parents have a great time, but they are not going to have a great time if we increase their property taxes.

Ms. Jo: With the events that we currently have I believe that is enough for now.

Ms. Lora: I can reach out to him to remove the movie night, the carnival portion from the Halloween party and then the kid's art workshop we can do with the supplemental income from the party rentals. Unless you want to eliminate it all together.

Ms. Harris: If you can pay for it not out of the budget I am ok with it.

Ms. Lora: Alright we will do that.

Ms. Coon: I agree.

Ms. Duque: Ok, so I have a motion from the Board to move forward with the Recrea proposal with the changes mentioned.

On MOTION by Ms. Jo seconded by Ms. Coon with all in favor, a proposal from Recrea Group for the 2026 Events with the movie night and the carnival portion of the Halloween Party removed was approved.

Ms. Duque: What is the decision about Paint N Hang, LLC for the amount of \$5,510?

Ms. Lora: That is for our paint nights. They are very popular.

Mr. Moon: Keep it.

Ms. Duque: So you want to keep them?

Ms. Jo: Yes.

Ms. Duque: A motion made by Tim.

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On MOTION by Mr. Moon seconded by Ms. Jo with all in favor, a proposal in the amount of \$5,510 with Paint N Hang was approved.

Ms. Lora: The scheduled date for our winter pop-up market is Sunday the 7th. The event will be held in the clubhouse, and the special permit will be paid from the money that the vendors are going to pay to have spot in our market and the rest of money will be put in our additional party rental income. The agreement between the District and UM to host the parents' seminar are still pending. We heard back from Natalie about three days ago and said UM is still looking over the agreement and all of that. Our upcoming events are Tree Lighting Ceremony which is at capacity and also we have our craft distribution week. We have a movie night also on the 21st and there is going to be in November a soap workshop. Aside from our holiday party in December we were going to try to host another paint night, but we are going to skip it because we believe that a lot of people are not going to be in town for that. Year to date we have collected a total of \$11,640 in party rental fees. The Zumba classes are ongoing. We have hosted so far 35 private parties and 40 meetings at the clubhouse. Our hours remain the same. I will share the holiday schedule for Thanksgiving and Christmas at the next meeting, and we will post it as well at the clubhouse where members are up to date ahead of time. In regard to operations Patagonia Pools has been a phenomenal job with the pool. The pool is the cleanest it has ever been. We did notice that there is spot of algae that we need to treat so that was brought their attention. It was under the discretionary amount, so it was already approved. We changed some hoses. There is probes in the roller can machine which is what feeds the chemicals to our pool those were also already approved, and they are on the way to be changed. I am working to get estimates with the leak detection company because we noticed that some air is getting through the lines. If you look at the jets and you walk around the pool you see bubbles. We are trying to figure where the leak is coming from. And they can also fix some of the pipes in the collection tanks that we know are aging. Those are already addressed by him. He is also working on getting estimates to fix the covers for our equipment for our tanks because the hinges were broken on that. There was a pipe there that was damaged that he also fixed because the cover is not closing correctly so it hit the pipe. The chemical feeders and controllers need to interlocked. He

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is speaking with the electrician to get that portion and coordinate to meet here. The jacuzzi filter pump housing has a crack on the top end so that is something also that he is getting an estimate for. He is also working on the pending violations that we had, which are the jacuzzi steps. We met with one pool vendor here to see if we could get an estimate for it and also the glazing of the tiles of the bullnose around the pool.

Ms. Jo: Who is the company that you called for the glazing and also for the steps?

Ms. Lora: *Ms. Lora was inaudible at this time.*

Ms. Jo: And it is the same company that is going to be looking at our leak?

Ms. Lora: Correct. He came last Thursday but he hasn't given an estimate yet.

Ms. Jo: Can you please reach out to him because in this case the leak on the pool we need to find out what is going on as soon as possible so that we can fix that. As long as we have the leak we are wasting chemicals.

Ms. Lora: I reached out to him again yesterday and he promised to have it by today but as of this morning I haven't seen an email yet. As soon as I have it I will send it to you.

Ms. Jo: The other thing that I spoke to Enrique is he also requested to see if we have copies of the plans of the pool.

Ms. Lora: I have them in my email. We were able to receive them from McGrath before they were terminated. They were able to get the original plans from Nicole which is our pool inspector. I already sent it to him by email, so he has it.

Ms. Jo: Perfect because in this case my understanding the maintenance of the pool is going to be together with Ibarro to target the issue regarding the leak.

Ms. Lora: Yes. Ana has met with him a couple of times here too, so he is comfortable with what he is doing. He constantly in communication with him. Sometimes he is here till 9:00 at night doing stuff.

Ms. Jo: He is extremely good. I have seen the water so crystal clear and the edge on the pool for the first time truly clean.

Ms. Lora: We have had a lot of feedback from residents that use the pool regularly say that water is super clear, and they can see from one side to the other. Our pool is pretty large so seeing from one end to the other is pretty good. We removed a big iguana from the property. Iggy Trappers also wrapped up palms with the wrap, and it is not going

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to let the iguanas climb up the trees and nest there. We had some light bulbs that were changed outside. They Royal palm was removed by Tony's Landscape, and the stump was ground. The fiddle leaf fig trees that we had at the clubhouse, and he has not been able to find a replacement either they have too many shoots or they are too small or not the right the size for the right configuration for the clubhouse. What he suggested for me to ask is if you guys were willing to put a fake one. There is a lot of them that look natural. Wayfair has a ton of them. I don't know if you guys want to leave the room as it is and we can just store the pots that we have inside the shed and not replace them. Wait maybe for the spring and see if he can find anything. He has been trying. He is just wasting time.

Ms. Harris: Which ones?

Ms. Lora: For the clubhouse. The four foot leaf trees that we had in the corners inside the main room.

Ms. Jo: Let's hold off until the spring.

Ms. Lora: Ok, perfect. DML got all the cameras online. The electrician fixed all the pool transformers and when he was here doing the transformers he identified that we have ten lights in the pool that we need to change. Those ten lights was because of our last lightning strike. The estimate for that is \$12,450 to change the ten lights. We were supposed to bring all this together so we can provide it to the insurance carrier to see if the insurance will approve it again.

Ms. Harris: Please.

Ms. Lora: You have in your report I made a little table so you guys can see the invoices that were already paid for the lightning strikes. We already spent money with DML, Tony's, and the electrician and then there is two estimates that are pending to finalize all the lightning issues which is the replacement of the Royal palm behind the wading pool which is \$5,900 and then camera work. If the insurance sends it then the total invoices being paid has been \$15,928 so far and the estimates that are pending are \$18,350. I will send you all the invoices one by one, so you have them.

Ms. Duque: You can send it directly to her because we are already talking to the insurance. She already has a file.

Ms. Harris: The \$6,000 for the palm is that just to remove it not replace it?

Ms. Lora: The stump grinding was \$2,000 and the \$5,900 is to replace it.

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Ms. Harris: We are not going to replace that if the insurance is not going to cover it. On the brighter note the rainy season is over.

Ms. Lora: What would you like to do with the pool lights?

Ms. Harris: Do we have a choice?

Ms. Lora: We need to replace them because half of the pool is dark.

Ms. Harris: That just seems so high.

Ms. Jo: That is pretty much comparable to what we paid before.

Ms. Lora: It is \$124 per light and there is ten lights in total.

Ms. Harris: Then we don't have a choice.

Ms. Jo: But in this case hopefully the insurance will kick in, and they will be able to reimburse us. That is the hope.

Ms. Duque: How much are the pool lights total?

Ms. Lora: \$12,450.

Ms. Duque: Do I have a motion from the Board? And the company?

Ms. Lora: Reivil Services & Repair.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a proposal from Reivil Services & Repair in the amount of \$12,450 to replace 10 LED lights in the pool was approved.

Ms. Lora: The last item that I have is that I would like for the Board to consider to declare excess property, a broken cooler, a broken fan, 3 broken office chairs. We have a utility cart, and our lovely gym users broke the 70-pound dumbbell, and we have an 80-pound dumbbell to replace.

Ms. Coon: How do you break a dumbbell?

Ms. Lora: They throw them on the floor.

Mr. Moon: Wear and tear overtime.

Ms. Lora: We replaced the 70-pound already, but we are going to have to replace the 80-pound one. Do we need to replace the 80?

Mr. Moon: Yes, replace the 80.

Ms. Duque: I have a motion made by Michele to declare excess property.

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On MOTION by Ms. Harris seconded by Mr. Moon with all in favor, a motion to declare the following items as excess property: a cooler, a fan, three office chairs, 70-pound dumbbell and an 80-pound dumbbell was approved.

D. Gate Updates

Ms. Lora: We finally got reimbursed from Miami-Dade Public Schools. The gate hit happened the second of school. I am still waiting for the US Postal Service to reimburse us for that gate hit. Security wise the only issue I have to report that is on October 15th there was a male clubhouse member that was here, and he came into to report that another older gentleman was allegedly recording people that were sunbathing. There was an exchange of words and an altercation. The older gentleman left. He apologized to the females and said he wasn't recording that he was accused of. Then she requested video footage, the pool footage. I provided it to her at that moment. DML was finishing to fix the camera so there was a lapse in the recording.

Ms. Duque: Thank you, Jen.

Ms. Lora: Does anybody have any questions or anything?

Ms. Coon: Yes. One question on the club events the winter pop-up market is it on Saturday the 6th?

Ms. Lora: Sunday the 7th.

Ms. Coon: Ok. Thank you.

Ms. Duque: Thank you so much Jen for the report.

E. Field Manager – Monthly Report

Mr. Lorenzo: Since we are on the topic of the South Florida Water Management for monthly now if you turn to page 149 of your packages just to give you some context to what I am going to discuss. You will see an outfall there that was covered by grass. We have already cleaned up the area and removed all the stuff on the front end of the outfall. That is an emergency outfall God forbid it gets to a certain level. As time goes with the maintenance to make sure that structure is visible and then you will see some of the exotic trees there on the bottom of page 149. Then if you go to page 151, 152 and 153 you will see a bunch of the exotics which is the area that we were discussing which is in sections according to the map on page 155 in sections 9, 10, and 8 predominantly

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and a little bit of 7. That area is under water when it is the rainy season. The water level is pretty high on the water table. Even with their gator it is very difficult for them to access the area, so we warned South Florida Water Management that we needed to December when it starts to dry up so the tree removals are not as costly. If they have to do this by hand it would be exponential difference in cost for the tree removal so we have asked for time until December to remove those which they said wouldn't be an issue when we met with them. I haven't heard back from the engineers' response, but they seemed to be pleased with what progress that we have made and the difference from our meeting back in February. They were very happy to see that and are willing to work with us as long as we document what is going on which we have. So we are moving in the right direction. The monthly maintenance, quarterly and bi-monthly maintenance we are still working with Tony to determine that cost. Now that we have it maintained it is a lot easier to continue to maintain it. Pretty soon it won't be as costly. That is the update on that. The storm drain cleaning was completed already. The revised report is in the agenda. You will see it on page 133 with the correct name. They had put the wrong name by mistake. Also before I continue with the report I want to hand out a couple of these, I just received these last night. A resident reached out in regard to a drain. If you guys to continue on the second page you will see a map of the Breakers. Michele if you go to page 157 in your agenda package you will see what we are going to discuss. You will see the pictures of some of these concrete pads where the storm drains are. They have been lifted. Some of them a lot more and this is where I visited the site and then also had a meeting with Juliana and the engineers to fully review it. We thought we would review the whole community since we are here. If we are going to mobilize a company to come out and do this work since we had already done this recently with another concrete pad, the tree roots are starting to lift these concrete pads as you can see. It is also affecting the asphalt and even the sidewalk which is not our area. Our area is the concrete pad which is related to the storm drain. You will see a proposal there from Garnet Engineering. The total amount is \$37,000. This is just the Breakers. We can phase it out as we go and we can do each community and see if there is any others. Hopefully not.

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Ms. Duque: And Garnet was introduced by our current District Engineer, and they will be working closely together. It's the same company we used previously for the catch basin repairs, and we'll be following the same approach for this project.

Mr. Lorenzo: I know in my report it includes 8 locations. I want to save half of them a really bad. The other half are just starting. I don't know whether to go ahead and address those or maybe just the ones that are the most important.

Ms. Jo: Which community is that?

Mr. Lorenzo: The Breakers. The south side of the community is fine. It is just these areas have huge trees that are lifting up the concrete.

Ms. Jo: Which is the section that you say is pretty bad that you said that they need to be addressed?

Ms. Duque: There.

Mr. Lorenzo: I would say those four are the worst ones and the other ones are starting to lift.

Ms. Jo: Half of the price if we only do four?

Mr. Lorenzo: I would assume so. I don't know.

Mr. Moon: It is similar to like the tree situation.

Ms. Duque: Yes.

Mr. Lorenzo: We did this a couple of months ago.

Ms. Duque: Let's put it this way. We were already advised of those. My recommendation for the Board is to move forward with it.

Ms. Jo: All of it.

Ms. Duque: We are not responsible for the trees, sidewalks, or asphalt outside of CDD-maintained areas. Our responsibility is limited to repairs within CDD property, and we will focus on those areas accordingly. This was discussed with the District Engineer. Once we complete the work at the Breakers, we can begin inspecting the other communities. After the last inspection, I did a quick drive-through and noticed that we may need to address certain areas within the Enclave and possibly one or two others communities. It doesn't appear to be a project that will require work across all communities, just specific areas, including parts of the Cove. My recommendation is to

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begin these targeted projects, and if additional areas are identified, we'll make sure to address them as well

Ms. Harris: So moved.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, a proposal from Garnet Engineering in the amount of \$37,000 for repairs in catch basins and concrete apron in the Breakers at 8 locations were approved.

Mr. Lorenzo: The Board had asked me to get a proposal for the enhancement, and I talked to Ana as well for the main entrances on the exit of 93rd and then both entrance and exit on 88th. We discussed this at the last meeting it was \$500 for agaves. I also talked to Ana to see if we can fill in the plants because there are some gaps. You see them more now because the flowers are lower and don't grow as high as the other ones. The red and white sun patients that you guys usually get are going to fill and you are not going to see it as much. He recommends putting in the two new agaves one on each side and then filling in with the foxtail ferns. Removing any dead ones on 88th Place side and then filling both side with new foxtail ferns. I didn't get a formal proposal, but he doesn't anticipate it be more than \$900.

Ms. Jo: How much is the replacement of the two agaves?

Mr. Lorenzo: \$500.

Ms. Jo: So basically to fill the area he is suggesting the foxtails. Is it in the report a picture?

Mr. Lorenzo: I don't see it.

Ms. Harris: What is the total cost?

Mr. Lorenzo: Not to exceed a \$1,000.

Ms. Harris: What do you all think? We spent so much money on things that we have to spend on. I hate to spend money on things we don't need to. These are nice and wants.

Mr. Lorenzo: This is a picture that is in the report you just can't see it as well. I think you know what I am talking about Ana right?

Ms. Jo: Yes.

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Ms. Harris: My gut feeling is no one is going to notice anymore than they noticed anything else we took out and didn't replace.

Mr. Lorenzo: I would say at a minimum the agaves.

Ms. Jo: Exactly. That is my point. In this case if we are going to be planting the sun patients and they will grow we are not going to see the foxtails. Definitely the agave yes because you will see a missing spot there.

Ms. Harris: But they don't even notice the missing palm tree when there was three and now there is two.

Ms. Jo: I agree with you, and I understand your point, but the thing is we are starting to not replace a lot of things, so it is starting to look a little dilapidated. In this case spending \$500 for the two agaves I think it is the least we can do for the community. Otherwise you start to replace and then place is going to look a little run down. That is my opinion.

Ms. Harris: I just think that no one is going to notice, and we can wait till we recover from all this and see where we are at financially with our budget. It is a Board vote so whatever the Board wants.

Mr. Moon: So a not to exceed \$500 for the two agaves.

Ms. Duque: I am going to call the vote. Tim?

Mr. Moon: Yes.

Ms. Coon: Yes.

Ms. Jo: Yes.

Ms. Harris: No.

On MOTION by Mr. Moon seconded by Ms. Coon with three in favor and one opposed, a not to exceed amount of \$500 to replace two agaves at the entrances was approved.

Mr. Lorenzo: The mulch is on schedule for installation before the holidays. The sidewalk pressure cleaning should already be under way. There is an area on page 118 by the irrigation pumps that is browning. We are going to have it treated for a fungicide, so we are on top of that just to let you know. Any other area that is needed. The palm trees were trimmed in time for the holiday lights. The holiday lights were installed as you

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guys know. The decorations should be coming soon. He will be fertilizing once he finishes the tree trimming project. The lakes are doing well as you can see. Moving on to maintenance you will see some items. Another thing I didn't mention during the South Florida Water Management discussion FCC already replaced all the signage. That has been done so we are in compliance there as well. You will see some minimal repairs on page 121 with FCC. The FPL light tickets have all been addressed including the new post and the seven that were out. Last but not least the outdoor gym equipment I know this is not something that you probably want to hear about but on page 124 and 125 I am sorry you are going to see a little bit of the rust. It is unfortunate. This equipment is nearing its end. I can't believe it has survived to be honest. I have already talked to a company that is helping us with playgrounds in other Districts, and they have other equipment to offer. The thing is it is a lot more inexpensive if you get a whole section of it. It is a fraction of what the price that I provided you guys a year ago.

Ms. Harris: That is going to have to wait.

Mr. Lorenzo: I am just letting you know so you guys are not blindsided. I know we have been dealing with this for a while, but I just wanted to let you know what my observation was.

Ms. Duque: It's also important for residents to understand that we're conducting our due diligence to ensure all necessary repairs are completed, while also obtaining quotes from other companies in case funds become available to move forward with additional work.

Ms. Jo: How much was the entire equipment as opposed to this one?

Mr. Lorenzo: What she showed like a whole new interactive section, and they have it for kids too was like \$36,000. That is just the equipment.

Ms. Duque: The last quote was like \$200,000.

Mr. Lorenzo: It is an interactive system that you guys already have here. It is something.

Mr. Moon: What is the material? Metal?

Mr. Lorenzo: Yes. This is Game Time. I am sure you have heard of them. They are helping me restore in another area so now I have another restoration company. This

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is what they do. I got a brochure just to see, and it was about \$40,000 and they have it for kids too. That is just the equipment not the installation.

Ms. Jo: Thank you very much for your effort. We appreciate it. In the future when we have stabilized maybe we can consider that.

Ms. Harris: Jesus on 119 is that a trailer with a boat I see.

Mr. Lorenzo: That is your lake company.

Ms. Harris: When are they mulching?

Mr. Lorenzo: They are going to do it in conjunction with the annuals. So it should be in the next three weeks.

Ms. Harris: Thank you.

Ms. Coon: There is a down speed limit sign.

Mr. Lorenzo: I will make sure to follow up on that. Any other questions for me?

Ms. Duque: Let's move forward to the CDD manager report.

F. CDD Manager – Final Approval of the FY 2024 Report Performance Measures and Standards.

Ms. Duque: In your agenda, you have the final approval of the Fiscal Year 2024 Report Performance Measures and Standards. Once again, this the final report which is submitted in compliance with the recent requirements established by the Florida legislature during its 2024 session. This is once again to enhance accountability and also transparency for all of the Districts. This report pretty much details the accomplishments of the fiscal year 2025. Also confirms all of the goals and objectives that were met and outlines the performance measures and standards that we employed. It provides a summary of the District engineer's yearly infrastructure condition assessment. Once again, this is to comply with the Florida legislature. This is going to be posted on our website. A motion will take place.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, the Final Approval of the Fiscal Year 2024 Report Performance Measures and Standards was approved.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

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B. Acceptance of Unaudited Financials

Ms. Duque: The next item is the financial reports. Tab A is the Check Run Summary, and Tab B is the acceptance of the unaudited financials.

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

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests? Not hearing any. Do I have any audience comments? Not hearing any, motion to adjourn will take place.

NINTH ORDER OF BUSINESS

Adjournment

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

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Assistant Secretary/Secretary

Signed by:

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Chairman/Vice Chairman

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District Manager - Assistant Secretary

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mrhulse61@gmail.com

Ms.

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Completed	Security Checked	11/19/2025 1:21:53 PM
Payment Events	Status	Timestamps