

**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, June 23, 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
Ana Jo	Vice Chairman
Maggie Coon	Assistant Secretary
Timothy Moon	Assistant Secretary
Dorothy Morales	Assistant Secretary

Also present were:

Juliana Duque	District Manager	
Jesus Lorenzo	GMS	
Scott Cochran	District Counsel	
Jennifer Lora	FirstService Residential	
Janine Ferreiro	FirstService	Residential (via
telecommunication)		
Santiago Jimenez	Resident	

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 May 26, 2026 Meeting**

Ms. Duque: The next item is the approval of the minutes of the May 26, 2026 meeting. Are there any additions, corrections, or deletions to the minutes? I would like to mention that we received one from Maggie on page 10, third paragraph but it was already

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included in your minutes since we received it before. Any other additions, corrections, or deletions? If there none a motion to approve them will take place.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, the minutes of the May 26, 2026 meeting with stated change were approved.

THIRD ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum – 2026 Legislative Update

Ms. Duque: Staff reports, attorney.

Mr. Cochran: Good morning. Good to see you all again.

Ms. Harris: Good morning, Dad.

Ms. Duque: Congratulations.

Mr. Cochran: Thank you. We have our annual legislative update in your agenda books on page 17. It is actually a very busy year for legislation related to CDDs. I will say that for some of these the Governor has not yet approved them. So they have been approved by both houses of legislature. They were presented to the Governor on June 15th and as of at least Friday, I didn't check yesterday yet, there hasn't been action taken. He could theoretically veto them or approve them or just allow to pass which means they still become a law.

Ms. Harris was inaudible at this time.

Mr. Cochran: I am not sure to be honest. I should know that, but I don't. I apologize. The first one this states raising the caps for damages on the sovereign immunity statute. The District as a government entity is entitled to sovereign immunity. Up to this point there has been cap on most types of negligent tort claims against the District or any other governmental entity that was capped at \$200,000 per person or \$300,000 per incident, it has been those numbers for a long time they increased those now from \$200,000 to \$350,000 and from \$300,000 to \$500,000 per incident. Also provides that it authorizes government entities to settle claims even beyond those caps up to available insurance proceeds without requiring the entity to go through a legislative claim bill process. That is a change as well. The other thing it does it shortens the pre-suit notice time that a claimant has to give to the District. Before they would have to do within three years now

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they have to do within a year and half, 18 months. The statute of limitations has been reduced to two years for most types of claims, which is another reduction. Then also after the government entity receives the pre-suit notice it shortens the time to admit or deny the claim from 6 months to 4 months. It streamlines the process a little bit and increasing those limits. That is something to be aware of in terms of potential hazards and things like that. The second one and third one are not applicable to the District so I will skip over those. Number 4 on page 3 this one creates a local government cyber security protection program. It basically allows eligible local governments including CDDs to either apply for grants to purchase cyber security services or to just independently purchase cyber security services through contracts that would get negotiated on the state level. Obviously most of the District records are public. I don't think management handles a lot of sensitive data. It is something management and the Board can consider whether it worth looking into either to try and apply for a grant or the purchase services through one of these state negotiated contracts. It could be worth exploring. I don't know if we are currently in need of any of those services but if you are it could increase the quality or reduces the cost perhaps. Something to be aware of. Number 5 for the first time or up to this point the only way a Board member of the CDD could get removed from their office was either by resigning voluntarily or the Governor would remove you which doesn't really happen. This now allows qualified electors within the District to initiate a recall process for Board members. It sounds scary. It is a very specific process. There is only certain grounds that are qualified, malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties or conviction of certain types of felonies. If a person wants to initiate this process the first thing they have to do is get a petition of at least 10% of the registered voters within the District to sign it. Those signatures have to be verified and then they initiate the process. They prepare some forms that are required. If it gets to that point it goes to a second round of petitions that have to be signed by at least 15% of the eligible voters and if that happens it triggers a referendum. A referendum similar to the one issued for constitutional amendments and *Mr. Cochran was inaudible at this time.*

It would be essentially an election on that one issue, and it requires a majority vote in order to remove a person. The other thing it does for the recall efforts they are like

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campaign finance requirements, the regulated process by which that happens as well. There is penalties for fraud or misconduct in the petitioning process. It provides an avenue but obviously it is a pretty steep effort to try to do that. That is a biggy. Number 5 on page 4, second one a page 4 this one requires contractors to pay their subcontractors or suppliers within 45 days of receiving payment for those services. It doesn't directly affect the District, but it affects the contractors the District contracts with. The other thing that could affect the District if the vendor default on contracts or fall to pay their subcontractors or demonstrates poor performance they can be suspended or barred from public contracting for up to five years. It does give the District the ability to ban contractors that are not behaving to do something about it. The last one number 7 on page 6 this deals with electronic payments and it basically provides that if government entities including Districts are going to accept electronic payments they have to maintain an online system for doing some. There is a still a lot of *Mr. Cochran was inaudible at this time.* in processing fees such as credit card convenience fees things like that. Essentially if CDDs are going to collect these types of payments they are required to offer an electronic payment options and it requires them to maintain online payment options. Probably thing like gate hits, and other types of rental revenues that the District is collecting I believe this is going to require the District to accept electronic payments and to make an online option available for doing so. That could require updating the website and billing platforms, etc. Those are the legislative updates for this year. I will follow up next meeting with the Governors' approval. A bunch of them are already approved it is really just the ones that have the TBDs that have not been approved yet by the Governor. Other than that I still need to get you all the agreements that were approved last meeting and the UM agreement.

Ms. Harris: Still on that?

Mr. Cochran: Yes.

Ms. Duque: Thank you, Scott. Any other questions? Thank you so much for the update.

B. Engineer

Ms. Duque: The only update we need to present under the engineer's report is that we are nearing completion of the apron repairs at The Breakers related to the drainage

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system. We have received the final proposal from the engineer. As work continues during rainy season, we are seeing areas where water is still accumulating and not properly draining, and this latest inspection report identifies two additional locations. The intent remains to complete the work on the catch basins and aprons in accordance with the approved plans. During inspections, Jesus and the engineer noted that some additional work is needed on the asphalt and pavers in those areas, but those portions are not the CDD's responsibility and may fall under the county, HOA, or homeowners. Our focus will be on the CDD's area, and residents are being informed that, unless those adjacent sections are also addressed as recommended by the engineer, the drainage issue will not be fully resolved. To complete work in the two additional CDD locations, there will be an additional invoice of \$9,200. The permit is already open, and with these two locations completed, this will be the final phase of the Breakers drainage project.

Ms. Harris: What is the final cost on this?

Ms. Duque: Let me go back and check. I can give you that information.

Ms. Jo: What is wrong with it?

Ms. Duque: As you can see in this section.

Mr. Lorenzo: So they installed the trench drain. They tried to resolve the problem they have been having so they installed a trench drain. They took it upon themselves and cut the asphalt, and they put that trench drain in. It is clogged and honestly it was nice and innovative. That is not District property.

Ms. Duque: That was done on the road.

Ms. Jo: The roads belong to the HOA? So basically what they are proposing to do is what are they going to be doing in that area?

Mr. Lorenzo: Fix the concrete apron. You see the surrounding area including that they cut into the concrete. You see on the left it is kind of overlapping into the street on the bottom left. They cut the concrete on that apron. In order for them to get into it they are going to have to fix that asphalt, remove that part of the trench drain and then do the apron and refill in with cold patch.

Ms. Jo: What is wrong with the apron here?

Multiple people speaking at this time.

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Mr. Lorenzo: I am showing page 44 you can see some before and after. If you want to see some more information regarding the other concern, which is the one on the bottom, you can see that on page 46 how it is flooding. That has nothing to do with the apron. The pavers are too low there. Yes it is a little high with us fixing it, they are still going to have that puddling there.

Ms. Jo: Of course because it seemed to be a little sunken there.

Mr. Lorenzo: This resident came out while we were doing the inspection. Yes we did notice it was kind of high. Was it affecting the drainage maybe a little bit but it is really not that high. It is noticeably higher, so we are going to bring it to grade in that area, but it is not going to solve this problem. He does need to remove these pavers.

Ms. Harris: We are removing the pavers.

Ms. Duque: That section does fall under our responsibility because it involves repairs to the drainage system, we are required to address.

Ms. Harris: Alright. So moved.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a proposal in the amount of \$9,200 for additional apron repairs in the Breakers was approved.

Mr. Lorenzo: Just for the record we are going to make sure when we go through them we are going to go through them all so there is no more change orders as we go through.

Ms. Jo: These are under the same permit.

Mr. Lorenzo: Correct.

Ms. Duque: The Town of Cutler Bay has been very cooperative, and I've had a very positive experience working with their staff and inspector. Our intention is to continue moving through the other HOAs, as it is our responsibility to maintain the drains. As Jesus mentioned, we will perform inspections as we progress through the HOAs, ideally during the rainy season, so we can identify any areas of puddling, understand the cause, and address it accordingly. Let's move forward.

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C. Club Manager

1) Monthly Report

2) Discussion of:

- a. Pool Valve Replacement Estimates**
- b. Circulation Pump Replacement Wading Pool Estimate**
- c. Request From Cynthia Amador, The Waterways and Offside Coffee Co.**
- d. Declare for Discards and Excess Property: Pool Lift Cover and Playroom Caterpillar Tunnel**

Ms. Lora: Good morning everybody. Sorry my voice is not too great yet. All of our social events you have all the information and details of them in your reports. I am going to go down to the most important things that I have to report to the Board. We have recuperated a total of \$1,017.37 in gate hits this month. The person who had the outstanding payment plan came and gave the rest of it. We also recovered money from Miami-Dade Public Schools that was pending. We have had a total \$5,025 additional revenue from our party rental income for the year. We are going to be hosting a Bake it on Wheels field trip, a paint night, a summer movie night, and a toddler play date. We received 2 requests coming from 2 residents. You have the emails on side. After the agenda had been sent out. Cynthia Amador the owner of Offsides Coffee Corporation she is also a homeowner in the Waterways and is requesting from the Board to be able to bring her coffee truck to the clubhouse and do a pop-up for the residents. I don't know if you would be in agreement to allow it.

Ms. Harris: I think Scott is going to tell me not without a contract and everything else.

Mr. Cochran: I don't know if you guys do food trucks here but basically it is like a food truck. I would treat it the same way which is as long as you have insurance naming the District as an additional insured. It is up to you guys if you want a contract beyond that.

Ms. Duque: Miami-Dade County and maybe Town of Cutler Bay will request additional permits.

Ms. Lora: The Town of Cutler Bay requests a permit for food trucks.

Ms. Harris: If she is willing to pay for the permits and to list us as an additional insured.

Ms. Jo: She did a pop-up where?

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Ms. Lora: She would like to.

Ms. Morales: What did you say in the front circle?

Ms. Lora: In the front circle she can. She can bring the truck if not she also has a counter that she can set up inside. That is what she informed in her email.

Ms. Harris: We can't do the front circle because we are not allowed to. We can't have cars parked there. It would have to be inside. She would have to have us listed as an additional insured and pay for the permits. I don't know what do you guys think?

Ms. Coon: How is this different from when we talked about the farmer's market the liability?

Mr. Moon: Initially I say no because then it is going to bring other vendors.

Ms. Coon: There is that too if we allow one then we have to allow all of them.

Ms. Harris: Ok, so the direction from the Board is sorry but no.

Ms. Lora: The second request that I have is from a family Rosario Apaza. She is requesting permission to be able to allow a private instructor to come in and instruct her children to swim in our pool. As it stands now we have an instructor that teaches infants survival but there is no space for older children. We have turned away about five people in previous summers.

Ms. Harris: We do not allow people to do private instructions in the gym. I don't think we should start in the pool. I understand their concern, but this is not a private pool in their backyard. This is a public pool. I would not be for that.

Ms. Jo: Completely agree.

Ms. Lora: The third item that I have to bring to your attention is we had an incident with one of our two coconut bandits. It wasn't the one that damaged the grass last year. He came at 6:00 in the morning because they know our clubhouse hours and Amanda when she opened she asked him to leave the premises. We called the Town of Custer Bay Police, and we tried to make a report. They refused to because he was no longer onsite. We have his tag information. My question is can we write a letter to this person to tell him you are not welcome on our property. Do not touch the coconuts or come back. The police wouldn't help us.

Mr. Cochran: I think so. I have already conferred with my colleague briefly on it, but I think if you guys move in that direction we are good with that.

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Ms. Jo: He was not arrested, right?

Ms. Lora: No.

Ms. Harris: I love when they say they didn't know.

Mr. Lora: He is the same person that didn't know last year so he is aware that he is not welcome to take the coconuts. My worry is that we could get a fungus on one of the trees because their equipment is not clean or damage our property. It is bit urgent that we take care of it.

Ms. Harris: When you trim coconut palms if you don't sterilize the blades after each time then you will spread a fungus to all trees and then we have to start chopping down trees and replacing trees. It gets expensive.

Ms. Duque: So do we have direction from the Board to allow Scott to bring this back?

Mr. Cochran: I think it is ok because people aren't allowed to go on District property to authorize work or remove things that aren't theirs. We have a process that we do through if you want to provide services to the District. Even though it is public property they still can't just come and do things.

Ms. Jo: Do we have an address?

Ms. Lora: We do with the tag.

Ms. Jo: Ok.

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

On MOTION by Ms. Jo seconded by Mr. Moon with all in favor, a motion authorizing District counsel to write a cease and desist letter to the person removing coconuts stating they from District property was approved.

Ms. Harris: Maybe we should put up a sign saying leave our coconuts alone.

Mr. Cochran: I will talk to Jen and get the information.

Ms. Lora: Pool updates we are going to be replacing the collection tank valves on Monday. The work probably two day. It will be Monday and Tuesday so the pool will be closed to the membership while we are doing that. The wading pool circulation pump will be also changed. They are still working on giving me an estimate for the jacuzzi step

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repairs. They had a change in personnel in their company, so they are trying to get that all situated first. I have a request to the Board to relocate the TV that is in the main room.

Ms. Duque: Jen, before we go there, let's review the pool valve replacement and circulation pump replacement estimates so we can provide the prices to the Board and obtain a motion for those items, since the work has not yet been completed.

Ms. Lora: If you remember the first estimate that we got was \$9,000. We went to another vendor and he quoted us \$5,000. We asked him for a discount so the total for valves will be \$4,700.

Ms. Duque: That would be for the valves?

Ms. Lora: Collection tank valves. Which is Reef Tropical, estimate that ends in 18.

On MOTION by Ms. Morales seconded by Ms. Jo with all in favor, a proposal in the amount of \$4,700 with Reef Tropical Pools for Pool valve replacement was approved.

Ms. Harris: How much more do we have to replace on these pools? I am just curious because since we redid it we have had to replace so much.

Ms. Jo: In this case the valves are from the original.

Ms. Lora: They are 20 years old.

Ms. Jo: The only thing that I would suggest that we can do is set some funds so eventually in the future we do make a major remodeling because that is going to be a lot of money.

Ms. Harris: Remodel? We just remodeled.

Ms. Jo: Not remodel, replace. Not the pool itself, the equipment. Basically the equipment is the heart of the pool and that hasn't been touched.

Ms. Duque: The other one is the circulation pump replacement which is in the amount of \$2,247.69. We need a motion for that one as well.

On MOTION by Ms. Jo seconded by Ms. Morales with all in favor, a proposal in the amount of \$2,247.69 with Reef Tropical Pools for Circulation Pump Replacement in Wading Pool was approved.

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Ms. Lora: We are saving about \$2,000 with them.

Mr. Moon: What is the estimated scope of work needed for the jacuzzi?

Ms. Duque: For the pool discussion, the valve replacement estimates are on pages 29 and 30 of the agenda, and the circulation pump replacement estimates are on pages 31 and 32.

Ms. Lora: For the jacuzzi we don't have that yet. What they are going to have to do is they are going to have to chip away at the whole surface that the pool has, the Diamond Brite, breakdown the steps, reconstruct them to whatever measurements is code now and then resurface them again.

Ms. Jo: The vendor that does that will be in communication with.

Ms. Lora: With Patagonia and Nicole Cabanera which is our vendor.

Ms. Jo: So that they give us the right dimensions of the stairs so that we get it right.

Ms. Lora: It has been closed since April 30, 2025, more than a year.

Ms. Harris: Jen I just want to remind you that we have had some questions about the people with the swim that they looked through the rules, but what Scott said about we have specific rules about private services being offered within the pool applies directly to that if they ask you again. They said that they read the whole rule book and there is nothing in there, but it is covered under what you said.

Ms. Lora: Going back to the TV in the Heron room we have the big TV that was put in there. We have never used it. It is eyesore for some parties. People try to cover it up. My suggestion is since we use this one here for meetings let's take the big one which is more modern and switch it for this one here and then have Alex patch it up and paint the wall. This way it is not in the middle.

Ms. Harris: What are we going to do with this one?

Ms. Lora: We can either store it in the storage room.

Ms. Duque: Can we place it on the other room?

Ms. Lora: We could.

Ms. Duque: So we have both options available. Does the Board agree with moving the large TV to this room?

Ms. Lora: Or put the big one in the other room so we don't have to switch this one.

Ms. Duque: Whichever you want.

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Ms. Jo: Why are we even moving it because people don't like it?

Ms. Lora: We can leave it there, but it has never been used. Ever since we remodeled about six years ago I think maybe one person asked to use it. The estimate that you have in your package says \$485 to remove it and then to paint and reattach it.

Ms. Harris: Oh no it is staying. They want to charge us to remove it. No.

Ms. Duque: So we are not doing it.

Ms. Lora: Just leave it there. Lastly I have two items to be declared for discard and excess property, which is a broken caterpillar toy tunnel from the playroom and the pool lift cover which was replaced.

Ms. Duque: A motion will take place.

On MOTION by Mr. Moon seconded by Ms. Morales with all in favor, a motion declaring items as discard and excess property: Pool lift cover and playroom caterpillar tunnel was approved.

Ms. Lora: Does anybody have any questions for me?

Ms. Harris: Yes gates.

Ms. Lora: Oh the operator test right sorry. During regular preventative maintenance that DML has done to our gates they are noticing that the operators, the white sheets that cover the arms and the components inside they are starting to crack on the base. We have had to replace them before. He contacted Lift Master, which is the company that provides the equipment and they are currently phasing out those for newer models. He is trying to see with them if we can purchase units and have them stored in the shed or if he changes them at the point that we need to it is going to be for the newer models. What he is saying is that he doesn't think that the arms are the same as sturdy as the ones that we have now. We will have to change the operator with the arms. That is something for the Board to consider. We don't even know if they are going to let him buy the old units anyway. We are waiting for Kevin to get back to us.

Ms. Harris: If they him buy the units couldn't we store them in the gatehouses?

Ms. Lora: The gatehouses are small inside. I think it would be better to store them in the shed.

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Ms. Harris: There is all rusty stuff in the shed. They should be stored in the gatehouses.

Ms. Jo: We should have enough space in the shed.

Ms. Lora: They are out in the elements and everything.

Ms. Harris: I want to extend life not make it shorter.

Ms. Lora: There is nothing in there but camera equipment so they should fit. It shouldn't be a problem to put them in there.

Ms. Harris: I just think it might be safer and this way they don't have to move them. They are already where they are supposed to be. What was the cost?

Ms. Lora: He is working on it. We don't have that information yet.

Ms. Harris: I wanted to make the Board aware of it.

Ms. Duque: Ok, anything else Jennifer? Thank you Jen.

D. Gate Updates

E. Field Manager – Monthly Report

Mr. Lorenzo: Since we have already gone over the aprons I am not going to touch on that. You guys know a palm was struck by an accident and replaced.

Ms. Harris: Is it coming back to life? When it was first replaced it looked like it wasn't going to make it.

Mr. Lorenzo: It goes through a shock.

Multiple people speaking so it is hard to hear, plus there is a bad echo in the room making Jesus hard to hear.

Mr. Lorenzo: I am on top of it. It is under warranty.

Mr. Lorenzo is very hard to hear on both recordings.

Mr. Lorenzo: I was able to speak to the agent recently and they told me what we need to do. I need Tony to revise the invoice. I will work on that and submit it.

Ms. Harris: The child was ok. He was ok when he left.

Mr. Lorenzo: But it is good insurance company and the seem to be responsive with what they do. They have a certain protocol to follow.

Mr. Lorenzo was inaudible at this time.

Mr. Lorenzo: I was able to buy other annuals and we should be good. That is in the process. As far as the landscaping everything is doing well except for the annuals I believe you guys noticed at the entrances especially. There was one that was a dwarf

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and one that was a little bit bigger. I told them to make sure going forward when they are ordered to find out which ones are the dwarfs or how they are going to grow so that we don't have this problem. He said he will be sending over the ones that are available this week and he will be removing the annuals that are currently there by the end of the week if not first thing Monday.

Ms. Harris: One of things that Jesus and I just talked about this morning is putting like liriopse for something, so we are not constantly replacing. We have three large areas that we are replacing three to four times a year. The cost does add up. I know liriopse you have to fertilize them a lot and things like that to get them to bloom but if we could find something that is more, I would personally miss the inpatients at Christmas time, but I think if we can save money. My other idea was maybe getting some type of large container that we could put somewhere where we could put seasonals that won't cost as much to replace. It is just becoming a lot of money over time and then they die. I don't know what you guys think of that maybe something more permanent.

Ms. Jo: I would go with something more permanent as opposed to putting pots because we are going to go through the same thing replacing it. It is true it is going to be fewer but still. Then when you don't have anything you have an empty pots situation.

Ms. Duque: We can ask Tony for ground covers like the peanut. They do have little flowers.

Ms. Jo: Something that has flowers would give us color, so it is not only green all the time. We have enough green.

Ms. Duque: We can ask.

Ms. Jo: Would that be the same for here at the clubhouse because we do have some areas with the annuals as well.

Ms. Harris: They always seem to do good though.

Ms. Jo: So we don't touch the clubhouse. It is more the entrances. The monuments and the ones up here those we should keep because the clubhouse is our main building.

Mr. Lorenzo was inaudible at this time.

Ms. Duque: Not only the ones here at the clubhouse.

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Ms. Jo: The monuments and then coming up here. I would keep those because this is the clubhouse.

Ms. Harris: What do you all think?

Mr. Lorenzo: So ground cover or something permanent.

Ms. Jo: Something permanent that will give us some color.

Mr. Moon: I would be ok. What would be the permanent option?

Ms. Jo: They are going to find out. Something with color so at least it is not everything green.

Ms. Harris: We just planted I don't know what it is called but they have these little flowers on them. They are like ground cover.

Ms. Duque: Yellow flowers?

Ms. Harris: They had yellow. The ones we got were pink with yellow centers.

Ms. Duque: Yes those are the peanuts.

Ms. Harris: They said they are hard to kill. Someone told me that. I don't remember what we got. Something that will look nice. I love things that flower, but it is mainly those ones that we plant them, and they are gone before turn around.

Mr. Lorenzo: It could be that they get so much sun. It is basically just a small area, and it is not covered. The ones here at the entrance.

Ms. Harris: They look fine. They are beautiful.

Mr. Lorenzo: It is combination of the heat, the drought. Aside from that Raptor Vac is working on the storm drain cleaning proposal. I believe they are bringing bicycle seat for the outdoor gym as we speak. The lakes are doing well. You guys can see photos there. I have nothing else to report unless the Board has any questions regarding the report.

Ms. Morales: In reference to the lake over the weekend behind my house somebody's walker was floating. It stopped right behind my house.

Mr. Lorenzo: A what?

Ms. Morales: A walker.

Mr. Lorenzo: Are you talking about in the preserves?

Ms. Morales: Yes.

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Mr. Lorenzo: That is technically South Florida Water Management's lake. I will have somebody remove the walker.

Ms. Morales: Ok, thank you.

Ms. Duque: Anything for Jesus?

Ms. Coon: Speaking of the South Florida Water Management District that whole area that we cleared.

Ms. Duque: We are going to talk about it.

F. CDD Manager

Ms. Duque: Let's move on to the manager's report. The first item I'd like to share with the Board is an email I received yesterday from the Town of Cutler Bay. It includes a map showing the final lift of asphalt and phasing for Franjo Road. This is not a CDD project; it is provided purely for informational purposes, and I'll give a copy to Jen so it's available if needed. The map outlines the work zones and the areas where the Town plans to complete the paving. Now, turning to the two proposals in front of you from Davis Environmental Solutions, one for planting and one for monitoring. These have been discussed by the Board at prior meetings, and it was the Board's intention to move forward, but we were waiting on final approval from the South Florida Water Management District. That approval has now been received, and the proposals have been finalized. Our District attorney has reviewed and agreed with the agreements, consistent with the Board's direction. The first proposal is for planting, which is required to restore the buffer area between the community and the preserve and address South Florida Water Management District non-compliance issues. Under this proposal, the contractor will install 161 native trees and 658 native shrubs and grasses in the low vegetation section of the buffer, including all plants, mulch, delivery, and labor, for a total cost of \$43,644. This amount has already been discussed with the Board and allocated in the budget.

Ms. Harris: We know but we don't like it.

Ms. Duque: According to the proposal, the work will be completed upon approval and is intended to bring our buffer into compliance, improve the health and stability of the preserve edge, and ensure we meet the requirements of the existing permit.

Ms. Jo: Who is going to water the plants? They are going to need water.

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Ms. Duque: We met onsite with the District engineer, Davis Environmental engineer, Jesus, Tony and myself.

Mr. Lorenzo: We met and discussed a temporary irrigation system especially on the side, the back of where Enclave is. Putting in a temporary irrigation pump, trying to find a way to put in water, lock it into the ground somehow so nobody steals it and run the pump through that side. It is probably only going three to four hundred yards give or take. Then on the other side since we have access into of putting another temporary pump on the other side by the Courts possibly just getting a water truck. Just driving up to those areas and taking the hose out and watering them.

Ms. Jo: How long do we need to do that?

Mr. Lorenzo: Two months. I am working out proposals with BrightView. That is not something Tony does. I am meeting with another company today. I am trying to get you guys both pricing for two pumps and then a pump and truck. The good thing is, and another thing that is going to be very helpful is on GIS, Angel was able to put it on GIS so now they are going to know exactly where the location of the plantings are more or less. I was trying to put flags so that they can identify the areas so the companies can get a better view of where the planting areas are, so they know how to bring the water.

Ms. Jo: So we are responsible for irrigation.

Mr. Lorenzo: If you want to ensure survival, yes.

Ms. Duque: We have already budgeted for this work. The contractor, Davis Environmental Solutions, anticipates completing it by July 30, as South Florida Water Management District is requiring that we begin as soon as possible. This timeline is an estimate, but the plan is to start the project as quickly as we can.

Mr. Moon: Have these trees and shrubs been approved by South Florida Water Management?

Mr. Lorenzo: Yes. They have back and forth a couple of times. We finally got approval for that. I met with them onsite to go over it. They had some comments. We made some adjustments and they accepted those adjustments.

Mr. Moon: So we have the green light from South Florida.

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Ms. Duque: Yes, we do. Scott has already prepared the agreement. When he was drafting it, there were some questions, but in the end they agreed to execute our version, and we have the email approvals confirming that, so we are all set.

Ms. Harris: Technically this is our rainy season, and we could get especially if we are starting in July we could get a tropical wave dumping a lot of rain so when they water they are not going to water when it is saturated.

Ms. Duque: Part of the discussion was to install a rain sensor.

Mr. Lorenzo: We are working with Tony to go and get gas. We are trying to get a gas operated system that turns it on for a certain amount of time and then turns it off. It is going to be on manual because he has to go back and forth between that.

Ms. Harris: I don't want to pay for a man with the truck to be out there watering.

Mr. Lorenzo: That is another thing I will bring up with my discussions with them. Maybe we skip a watering and save the money.

Ms. Harris: I see them on the Turnpike with those trucks, and it is raining and they are watering. I am like really. We have all seen that.

Mr. Moon: After that temporary irrigation period that is no longer our responsibility.

Ms. Duque: That other portion is coming. We are going to discuss that.

Ms. Harris: No matter what you do a certain number of plants are going to go into shock and they are going to die. So do we have a contingency in here to replace those as well?

Ms. Duque: Everything is native plants.

Mr. Lorenzo: One last detail we already went over the staging area which is going to be on facing the parking lot the right side in the back which is usually not used using two to three spaces.

Ms. Harris: That is fine.

Ms. Duque: Same area that we have staged the mulch.

Ms. Harris: I think that is where we staged lights when they putting up the lights.

Mr. Lorenzo: I am just letting you guys know.

Ms. Duque: Ok, so we need a motion to approve the proposal for the restoration planting in the amount of \$43,644.

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On MOTION by Mr. Moon seconded by Ms. Morales with all in favor, a proposal from Davis Environmental Solutions in the amount of \$43,644 for restoration planting in the buffer area was approved.

Ms. Duque: The next item is the proposal for monitoring, which is the other document attached showing a total of \$6,300. This proposal from Davis Environmental Solutions covers the monitoring and maintenance required after the restoration planting of the buffer area in order to satisfy the South Florida Water Management District permit conditions. It does not include the planting itself, which is why the planting proposal was already approved; this is the follow-up work to confirm the buffer is successfully restored and exotic plants are controlled. The proposal has two main components. First, Davis Environmental Solutions' biologist will conduct five monitoring events over three years following planting, two semi-annual visits in year one and one visit per year in years two and three. For each event, they will document plant survival, overall plant health, exotic plant cover, and general site conditions, and submit reports to the South Florida Water Management District within 30 days, as required. The lump-sum fee for this monitoring is \$6,300.

Ms. Harris: We have to pay that this year for three years from now.

Ms. Duque: That timing is consistent with the schedule we discussed in the contract. I also confirmed with Davis Environmental that they will invoice us as the work is performed.

Ms. Harris: So we don't have to pay it now for three years. What concerns me is what if they sell their business. I don't want to give someone that kind of money.

Ms. Duque: The second component is the exotic species maintenance. They will treat and remove all invasive exotic vegetation in the upland buffer to keep exotic coverage below 5%, as required by the permit and ERP special conditions. Because this work requires a licensed applicator for the site, Tony cannot perform it; we have already discussed this with him. They will conduct treatments quarterly in the first year and semi-annually in years two and three, with additional treatments as needed after year three. After the initial three-year period required by the South Florida Water Management District, the area will be reviewed again and the District will advise how ongoing

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maintenance and treatment should continue. The lump-sum fee for the exotic maintenance task is \$26,500, and the combined lump-sum total for both the planting monitoring and exotic species maintenance is \$32,800.

Ms. Harris: But it doesn't have to all be paid this year.

Ms. Duque: No. As we go, we will continue the payment.

Ms. Harris: In case anyone is wondering what I am looking at. Thunder and I see people in the pool, so I want them removed from the pool.

Ms. Duque: I think that is it. A motion to approve the restoration monitoring and maintenance proposal will take place.

On MOTION by Ms. Jo seconded by Ms. Morales with all in favor, a proposal in the amount of \$32,800 with Davis Environmental Solutions for the restoration monitoring and maintenance was approved.

Ms. Duque: It is very important to note, once again, our thanks to Scott for preparing these agreements. I have them with me and will begin getting them executed, filling in the remaining blanks as needed. I have no further items to report under the manager's report unless there are any questions.

FOURTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Ms. Duque: Financial reports. The check register is on page 53, and the approval of the unaudited financials is on page 61.

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

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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Ms. Duque: Do I have any Supervisor requests? Do I have any audience comments? Thank you Santiago for being here today again. Motion to adjourn.

SIXTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:



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Assistant Secretary/Secretary

Signed by:

Michele R. Harris

0D54D261347F473...

Chairman/Vice Chairman

Certificate Of Completion

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Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

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63215D558947430...

Signature Adoption: Drawn on Device

Using IP Address:

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Timestamp

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Resent: 8/10/2026 7:11:27 AM

Viewed: 8/10/2026 7:39:52 AM

Signed: 8/10/2026 7:40:58 AM

Electronic Record and Signature Disclosure:

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Michele R. Harris

mrhulse61@gmail.com

Ms.

Security Level: Email, Account Authentication (None)

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0D54D261347F473...

Signature Adoption: Pre-selected Style

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Viewed: 8/10/2026 10:27:05 AM

Signed: 8/10/2026 10:27:32 AM

Electronic Record and Signature Disclosure:

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

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Intermediary Delivery Events

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Certified Delivery Events

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Timestamp

Carbon Copy Events

Status

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Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

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Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	8/10/2026 10:27:05 AM
Signing Complete	Security Checked	8/10/2026 10:27:32 AM
Completed	Security Checked	8/10/2026 10:27:32 AM
Payment Events	Status	Timestamps