

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 August 25, 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
Timothy Moon	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 July 28, 2026 Meeting

Ms. Duque: The next item on the agenda is the approval of the minutes from the July 28, 2026 meeting; before opening the floor for any additions, corrections, or deletions from the Board, I would like to note the following corrections received from District Counsel and Jennifer: on page 3, the reference to the South Florida Water Management District area that was not budgeted for the fiscal year should state "2026"; on page 13, under Mr. Cochran's comments, "Disposition" should be corrected and the word "breached" should

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be included toward the end of the second sentence; on page 9, line 9 should read, “Our social event updates are included in the monthly report,” line 19 should read, “Our maintenance remains on schedule,” line 23 should read, “For pool maintenance updates,” and line 25, “Invera,” should be corrected to “Ivero Pools”; finally, on page 10, line 16, “inaudible” should be changed to “Reivil, our electrician”; do any Board members have any additional corrections or deletions, and if not, a motion to approve the minutes as amended will be in order.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, the minutes of the July 28, 2026 with stated change were approved.

THIRD ORDER OF BUSINESS**Ratification of:**

- A. Small Project Agreement (SFWMD Buffer Area Temporary Irrigation) with Visualsape, Inc.**
- B. Small Project Agreement (Storm Drain Cleaning) with Raptor Vac Systems, Inc.**

Ms. Duque: The next item is the ratification of the agreements previously authorized by the Board. The first agreement is the Visualsape for the installation of the temporary irrigation in the South Florida Water Management District buffer area. The total contract amount was \$25,304. The second agreement is with Raptors Vac System for the storm drain cleaning services throughout the District. The total was \$12,740. If there is no comments or questions from the Board a motion to ratify those two agreements so they become part of the record of today’s meeting will take place.

On MOTION by Ms. Jo seconded by Mr. Moon with all in favor, Ratification of Small Project Agreement (SFWMD Buffer Area Temporary Irrigation) with Visualsape, Inc. and Small Project Agreement (Storm Drain Cleaning) with Raptor Vac Systems, Inc. were approved.

FOURTH ORDER OF BUSINESS**Consideration of:**

- A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026**
- B. Estimate with People’s Choice Pressure Cleaning, Inc.**

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Ms. Duque: Let's move to the consideration of the engagement letter with Grau & Associates to perform the audit for the fiscal year ending September 30, 2026. The engagement includes audit for the District's financial statement, the related reports and the requirements of the District compliance with Section 218.415 of the Florida Statutes. The fees are not to exceed the \$4,400 unless there is any material change in District activity or additional bonds that are issued. If there is no questions from the Board I will need a motion to approve the engagement letter with Grau & Associates and authorize the appropriate District officials to execute it.

On MOTION by Ms. Coon seconded by Ms. Morales with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2026 was approved.

Ms. Duque: The next item is the consideration of an estimate from People's Choice Pressure Cleaning for pressure washing throughout the community. The proposal includes pressure washing the common area sidewalks, swales, islands, subdivisions, frontage signs, entrance areas, clubhouse sidewalks, parking area sidewalks and curbs, the pavers along SW 93rd Path and the exercise park equipment. The total proposed is \$15,250. The same amount that we have been paying every year. A 30% deposit is required to begin the work with the balance due upon completion. Unless there is any questions from the Board I will need a motion to move forward with the estimate from People's Choice.

On MOTION by Ms. Jo seconded by Ms. Harris with all in favor, a proposal from People's Choice for the District power washing in the amount of \$15,250 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Cochran: Good morning everybody. I had a bunch of agreements at the last meeting. Some of them we just ratified. To follow up on one issue which I know is also part of the club report we did send out the certified letter to the person that had been improperly removing coconuts from District property. Within a week of that letter going out

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they were apparently back at it again. I did check the certified mail tracking. We sent it on July 31st and on August 3rd there was an indication that there was a notice left but there was no authorized recipient there. Then on August 8th, which I think was the day after they were doing it again, there was another delivery attempt, but I guess they left a reminder to try to schedule the delivery. Whether the person is not at their vehicle registered address or they are just not doing certified mail I don't know. We could send it regular mail that way it will get there whether there is someone there to receive it or not. I just wanted to follow up with the Board on any further direction on that since apparently the actual certified mail hasn't been received yet by that person. Just looking for direction if you want me to send it out regular mail or anything else.

Ms. Jo: What other recourse do we have? In this case it seems that even though they are advised not to do it they continue doing it.

Mr. Cochran: I don't know if they are doing anything that is damaging. I know we talked about the risk of them doing that. It is contaminating the trees with unclean equipment, or I don't know if the vehicle is leaving any damages to the property like parking up on the sidewalk or walkway. If they damage anything obviously we can try to recoup that but beyond that I don't think there is a whole lot you can do other than what the staff has been doing, which is asking them to leave and reminding them again that they are not allowed to do that.

Ms. Jo: Has the police been called on them when they are here?

Ms. Lora: The first time we called the police. What he is doing now is he is coming in before 6:00 in the morning. He knows we open at 6:30 and as soon as the person pulls up to the clubhouse he puts his coconuts in his truck and leaves.

Ms. Jo: Any suggestions of what we can do in this case, Juliana?

Ms. Duque: We don't have an enclosed area at the entrance of the clubhouse. A letter was sent already to them. The time that they are coming, we cannot pay for security additional.

Ms. Jo: I don't think it is worth it.

Ms. Harris: Juliana what would happen if we asked Tony to make sure that there are no coconuts on those trees.

Ms. Lora: When he scheduled to trim he takes them down when he trims.

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Ms. Duque: Michelle, I think the best approach would be to ensure that Jennifer and her team are monitoring the coconuts closely. If they reappear, please contact Tony and ask that they be removed promptly. Although coconut removal is currently scheduled at set intervals due to budget considerations, taking a more proactive approach when needed may help prevent the issue from becoming a larger concern.

Mr. Cochran: I can't remember are there any commercial markings on the vehicle for a company or anything?

Ms. Duque: No.

Ms. Lora: The one that damaged our property was a big white van.

Ms. Harris: He got stuck or something.

Ms. Jo: So in this case it seems that the best recourse is to be proactive.

Ms. Duque: The Board has provided direction on this matter. Jen, please continue to monitor the coconuts closely and contact Tony if any need to be removed.

Mr. Moon: In the meantime can you just do the regular mail?

Ms. Jo: Are we going to have another attempt?

Mr. Cochran: Yes if you want I can update it and reference the August 7th.

Mr. Moon: Regular mail at least gets to them.

Ms. Coon: But they can always claim they never got.

Mr. Cochran: We can send it both ways.

Ms. Duque: At least we have a record of the actions we have been taken.

Ms. Jo: Exactly, yes.

Ms. Duque: Ok, so we have direction from the Board. We will proceed.

Mr. Cochran: That is all I have.

Ms. Duque: Thank you so much, Scott.

B. Engineer

Ms. Duque: Nothing additional to report under the engineer's report.

C. Club Manager – Monthly Report

Ms. Lora: Good morning everybody. Our pest control maintenance and landscaping services are being performed according to the vendor contracts. We held the elections here on August 13th. It was a good turnout. We had a number of a steady flow of residents in and out all day. We stayed here to 10:20 at night because that was the time that the polling officially closed. The clubhouse access control system agreement has been signed

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for by Kevin. Juliana has the physical copies there. He already ordered all the equipment and is just waiting for a date to implement them to install. Right now DML is a little tied up in other Districts so he told me give him a week or two before we can set a date for us to start that project. The jacuzzi circulation pump replacement is still pending. We received last night around 9:30 from the electrician an estimate for the electrical portion that we discussed last month. The scope of work would be for him to work with the electrical permitting part for the Town of Cutler Bay. He has to fix some grounding that we have outside that is installed improperly, connecting the water pumps and also a certification that the wiring and everything is properly grounded and secure. His estimate is \$1,400. We did something similar to this about two or three years ago when we changed one of the other pumps and it is about the same cost.

Ms. Jo: Jennifer just make sure that on the proposal that he does make sure that the permit is included.

Ms. Duque: I will need a motion from the Board.

On MOTION by Ms. Jo seconded by Mr. Moon with all in favor,
A proposal in the amount of \$1,400 with Plus Power, LLC for
electrical work on the jacuzzi circulation pump was approved.

D. Gate Updates

Ms. Lora: In our gate updates we continue to have maintenance every Monday. They come and they clean all the camera lens. DML comes every morning before they head out to any other property to check our arms to make sure that everything in operating condition. We had discussed last meeting about the need to purchase the mega-tower arms that are going to be discontinued. DML had sent after the report was already sent an estimate for total of \$21,760 for the 8 Liftmaster discontinued Mega Tower arms. We have two entrances and we have two lanes.

Ms. Harris: Jen we will store them in the guard houses.

Ms. Lora: Yes.

Ms. Harris: I hate to spend it, but it is going to end up costing us more if these things break. Because we will have to replace all of them with the new version.

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Ms. Lora: Kevin had mentioned a concern that the newer version the arms don't seem as sturdy as the ones we have now. That is why he wants to be able to have these in stock.

Ms. Harris: It is up to you guys. Do you want to have them now? If we don't get them now, we are going to have to replace eventually anyway because they are getting older.

Ms. Lora: We run the risk of them not being there if we don't purchase them.

Ms. Jo: How much is the new one give or take?

Ms. Lora: I didn't ask him.

Ms. Jo: Could you please. At least we know that the new system is not as sturdy. Can you please check with him how much would it be with the new system because based on that we can yes or no as to purchase them? How long have they been in-service the ones that we currently have?

Ms. Lora: The last one that changed was two or three years ago.

Ms. Harris: Tim any thoughts?

Mr. Moon: I am on the same page.

Ms. Jo: You want her to check to see how much is the new one?

Mr. Moon: Yes.

Ms. Lora: I texted him so maybe we will get a response before we finish.

Ms. Jo: That would be great so we can decide.

Ms. Lora: Security wise I have three different incidents to report to the Board. It has been a busy summer.

Ms. Duque: Jen, before we move on, regarding the DML proposal for \$9,000, since we are currently discussing DML, there is also another proposal in the amount of \$9,389.

Ms. Lora: That is an invoice for the lightning strike that we had. I just over that one. On August 30th we had a lightning strike on the guardhouse and DML came, and they repaired what was broken. They changed a number of components and screens also that got damaged here at the clubhouse at the front desk. That is the invoice that you have for \$9,389.50.

Ms. Duque: The work has already been completed, so we will need a motion to ratify the expenditure.

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On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a proposal in the amount of \$9,389 with DML Security for lightning strike repairs was approved.

Ms. Harris was inaudible at this time.

Ms. Duque: I can look at it, Michele. Ana is making the same comment. Let me take a look at it.

Mr. Lorenzo: Just so that you guys are on the same page there was a lightning strike at the 93rd entrance. They are working on it. He is ordering new lights for the columns. He doesn't want to replace the ones in the median that are little bit bigger. He thinks the wire needs to be repaired and troubleshooted before he starts working on lights.

Ms. Jo: Do we have a number?

Mr. Lorenzo: He said about 8 to 10.

Ms. Harris: So can we put a package together for the next meeting?

Ms. Duque: Thank you for that.

Ms. Lora: So as far as incidents go on August 4th, staff responded to a member who refused to comply with the access card policy, and he entered the fitness center without the proper access. The Town of Cutler Bay police had to be called unfortunately again. One of the officers tried to deescalate the situation. Then a second officer had to come. We got the person to move out of the clubhouse, and a third officer came because it was taken too long. Ana was here that day, so she was able to witness it herself. Prior to this incident he also had another one last year where he tried to bring minors into the gym. He was issued a one year suspension. I haven't heard back from him. I don't know if he sent you an appeal or anything?

Ms. Duque: Nothing.

Ms. Lora: On August 7th we had an individual that trespassed, no I am sorry that is the coconut guy. Then on one of the weekdays we had to go out to the pool because Alex was fixing the light post outside and he noticed that there was a younger person who appeared to have a cigarette. So we went out. It was marijuana so we asked them to leave, they left. I drafted a 90 day suspension letter and sent it to them as well. That is it for security. I am sorry on August 23rd we had a private party rental which was a Sunday and they were in violation of several clubhouse policies including the use of the area

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outside of the rental agreement. They left excessive trash all over the place, cigarettes, matches, beer bottles, trash outside and they stayed an additional hour from what they had originally rented. Aside from all of this the person who rented the room who signed the agreement wasn't present at the event, at the end the guard was trying to locate that person to tell them the time was up and you need to wrap up your party. They said no but pointed to a female who was the alleged host of the event and not the person who signed the rental agreement. According to our rental policies we are going to retain the deposit until they pay the extra time that they incurred and the extra cleaning fees. Additional to that I don't know if we should suspend them from renting the clubhouse for six months like we have suspended the previous case that violated the rental policies.

Ms. Jo: I am for suspending.

Ms. Morales: I am for suspending.

Ms. Duque: Do you have a time for the suspension as well?

Ms. Lora: The last one we did was for six months.

Ms. Jo: In order to be consistent. Let's keep with six months and still they can appeal if they want to.

Ms. Duque: Ok so we have direction from the Board.

On MOTION by Ms. Morales seconded by Ms. Jo with all in favor, a motion to impose a six-month suspension for the private party rental on August 23rd was approved.

Ms. Lora: Suspending them from renting not from the use of the facility.

Ms. Jo: Remember the lady that signed did not come to the party, that organized the party. In our bylaws does it specify that their suspension is limited to something or is it more general use even to coming?

Ms. Lora: As far as I am aware it is general.

Ms. Jo: Ok. She cannot rent for the next six months.

Ms. Lora: We have a letter from the homeowner that was suspended for a year that she wanted to be on record. You guys have a copy of it. I don't know if you want me to read it Juliana?

Ms. Duque: Give me one second Jen.

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Ms. Lora: Do you want me to read the letter? Should I say the name? The letter is from Miozotis Quintana who is the mother of the person who rented. She says hello Jennifer. Thank you for confirming the return of the \$300 security deposit. While I acknowledge receipt of these funds, I disagree with the enforcement of this restriction and wish to place my opposition on the official record. Securing the return of our \$300 deposit was far more important to us than any suspension, strictly due to the principle of the money being withheld intentionally for an unjust reason. Our community guidelines require A \$300 security deposit for renting the clubhouse. This deposit serves as a financial safeguard to cover a potential damage or violations. If a resident's \$300 deposit is successfully returned, it acts as an official acknowledgment that no material damage or financial loss occurred. Imposing a six-month ban after returning the deposit is a contradictory, punitive, and malicious measure. Implementing such an extreme penalty when no damage was sustained goes beyond reasonable governance. It demonstrates clear retaliation against the residents and reflects a vindictive approach to community management rather a fair enforcement of rules. If an incident is minor enough that the full deposit is returned it does not warrant an aggressive restriction on a community amenity that residents already fund through their dues. Furthermore, please be advised that adding such a restriction is a complete waste of time. It has no practical impact as we do not care or use the facility anyway and have absolutely no intention of ever renting a room at this property again. However, we are writing to highlight that the Board's decision is fundamentally hostile, illogical, and a reflection of poor management. Finally the situation has highlighted a clear need for staff development. The clubhouse employees lack basic customer service skills and should exhibit a higher level of professionalism when speaking and dealing with the Isles of Bayshore property owners. Sincerely, Miozotis Quintana, Julio Quintana, and Jessica Perez.

Ms. Duque: Ok, do I have any comments or questions? Not hearing any, anything else Jen?

Ms. Lora: Kevin just answered me back and he says he is not sure how much they cost. He hasn't ordered of them yet, but he can get a number together for us.

Ms. Duque: Ok. In the first proposal that he provided was for \$21,760.

Ms. Jo: Divided by 8, how much is it per unit?

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Ms. Lora: \$2,720.

Ms. Jo: More than likely it is going to be higher. Do we need to be expedient on the purchase or can we wait another month? If we need to move let's give a not to exceed whatever number so that at least we get things rolling and we don't wait another month to purchase the units.

Ms. Duque: Michele we are back to the DML discussion, the proposal from DML.

Ms. Harris: Ok.

Ms. Jo: We did the calculations. Basically with the eight units we are talking \$2,700 each one. Kevin is checking to see how much a brand new unit. For expediency we would like to assign someone just to check the number and if the number is way too high we proceed to purchase the units.

Ms. Harris: If you give me a not to exceed Jen and I will work on it.

Ms. Duque: Maybe a not to exceed \$25,000 total for the 8 units.

Mr. Moon: \$22,000 is round up.

Ms. Jo: That is too high it is \$21,760. Even it came a little lower remember that the brand new units are not as good.

Ms. Morales: If we agree that they are not as good.

Ms. Harris: I don't think the amount is going to matter. I think we should just wait till the next meeting. Let's get the numbers. Let's not rush it. I don't think a month is going to make a difference.

Ms. Lora: I will ask Kevin to see depending on the stock when they are planning on discontinuing them also because there might be a point that if we make a decision next month maybe they don't have them anymore or they are not offering them.

Ms. Harris: Alright, so if we say the \$21,760 not to exceed but if it looks like they are not going to discontinue them next month then I will bring it back to the Board next month.

Ms. Jo: But if the discontinue we need to move fast.

Ms. Harris: Correct. If they are discontinued then I am not to exceed this amount but if they won't then bring it back to the Board should be I think the direction.

Ms. Duque: Ok, a motion as stated.

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On MOTION by Mr. Moon seconded by Ms. Coon with all in favor, a not to exceed amount of \$21,760 with DML Security for 8 Liftmaster Maga Tower Arms was approved.

Ms. Lora: That is all from me. I don't know if anybody has anything else.

Ms. Duque: Thank you, Jen.

Ms. Morales: I just want to say to Jen we all wanted to say thanks for a really great summer for the clubhouse. I know it was a lot. We appreciate it.

Ms. Lora: Thanks.

Ms. Duque: Thank you for that comment, Dottie.

Ms. Harris: Jen did you go over all of the incidents?

Ms. Lora: Yes.

Ms. Harris: And on the one we discussed that you brought to Juliana and my attention did the Board agree with that? Did the Board discuss the suspension?

Ms. Lora: Yes.

Ms. Duque: A six-month suspension of party-rental privileges.

Ms. Jo: We all agreed to a six-month suspension to keep it consistent and if they want they can appeal.

Ms. Harris: Ok, good.

E. Field Manager – Monthly Report

Mr. Lorenzo: Good morning everyone. As you were just discussing for the lightning strike Reivil is working on ordering the equipment for the column lights and then troubleshooting the wiring before he orders anything for the palm trees by the guardhouse right after you enter the gates. I will have more information for the next meeting. I will provide updates as needed. As far as landscaping Blue Daze were installed already for about over a month now. They are looking nice. I had mentioned to Ana and Michele that they were going to go out trim the hedges at the entrance that surround the monuments. You might have noticed it a little bit more on the 88th Place entrance. It was leaning and getting really wide, so we did a hard trim right now. It is already starting to fill in just a week later.

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Ms. Harris: I was just going to say that. When I drove in I was like they look horrible and then Friday I was like they don't look so bad now. And the Blue Daze, thank you for that as well. They are just going to continue to grow and because more lush.

Mr. Lorenzo: Tony went ahead and put new foxtail ferns in the area between the Blue Daze and agaves. He did that on both entrances and exits. Good news we received the \$8,000 reimbursement for the accident. So that has been taken care of. That is great news.

Ms. Coon: I have a question about that. That new palm tree is looking kind of sick.

Mr. Lorenzo: When they get installed they sometimes go into shock. We are paying attention to it. There is a one year warranty on it so if anything happens it will be replaced. It is being watered and monitored. I am checking it as well and so is Tony. We will fertilize as needed but it does have a one year warranty. If anything happens to it, it will be replaced.

Ms. Coon: Ok.

Mr. Lorenzo: It should be ok. You can see the new growth. We will keep an eye on it. Moving forward to the easement, the South Florida Water Management Easement what a task. Between making sure that we coordinated the staging area for temporary irrigation with the cones and then start the actual process and making sure that the irrigation was working as well. Everything was a success. You will see some pictures in my report, and you will see some more in Davis's report in the next field report. The irrigation is working. Ricardo and your maintenance guy is making sure that they are turned on every day. We created a log for him. Making sure it run for about an hour or so each side. That is being done. There will be an expensive for the gas and the time to do that. That is why we are going to use the log as a backup for it as well as the gas receipts that Tony and Ricardo are keeping track of. The good news is everything is planted and is being irrigated correctly. It is quite a challenge to say the least.

Ms. Jo: Thank you very much Jesus I know because you did call me and you did mention that there was a lot of coordination involved. Thank you very much. The resident was nice enough to let us go in.

Mr. Lorenzo: Correct. We did have an issue with one, and we did have to find another entrance and exit because they left the gate opened and they have a dog, so it

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was a little incident. We apologized for that and had to move onto another area. It seems to be working. No issues thus far. The lakes are doing well. You see pictures there as well. Raptor Vac is pretty much almost complete with the storm drain cleaning. We should have an update for you at the next meeting and a report with pictures as well. The catch basin and remaining catch basins at our concrete aprons at the Breakers were completed. So that permit was closed. Payment has already been submitted. Everything is good there. We moved onto and you guys will see in the report The Tides. You will see the 15 damaged locations. It starts on page 112. You will see a map with locations and what the repair is. On the following pages you will see pictures. The proposal from Garnet Engineering is the company we had do the Breakers. This includes permitting. We made sure that we were thorough. This was conducted with Garnet, your engineer and myself just to make sure we were as thorough as possible, so no change orders like the Breakers.

Ms. Jo: Timeline are we doing this for this fiscal year?

Ms. Duque: We have the funds available. I have already confirmed with our accountant that we are able to proceed, should the Board wish to move forward.

Ms. Harris: Do we have a choice?

Ms. Jo: No.

Ms. Duque: It is a little higher than the Breakers because of the *Ms. Duque was inaudible at this time.*

Mr. Lorenzo: You know that valley gutter that is in between the sidewalk and the swale there is four locations.

Ms. Jo: And basically we are having that damage because of tree rooting maybe?

Ms. Duque: It could be a combination of factors, Ana—such as tree roots, work performed by residents, or repairs to pavers near those areas. There could be several contributing causes.

Ms. Lora: And the ground shifts naturally.

Ms. Harris: That is just \$15,000 just for the Enclave.

Ms. Duque: This is the Tides.

Ms. Harris: Jesus is there anything we can do to prevent this from occurring all the time? This is a lot of money.

Multiple people at this time.

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Ms. Jo: And this is the newest community. Can you imagine the oldest?

Ms. Harris: Imagine the Cove. So what you are saying is we don't have a choice, correct?

Ms. Duque: Correct.

Ms. Jo: Why don't we have a choice?

Ms. Duque: Number one we are responsible for the maintenance of the infrastructure. Number two liability reasons. Some areas can be causing a trip hazards.

Mr. Moon: It is the same situation as the Breakers.

Ms. Duque: This is something the District has never undertaken before. While we have completed minor repairs on an as-needed basis after receiving calls or complaints from residents, we have never conducted a comprehensive review and repair of aprons throughout each community since the District was established.

Ms. Harris: It seems like we don't have a choice.

Ms. Duque: We are responsible for the District's infrastructure. My recommendation to the Board is that, regardless of any actions taken by the HOA or the Town of Cutler Bay, the District should fulfill its own responsibilities Ms. Jo: We are being proactive.

Mr. Lorenzo: So you guys know they are cutting the tree roots that are going into that area.

Ms. Jo: Good. Are they installing root barriers?

Ms. Duque: Yes. We did it in the Breakers too.

Ms. Jo: Good.

Ms. Harris: Alright since we really don't have a choice and Juliana already checked to see if it is in our budget for this year.

Ms. Duque: For the breakers, we used a portion of last fiscal year's funds as well as funds from the current fiscal year. We are within budget.

Ms. Harris: I move to get started with it for this year so that we don't have it all at once next year.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, A proposal with Garnet Engineering in the amount of \$50,000 for catch basin repairs in the Tides was approved.

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

Ms. Jo: This is more for Juliana remember last meeting Raptor, a specific area that was sunken and you said that you were going to check what they did.

Mr. Lorenzo: I am still working on that.

Ms. Duque: I sent an email to the District Engineer regarding this matter, and they will be conducting proactive inspections.

Ms. Jo: Thank you.

F. CDD Manager

Ms. Duque: I do not have anything further to report, other than that we received an email from Leonard Johnson, an Amazon representative. He has attempted to contact Michele and Ana regarding services related to workflow solutions and purchasing policies for government customers, which may provide value in terms of compliance and cost savings. This is also something Jennifer previously mentioned.

Ms. Lora: We discussed this last year. They tried to also install some devices at our gates to control the entrance and exits to keep track of their vehicles. At that time the Board said that they weren't going to allow it. DML expressed concern that could also hinder with the timing on the actual gates.

Ms. Duque: This appears to be a solicitation; however, I wanted to bring it to the Board's attention. If the Board believes any follow-up is warranted, please let me know.

Ms. Harris: Tell them thank you but no thank you.

Ms. Jo: Exactly.

Ms. Duque: I do not have anything else to report.

SIXTH 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 the check register and tab B is the approval of the unaudited financials.

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

SEVENTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

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Ms. Duque: Do I have any Supervisor requests?

Ms. Harris: Can we work on the internet?

Ms. Lora: I will reach out to the rep. When it rains a lot it gets a little slow but for the most part we haven't had any issues, but I will reach out to them.

Ms. Duque: Are there any comments from the audience? I have nothing from Santiago. Is anyone else participating by teleconference? Mr. Michael Miller was present at the beginning of the meeting but is no longer connected. Motion to adjourn?

NINTH ORDER OF BUSINESS

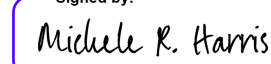
Adjournment

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

DocuSigned by:

63215D558947430...

Assistant Secretary/Secretary

Signed by:

0D54D261347F473...

Chairman/Vice Chairman

Certificate Of Completion

Envelope Id: E0F6E7E8-65D4-8944-8313-EEAA4FE9DAE9

Status: Completed

Subject: Lakes by the Bay South: Complete with Docusign: 8-25-26 Minutes.pdf, Resolution 2027-01.pdf, Final 2

Source Envelope:

Document Pages: 31

Signatures: 8

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

10/28/2026 8:11:32 AM

eacosta@gmssf.com

Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

63215D558947430...

Signature Adoption: Drawn on Device

Using IP Address:

2601:586:5301:1fb:c20:43a1:e388:1640

Timestamp

Sent: 10/28/2026 8:15:03 AM

Viewed: 10/29/2026 6:32:27 AM

Signed: 10/29/2026 6:32:52 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Michele R. Harris

mrhulse61@gmail.com

Ms.

Security Level: Email, Account Authentication (None)

Signed by:

0D54D261347F473...

Signature Adoption: Pre-selected Style

Using IP Address:

2600:1700:4190:c210:4158:18d8:801f:7412

Sent: 10/28/2026 8:15:04 AM

Viewed: 10/28/2026 8:34:53 AM

Signed: 10/28/2026 8:35:24 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

10/28/2026 8:15:04 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	10/28/2026 8:34:53 AM
Signing Complete	Security Checked	10/28/2026 8:35:24 AM
Completed	Security Checked	10/29/2026 6:32:52 AM
Payment Events	Status	Timestamps