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 28, 2026, 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 (telecommunications)
Ana Jo	Vice Chairman
Maggie Coon	Assistant Secretary
Dorothy Morales	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	GMS
Scott Cochran	District Counsel
Jennifer Lora	FirstService Residential
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 23, 2026 Meeting

Ms. Duque: The next item on the agenda is the approval of the minutes from the June 23, 2026 meeting. I received comments from Jennifer, the Clubhouse Manager, as well as from District Counsel. District Counsel noted the following corrections: on page 2, toward the end of the page, "support" should be changed to "tort," and following "$500,000," "for" should be changed to "per"; on page 3, "15 months" should be changed to "18 months," and the phrase "the quality" should be changed to "reduce the cost"; and on page 11, under Ms. Lora's comments, the room name should be revised to "Heron

Room." Jennifer noted that on page 7, line 3, the word should be "recuperated"; on page 7, line 7, "inaudible" should be replaced with "a Bake It on Wheels field trip, a paint night, a summer movie, and a toddler play date"; on page 8, the statement should read, "When she opened, she asked him to leave the premises"; on page 11, the room name should also be revised to "Heron Room"; and on page 12, line 21, "inaudible" should be changed to "operated." For the record, we have residents joining us in person today, as well as others participating via teleconference. Are there any additional comments, questions, corrections, or deletions from the Board of Supervisors? If not, may I have a motion to approve the June 23, 2026 meeting minutes, as amended?

> On MOTION by Ms. Jo seconded by Ms. Coon with all in favor, the minutes of the June 23, 2026 with stated change were approved.

THIRD ORDER OF BUSINESS — Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Duque: The next item is the public hearing to adopt the fiscal year 2027 budget. I will now open the public hearing to consider the adoption of the fiscal year 2027 budget. May I have a motion?

> On MOTION by Ms. Jo seconded by Ms. Coon with all in favor, the Public Hearing was opened.

B. Public Comments and Discussion

Ms. Duque: The next item the public comments and discussion. At this time we will take public comments on the proposed fiscal year 2027 budget including the objection letter that was included as part of your agenda. If anyone wishes to make a statement we would ask you to please state your name and address for the record and provide us with your comment. You will be allowed three minutes to present it to the Board. Board members do you have any comments or additional requests about the budget?

Ms. Jo: No.

Ms. Duque: For the record, and in consideration of the residents attending today's meeting, I would like to provide a brief summary of the proposed Fiscal Year 2027 budget. The budget was previously presented to and discussed by the Board of Supervisors, and the proposed budget was approved at a prior meeting. It is being presented today for final adoption. The District's proposed Fiscal Year 2027 Operations and Maintenance assessment budget totals $2,161,000, of which $1,975,630 is allocated to operations and maintenance expenses and $185,376 is allocated to contingency and reserve funds for both the clubhouse and field operations. In addition, the District's debt service budget includes the annual debt service requirements for the Series 2022 and Series 2024 Bonds, totaling approximately $2,504,418. The budget includes each line item, along with a narrative explanation of the associated expense. With respect to field expenditures, the budget reflects an increase from $542,940 to $748,893. The primary reason for this increase is the addition of maintenance expenses associated with the South Florida Water Management District area, which was not budgeted in Fiscal Year 2026. It was not adopted for that fiscal year, but the *Ms. Duque was inaudible at this time.* projections totaled $89,146 for fiscal year 2026. For Fiscal Year 2027, the District is proposing $64,529 to address the ongoing regulatory and maintenance requirements associated with the South Florida Water Management District buffer area. As the Board has discussed at prior meetings, the District is now responsible for maintaining this area, which is a significant contributor to the increase in the Operations and Maintenance budget. In addition, the proposed budget for reserve-area cleaning has increased from $48,280 to $89,128, an increase of approximately $40,000. This increase reflects the higher level of maintenance and more intensive removal of vegetation and debris required within the reserve area and along the adjacent lake edge. It is also important to note that the gate and security expenditures remain substantially unchanged, including management fees and enhanced-security costs. Clubhouse expenditures are proposed to increase from $904,483 to $978,137, primarily due to an increase in the clubhouse capital reserve contribution from the adopted amount of $60,000 to $100,000. The additional $40,000 is intended to strengthen the capital reserve for future renewal and replacement needs. Because the clubhouse is not new, several of its assets will require repair or replacement over time. I would also like to acknowledge the District's reserve position and carryforward funds. The Operations and Maintenance reserve reflects a beginning fund balance of $1,979,814, with a projected net change of $79,409, resulting in estimated available funds of $1,900,405 as of September 30, 2026. These reserves include approximately three months of operating expenses, which are necessary because assessments are generally not collected until December or January of the fiscal year. The reserves also include $426,856 for capital projects, renewal, and replacement, and $933,297 for clubhouse capital projects, renewal, and replacement. The budget also presents each neighborhood's total adopted Fiscal Year 2026 assessment and the proposed per-unit Fiscal Year 2027 assessment so residents may compare the assessments from one fiscal year to the next. The proposed change represents an annual increase of approximately $120 per unit, or approximately $10 per month. e increase is necessary primarily due to approximately $205,950 in additional field Operations and Maintenance expenditures, driven mainly by the increased reserve-area cleaning requirements and the costs associated with maintaining the South Florida Water Management District buffer area. In addition, clubhouse expenditures are proposed to increase by approximately $73,654, including the additional $40,000 reserve contribution. Gate expenditures are slightly lower because no increase is proposed for those components. The District received an objection letter from Mr. Nabeel, dated June 12, 2026, which is included in the agenda package and requests a detailed breakdown of the proposed increases and related costs. That information is included in the proposed budget, which is available on the District's website. The budget provides the adopted Fiscal Year 2026 amounts, actual expenditures through June 30, projected year-end expenditures, and proposed Fiscal Year 2027 amounts for each line item. Residents may also contact me directly with any additional questions. In summary, the principal reasons for the proposed assessment increase are the heightened maintenance needs and contractor costs for the reserve and South Florida Water Management District buffer areas, increased reserve contributions for future capital renewal and replacement, and customary contractual adjustments for management and other service contracts. *Ms. Duque was inaudible at this time.* The proposed budget may certainly be revised at the discretion of the Board of Supervisors. However, this recommendation has been provided by the District's management company based on the District's expenditures during the current fiscal year, anticipated needs for the upcoming fiscal year, and existing contractual obligations. The proposed increase of $120 per unit annually is intended to maintain the current level of service and to protect the District's long-term capital assets through appropriate reserve funding. Unless there are any questions or comments from the Board, I will now open the floor for public comments. If anyone wishes to speak, please state your name and address for the record. Seeing no comments from those present today, thank you.

Mr. Otis: Good morning. Randel Otis. I just want to know *Mr. Otis was inaudible at this time.*

Ms. Duque: Randel, if you visit the District's website, you can access a copy of the budget. I would also be happy to provide you with a copy after the meeting is adjourned. If you remain after the meeting, I can obtain your contact information and email it to you directly. To answer your question for purposes of today's meeting, the assessment table is included on the last page of the budget. That table identifies the assessments required for both Operations and Maintenance and debt service. The budget consists of two components: the Operations and Maintenance assessment, which funds the District's annual operating and maintenance expenses, and the debt-service assessment, which funds the bonds issued to finance District infrastructure and the clubhouse acquisition. The assessment table shows the amount each neighborhood paid in Fiscal Year 2026 and the proposed amount for Fiscal Year 2027. With respect to the clubhouse, the assessment remains unchanged at $242,060 for both Fiscal Year 2026 and Fiscal Year 2027. The District was able to offset the clubhouse-related increases through the use of carryforward funds. The primary increase is on the field-maintenance side, primarily due to the District's responsibility to maintain the South Florida Water Management District buffer area, along with other increased maintenance line items previously discussed. Overall, the proposed increase is $120 per unit annually, which equates to approximately $10 per month.

Mr. Otis: Ok and the Association.

Ms. Duque: I don't know, we do not represent the HOA or the Association. That would be a question for your HOA.

Mr. Otis: Ok.

Ms. Duque: I would be happy to email you a copy of the budget. It is also available on the District's website.

Mr. Otis: Excellent, thank you.

Ms. Duque: Do I have any other questions? Let's move forward to the next item.

C. Consideration of Resolution #2026-04 Annual Appropriation Resolution

Ms. Duque: Consideration of Resolution #2026-04 which is the Annual Appropriation Resolution. This resolution adopts the fiscal year 2027 budget and also authorizes the expenditures. Are there any questions or comments from the Board? Not hearing any a motion to consider Resolution #2026-04.

> In MOTION by Ms. Harris seconded by Ms. Coon with all in favor, Resolution #2026-04 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-05 Levy of Non Ad Valorem Assessments

Ms. Duque: Consideration of Resolution #2026-05 Levy of Non Ad Valorem Assessments in accordance with the adopted budget. If there is any questions about this resolution, if not a motion will take place.

> On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, Resolution #2026-05 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Duque: A motion to close the public hearing will take place.

> On MOTION by Ms. Jo seconded by Ms. Harris with all in favor, the public hearing was closed.

FOURTH ORDER OF BUSINESS — Consideration of Storm Drain Proposal with Raptor Vac Systems

Ms. Duque: let us move forward with the consideration of the storm drain maintenance proposal from Raptor Vac System. This item relates directly to the District's responsibility to maintain the stormwater system, including storm drains, catch basins, and related infrastructure. The proposed work will continue the apron and drain maintenance currently underway at The Breakers, with similar work anticipated in other communities. As the Board is aware, Raptor Vac uses vacuum equipment to remove accumulated sand, debris, and trash from the stormwater system to help ensure proper drainage and reduce the risk of water backing up into streets or behind homes. The total cost of the proposed project is $12,740. The specific locations identified by Raptor Vac are included in the agenda package, along with a map showing the recommended cleaning locations and areas. Unless there are any questions or comments from the Board, may I have a motion to approve the proposal from Raptor Vac System?

> On MOTION by Ms. Jo seconded by Ms. Morales with all in favor, a proposal in the amount of $12,740 with Raptor Vac Systems for storm water drain cleaning was approved.

FIFTH ORDER OF BUSINESS Ratification of:

A. Small Project Agreement (Restoration Planting) with Davis Environmental Solutions, LLC

B. Service Agreement (Restoration Monitoring and Maintenance) with Davis Environmental Solutions, LLC

Ms. Duque: The next item is ratification of two agreements. I am going to read both of those agreements and will ask for a motion from the Board towards the end. The first one is ratification of the Small Project Agreement (Restoration Planting) with Davis Environmental Solutions, LLC. This agreement has been already executed in accordance with the Board's prior direction. Today we are ratifying it for the record. The next one is the agreement with Davis Environmental Solutions for restoration monitoring and maintenance. This agreement has also been executed, and it is in line with the Board's direction at the last meeting. We are ratifying this so that it is part of the record of today's meeting. Motin to ratify those two agreements will take place.

> On MOTION by Ms. Jo seconded by Ms. Morales with all in favor, Ratification of Small Project Agreement (Restoration

Planting) with Davis Environmental Solutions, LLC and Service Agreement (Restoration Monitoring and Maintenance) with Davis Environmental Solutions, LLC was approved.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Duque: Staff reports.

Mr. Cochran: Good morning everybody. At the last meeting I presented the legislative update. I did mention at that time that all the bills had been approved by both houses of legislature, but they were still waiting final signature from the Governor. Since then all of them were approved except one was vetoed by the Governor. The one that was vetoed was the one that deals with the sovereign immunity caps. That legislation was going to increase those caps from $200,000 to $350,000 per person and $300,000 to $500,000 per incident. It was also going to do a few things as far as the pre-suit notice process, statute of limitations. The Governor vetoed that bill so none of that is actually happening. The legislature can try to override the veto by approving with 2/3 vote in each house. I don't see that happening. I am not aware of any efforts to do that. Just wanted to bring that update. Other than that since the last meeting I finalized those agreements with Davis that you just ratified. Beyond that you still having pending the letter for the person that was stealing coconuts. I am planning on getting that out today. Also getting back to you on the agreement which I am also planning on doing this afternoon. That is all I have at this time. If you have any questions, please let me know.

B. Engineer – District Engineer's Report for Fiscal Year 2026-2027

Ms. Duque: We have received the District Engineer's Report, which is included on page 122 of the agenda package. This annual report is required by Florida law and provides the Engineer's assessment of the District's infrastructure and its overall condition. According to the Engineer's findings, the District's infrastructure is in good condition, well maintained, and operating as intended. The report includes recommendations for the District's established five-year cycle program for servicing inlets, manholes, and pipes. The District has already implemented this program and performs this maintenance on an ongoing basis. The Engineer estimates the total cost of the five-year cycle program at $699,985. The District's proactive annual cleaning and maintenance of the drainage system helps preserve the infrastructure and reduce the need for more significant repairs. This estimate also provides the Board and residents with valuable information regarding the anticipated cost of maintaining these facilities over time. This work is separate from the ongoing apron and concrete repairs around the drainage structures, which began in The Breakers community and will continue in other HOA areas. At this time, may I have a motion to accept the District Engineer's Report for Fiscal Year 2026–2027?.

> On MOTION by Ms. Morales seconded by Ms. Coon with all in favor, acceptance of the District Engineer's Report for Fiscal Year 2026-2027 was approved.

C. Club Manager – Monthly Report

Ms. Lora: Good morning everybody again. Our social events updates are included in the monthly report we already distributed our July craft kits. They were distributed the week of June 19th. The remaining Fourth of July kits were distributed to children visiting the clubhouse during the Fourth of July holiday weekend. We didn't have any leftover. The University of Miami parents' seminar still remains pending. We successfully hosted a Bake it on Wheels field trip, a summer paint night and a movie night. We have upcoming this Friday our toddler playdate which will close our summer activities. All July events reached capacity under 24 hours of registration opening. We also have open right now our last distribution of crafts to go and our back to school dance party on August 15th. Year to date we have had 17 meetings, 29 private parties, 25 clubhouse events, 37 classes and we collected a total of $5,902 in party revenue. Our maintenance remains on schedule, air conditioning, pest control, pool maintenance and landscaping services have been provided accordingly. We are set to have elections on August 13th and November 3rd. The clubhouse access control system agreement is pending on the DML side to be signed. I should receive it this week. For pool maintenance updates we completed our collection tank valve replacement project. Everything is working perfectly fine. We received an invoice from Ivero Pools, which was the repair company that we used before for an amount of $2,500 for the emergency work done prior to the valve replacement. That invoice included cleaning of the collection tank, disassembling of the valve and the filter, installation of a temporary plug so we didn't have water leaking. We might need a motion to ratify that invoice.

Ms. Duque: We need at this moment a motion to ratify the invoice.

On MOTION by Ms. Jo seconded by Ms. Coon with all in favor, an invoice in the amount of $2,500 with Invera Pools was approved.

Ms. Lora: The jacuzzi step reconstruction remains pending. There were changes in the company. We should be able to have that by the August meeting. The wading pool circulation pump replacement remains in progress. Then tomorrow I meet with Reef Tropical to discuss an estimate to replace the pump for the jacuzzi which is broken. There is two options. We could either refurbish or replace it. At this time he is recommending that we do replace it because the housing for the motor has a crack and the epoxy patch that is on it might not last too much longer. The estimate we have for that for the Board's information is a total of $4,506.10 and it includes permits with the Town of Cutler Bay, but it does not include the electrical permit. I am waiting for the electrician to get back to us on that information.

Ms. Jo: Which electrician has you reached out to?

Ms. Lora*:* Reivil, our electrician.

Ms. Duque: Jen just for the record the proposal is with which company?

Ms. Lora: Reef Tropical.

Ms. Jo: Did they provide us a discount on this repair?

Ms. Lora: I believe so.

Ms. Harris: Jen do you know how much the electrical part is?

Ms. Lora: Not yet I am waiting to hear back from the electrician. Reef Tropical applied a 50% discount of $795.20. It is in the packet that I gave you on the side because we didn't have on time for the meeting.

Ms. Jo: This company also provided us a discount on the repair of the tanks as well.

Ms. Lora: Yes.

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

Ms. Harris: How can we make a motion if we don't have a cost?

Ms. Jo: We are just waiting on the electrical. We can approve the one from Reef for the repair and we are just pending on the electrical. Do we have any idea how much that will cost?

Ms. Lora: I can look at the records because we did something similar when we replaced the one for the pool. We had to get the certified letter that the wiring was bonded and the whole nine yards, but I will have to find it.

Ms. Jo: In this case we could do a not to exceed on the electrical portion so at least we move along.

Ms. Duque: The Board may approve the $4,506 proposal from Reef Tropical Pools and, if it wishes to proceed before the next meeting, authorize a not-to-exceed amount for the required electrical work.

Ms. Jo: The question is how much should we do?

Ms. Lora: I would have to go back in our records.

Ms. Jo: How can we manage that Juliana so we can move along?

Mr. Cochran: You have discretionary.

Ms. Jo: It should be less than that.

Ms. Duque: I have a discretionary spending amount previously approved by the Board. The Board may approve the proposal from Reef Tropical Pools, and I will coordinate with Ana and Jennifer to obtain and address the electrical work within my authorized discretionary amount.

Ms. Jo: That sounds good.

Ms. Duque: Motion from the Board.

On MOTION by Ms. Coon seconded by Ms. Jo with all in favor, a proposal in the amount of $4,506.10 with Reef Tropical Pools to replace the jacuzzi pump was approved.

Ms. Lora: As for landscaping Tony was here onsite. He was going to do the Bougainvillea. He is still waiting for rainy season to end to try to do a different type of treatment on them because the caterpillar has been a little aggressive and is still eating the new leaves as they come out. It is all over Florida, so it is ongoing. At the clubhouse I am asking for the Board to approve to declare excess property, a damaged bookshelf and a damaged toy bin that was in the playroom. We have miscellaneous parts of toys also that we need to throw out. Replacement furniture was already purchased and has been installed.

Ms. Duque: We have a motion made by Michele.

> On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a motion to declare surplus items for disposal including a damaged bookshelf, damaged toy bin and miscellaneous toy parts was approved.

D. Gate Updates

Ms. Lora: As for gates and security routine gate maintenance has been completed in accordance with maintenance contract. They come every Monday. They do the cameras. We have sent letters to residents that have been responsible for gate strikes. I haven't heard from anybody back yet this month. Security wise we had two incidents reports this month that we provided. One was regarding a private event on July 18 where the member who rented the clubhouse had put on the application for the rental that it was a girls meeting and when they were setting up one of the front desk staff approached them and asked if they had tables and chairs coming because it was a little odd that they were setting up for the party. They responded that they would be coming on a later date and then they went outside and asked to use our tables and chairs, which we declined. We do not allow them to be used for private events. After some hours transpired with the party they noticed looking at the cameras that they had a set that they were selling jewelry inside the clubhouse. We don't allow private events have any type of profit. They were approached. They said no they weren't. Staff reported it to me. When we came back on Monday and looked at the cameras we noticed that there was a jewelry display on the table and they had bins under the table with jewelry so people would come up to the table pick what they wanted. They would do transactions with their phones. It was captured on camera. We withheld the deposit pending Board's direction and what we are going to do. I shared the email with Juliana and Michele as well with their comments.

Ms. Duque: You still have the deposit?

Ms. Lora: Yes.

Ms. Harris: What I told her so everybody knows is to wait to this Board meeting so that the Board can decide what to do with the deposit. Do you all want to give it back to her even though she broke the rules of the contract with the clubhouse and Board? That is the Board's decision.

Ms. Jo: How much is the deposit?

Ms. Lora: $300.

Ms. Jo: Does it entail a suspension because you are not following the rules?

Ms. Harris: I had asked to do a 90 day suspension.

Ms. Lora: In their email they state that the rules doesn't include conditions and according to the renter's mother which is who has been communicating with me, not the renter herself, is that we should have stopped it and she broke the rules because we weren't watching the camera during the whole event. I explained to them that we also have the day to day operations of the clubhouse and on the weekends it is busy. We have people coming up to the front desk, calling, monitoring the pool, the gym and all of that so when there is a private event we are not just glued to the cameras. At the time that the girls noticed it then it was brought to my attention.

Ms. Harris: It is not up to us to make sure that they follow the rules. It is up to them when they sign that contract to follow the rules.

Ms. Jo: So we need to babysit as well.

Mr. Cochran: Regarding the deposit disposition I was going to say I am not sure what the rental agreement and the rules provide but I would say whatever the Board decides should be in line with that. I don't know if there is discretion in there for retaining a deposit if the rules get violated or the agreement gets breached. I don't know if that is in the rules or not. Whatever the rules in the rental agreement provide for a part of the deposit I would suggest following that.

Ms. Harris: Scott can you look that over for us and then we can just follow that.

Mr. Cochran: Sure.

Ms. Duque: Just to clarify the Board's direction: if the Rules and Regulations provide for retaining the deposit under these circumstances, staff is directed to retain the deposit and issue a 90-day suspension letter to the resident. Is that correct?

Ms. Harris: Correct.

Ms. Jo: I would go higher but in this case 6 months but if you feel comfortable with 90 days. They are expecting us to babysit them when you should be following the rules to start with. I would go with 6 months.

Ms. Coon: I am with Ana. You can always reduce, you can't increase.

Ms. Harris: I will go with whatever the Board decides.

Ms. Duque: I have a direction from the Board then as I just stated with six months' suspension.

> On MOTION by Ms. Jo seconded by Ms. Coon with all in favor, in reference to the incident at the clubhouse a six month suspension will be imposed and after review of the rental agreement a decision will be made as far as retaining the deposit was approved.

Ms. Lora: The second incident we had a member come and attempt to use the gym without his card. He was instructed that he could not go to the gym without his card. He said you are not going to stop the rest of my day. I am going to go to the gym and am not going to use it. Amanda informed him if you go and use the gym without the appropriate credentials we are going to have to call the police and we will have you removed. He said go ahead and do it. I instructed her to call the police. The police came. They explained the rules to him. He was escorted out of the clubhouse. Then he came back 15 minutes later with his card to use the gym. After that he was back yesterday and he apologized to Amanda for his actions and we have had no further incident with him.

Ms. Jo: I am glad to hear he apologized.

Ms. Lora: The instruction was that we were going to suspend from Michele for 30 days. I don't know if you want to discuss it.

Ms. Harris: He did apologize but we did have to call the police, so I am for that unless the Board wants to change that.

Ms. Jo: 30 days sounds good to me because at least he apologized.

Ms. Duque: Motion was made by Michele.

> On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a member was given a 30 day suspension for an incident in the gym that involved having to call the police to him removed was approved.

Ms. Lora: The last thing that we have to ratify is the AC estimate. We had an emergency with the AC on Sunday. There was another, it is in your packet is the first one. The AC that supplies cooling to the Egret Room and to my office broke down again. They had to repair a leak and there is also an issue with one of the vents that flows the fresh air into the machine that they had to fix. The total for that is $2,172.

Ms. Jo: How old is this machine?

Ms. Lora: It is at least over four or five years old.

Ms. Jo: What is causing the issue that we are having?

Ms. Lora: It is normal use. They found a leak in the refrigerant line. They did a temporary fix so that they wouldn't have an issue with the temperature in the room for the event on Sunday, but we have to move forward with the repairs.

Ms. Duque: At this time, may I have a motion to approve the Airstron Mechanical invoice in the amount of $2,172?

> On MOTION by Ms. Jo seconded by Ms. Morales with all in favor, a proposal in the amount of $2,172 with Airstron Mechanical for AC repairs was approved.

Ms. Lora: That is all I have unless anybody has any questions.

Ms. Jo: Are we supposed to moving the new system ID cards?

Ms. Lora: We are waiting for Kevin sign the agreement.

Ms. Jo: Ok.

Ms. Duque: Thank you so much, Jennifer.

E. Field Manager

1) Monthly Report

2) Discussion of Irrigation System Proposals for the SFWMD Buffer Area

a. BrightView Landscape Services

b. VisualScape, Inc.

Mr. Lorenzo: Starting on page 132 on the report. We installed the Blue Daze plants as requested. I know the annuals are already installed here at the clubhouse. We are still working on the royal palm tree claim. Hopefully I will get a response soon. I am working with the adjuster. The palm is being monitored. You can see new growth coming out. The lakes are being maintained really well. You will see pictures on page 141 -142. The storm drains were already approved. Moving to page 144 to the three remaining catch basins one of which was in a previous batch was poured. The top photo. They are working to finalize the permit. A request from the municipality to make sure that the Town of Cutler Bay is in approval of this which they see everything that is done and has been following side by side.

Ms. Jo: You mentioned permit.

Mr. Lorenzo: They are working on closing the permit.

Ms. Jo: In this case if we have future things that we need to fix do we need to open a new one?

Mr. Lorenzo: Yes. Those are done. You will see the pictures there after. There was landscape light that was collapsed. I already reported it to Reivil he has already ordered the new light, and it should be installed soon. You can see that on page 145. The signage that leads into the linear park some of the screws were coming off and was dirty. That was taken care by FCC, and you can see it in the pictures. Aside from that going to the discussion of the irrigation for the South Florida Water Management buffer area and preserve area. You will see two proposals. One is from BrightView which does not include the gas pumps. Then you will see a proposal from Visual Escape which is a full proposal for the scope of work that is needed. We reached out to several companies. Some have not been interested or able to provide proposals, but we reached out to five or six companies. These are the two proposals we were able to get.

Ms. Jo: So VisualScape is $25,000 and that is including the pump, and the other one is $18,000 but we are still missing the pump.

Mr. Lorenzo: BrightView said that they were having trouble locating the pumps and we would have to purchase the pumps.

Ms. Jo: If we purchased the pumps any idea how much that would cost because otherwise we can't compare if it is a good price.

Mr. Lorenzo: The problem with that if we do purchase the pumps then we have an accountability issue. What if they say oh the pumps are not working. You lose the accountability factor. I was discussing that with Juliana.

Ms. Jo: Based on that your recommendation would be go with VisualScape because they provide everything. Let me ask you something. The pumps, we purchase the pumps after we are done because this is temporary irrigation what do we do with the pumps? We just store them.

Mr. Lorenzo: Yes.

Ms. Jo: I know that we need the irrigation because we are spending so much money on the new plantings and in this case it is not much of an option.

Mr. Lorenzo: After the first two months we should be able to remove it. As per Davis you need to have for at least a few months.

Ms. Jo: At least two months.

Mr. Lorenzo: And we will run it based on the rain. Something to keep in mind it is going to *Mr. Lorenzo was inaudible at this time* because they are going to pour a concrete slab at each of the locations which I think you guys remember one at the Courts and the other at the Enclave.

Ms. Jo: Those pumps must be pretty big.

Mr. Lorenzo: They are not that big, but they are not that small either.

Ms. Jo: Just thinking out loud. Can we rent pumps? Is it worth considering that? Those pumps we pay for them and they are going to be sitting there.

Mr. Cochran: That was one of my questions. VisualScape because they have a gas pump system for Area A and Area C at $3,750. I wasn't sure if that was purchasing the gas pump.

Mr. Lorenzo: Purchasing.

Mr. Cochran: Ok.

Ms. Morales: And that is included in their total. The question of renting but I don't know if it is feasible.

Mr. Lorenzo: I didn't ask them. We could revisit again and see if maybe they could have it as a spare or you guys it have it as spare if we every need it.

Ms. Jo: So it seems like we are going to go with VisualScape. Is that your recommendation? Not much that we can do about it.

Ms. Duque: There is no irrigation in that area.

Ms. Jo: We have invested a lot of money on new plants.

Ms. Duque: This is a big project.

Ms. Jo: Do you think that in the future once the plants are established we might not need water anymore?

Mr. Lorenzo: It is just for the first 90 days.

Ms. Jo: Maybe we don't need to remove them, and we can take advantage of it if there is a dry season or whatever.

Mr. Lorenzo: That is something to consider. This is going to be a buffer.

Ms. Jo: I move to approve.

Ms. Coon: On the VisualScape proposal I assume this is an error the customer is listed as the Town of Cutler Bay.

Mr. Lorenzo: Yes, he referenced the wrong name.

Ms. Duque: That needs to be changed.

Ms. Jo: VisualScape, which is the company that does things around here, I have seen their trucks.

Ms. Duque: The property name should be revised to reflect the name of the District. With that change, I believe I heard a motion from Ana

> On MOTION by Ms. Jo seconded by Ms. Coon with all in favor, a proposal in the amount of $25,000 with VisualScape for irrigation for the planting in the buffer area was approved.

Mr. Lorenzo: I have nothing else to report unless the Board has any questions.

F. CDD Manager

1) **Consideration of Proposed Fiscal Year 2027 Meeting Schedule**
2) **Form 1 Financial Disclosure Due July 1, 2026**
3) **Reminder to Complete Annual Ethics Training by December 31, 2026**

4) Number of Registered Voters in the District - 4,274

Ms. Duque: The first item is the consideration of the proposed fiscal year 2027 meeting schedule. The draft schedule is on your agenda. The regular meetings for the fiscal year 2027 will be at 9:30 a.m. at the Isles of Bayshore Club, 21864 SW 93rd Path, Cutler Bay, Florida 33190 on the fourth Tuesday of each month. If there are any questions, comments, or discussion from the Board or a motion will take place.

Ms. Jo: Can we approve and then change because November 24th that is the Tuesday before Thanksgiving and then we have December 22nd. Usually for the past two years we haven't had the meeting for December because there is not much to discuss. Unless we approve and if there is any change we change.

Ms. Duque: We can revise it, Ana. The Board may approve it as presented, and we can make any necessary changes or adjustments as the meeting dates approach.

Ms. Harris: We can change November's in October and then in November we usually pass on December.

Ms. Duque: That is what we have done in the past. Motion made by Michele.

> On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule was approved.

Ms. Duque: The next item is Form 1 Financial Disclosure which was due on July 1, 2026. Everyone has filed. Thank you so much. The next one is a reminder to complete your annual ethics training by December 31, 2026 as required. Please keep the documentation for your records. For informational purposes the number of registered voters in the District is 4,274. This is figure is used for elections and also disclosure requirements.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Ms. Duque: Financial reports. Tab A is the approval of check register and tab B is the approval of unaudited financials. This reflects the District's financial position through the most recent period. Unless there is any questions a motion to approve them will take place.

On MOTION by Ms. Harris seconded by Ms. Morales with all in favor, the Check Register and Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests?

Ms. Coon: I have a question. Just circling back to the Raptor Vac proposal on page 72 the picture which looks like it showing at the Cove. It has a section where it says possible sinkhole is this something we should be worried about?

Ms. Duque: Looks like the road. Right?

Ms. Jo: Could you please check with him to see what he did find because I do recall a few years back he did mention a potential sinkhole on another area. I believe the engineer checked.

Ms. Duque: We can also ask Alejandro from Gartner, who is performing the apron inspections and repairs, to visit and evaluate the area. As an engineer, he may be able to assess the condition and provide recommendations.

Ms. Harris: And is that District property?

Ms. Duque: It appears that the issue may be related to the roadway, but we are not certain. Maggie raises a good point; we can ask the District Engineer to inspect the area and also contact Raptor Vac for its input.

Ms. Harris: I just want to make sure that we are not spending District money.

Ms. Duque: Yes we understand that Michele.

Ms. Jo: The sinkhole is close to the drains so I don't know if it is related to the drains so we will find out. Let's check that out.

Ms. Duque: We will make sure we reach out. Do I have any audience comments? Not hearing any. Do I have any audience comments joining us from the teleconference? I also see Michael Miller. Do you have any comments for questions for the Board or related to today's meeting? Not hearing any, thank you Michael. Do I have any other questions or comments? Not hearing any, a motion to adjourn.

NINTH ORDER OF BUSINESS Adjournment

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

________________________________ ________________________________

Assistant Secretary/Secretary | Chairman/Vice Chairman