

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, August 26, 2025, at 9:30 a.m. at Isles at Bayshore Club, 21864 S.W. 93rd Path, Cutler Bay, Florida.

Present and constituting a quorum:

Michele Harris	Chairman (vis telecommunications)
Ana Jo	Vice Chairman
Maggie Coon	Assistant Secretary
Dorothy Morales	Assistant Secretary
Timothy Moon	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the July 22, 2025, Meeting

Ms. Duque: The next time is the approval of the minutes of the July 22, 2025, meeting. This is the moment to present any additions, corrections, or deletions.

Mr. Cochran: I just have a couple on page 5, the 8th line up from the bottom of the page at the beginning of that line it should say “platting and replatting” adding a “t” to each of those.

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Ms. Duque: Thank you so much. I also received comment from Maggie on page 19, line 3, it should read “went through it with own daughter” so we will make that change too. Any other changes? If there is none a motion to approve it with the corrections will take place.

On MOTION by Ms. Jo seconded by Ms. Coon with all in favor, the Minutes of the July 22, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

Approval of Small Project Agreement (Pressure Cleaning Project 2025) with People’s Choice Pressure Cleaning, Inc.

Ms. Duque: Let’s move forward with the approval of the small project agreement (Pressure Cleaning Project 2025) with People’s Choice. Once again this is the time of the year when we get the proposal from People’s Choice. It is the same amount that was charged last year. There are no changes. My recommendation to the Board is just to move forward with it.

On MOTION by Ms. Jo seconded by Ms. Coon with all in favor, the Small Project Agreement (Pressure Cleaning Project 2025) with People’s Choice Pressure Cleaning, Inc. was approved.

FOURTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2024

Ms. Duque: Let’s move forward with the next item which is the acceptance of the audit for the fiscal year ending September 30, 2024. We have received the report from Grau & Associates. As stated on the report the financial statements of the District were found in good condition and nothing that needed to be addressed or corrected so a motion

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from the Board to accept the audit for fiscal year ending September 30, 2024 will take place.

On MOTION by Ms. Morales seconded by Mr. Moon with all in favor, Acceptance of the Audit for Fiscal Year Ending September 30, 2024 was approved.

**FIFTH ORDER OF BUSINESS Ratification of Comcast
Business**

A. Service Order Agreement OID-0012236040

B. Orion Service Upgrade Form

C. Service Order Agreement Sales Order OID ID 21003042

Ms. Duque: The next item is the ratification of the three service orders with Comcast. Before I ask for the ratification I will let Jen the Board with any additional comments.

Ms. Lora: We already had the installation of the new phones. The system works by the internet, and it is faster and everything. I am trying to see what AT&T would offer us just to compare as it was requested at the last meeting but so far without cable and everything, the internet part they are quoting us over \$1,400. So, Comcast is still the best option and the outages have subsided.

Ms. Duque: Thank you so much. Do I have any questions from the Board? Not hearing any I need a motion to ratify those three items. The first one is the Service Order Agreement OID-0012236040, the Orion Service Upgrade Form and the Service Order Agreement Sales Order ID 21003042. A motion to ratify those three will take place.

On MOTION by Ms. Jo seconded by Ms. Coon with all in favor, Ratification of Comcast Service Order Agreement OID-0012236040, the Orion Service Upgrade Form and the Service Order Agreement Sales Order ID 21003042 were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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Mr. Cochran: Good morning everybody. Again, I have Gabriella here from our office. Actually, I don't have anything specific to report today.

Ms. Duque: Thank you so much, Scott.

B. Engineer

Ms. Duque: Nothing to report under the engineer.

C. Club Manager

1) Monthly Report

2) Iguana Removal Service with IGGYTRAP

Ms. Lora: You guys have all the pictures and information on the summer events that we had in your reports for the summer camps and our last event Bake it on Wheels. We have upcoming our craft distribution which started today. We hosted a family body scrub class that was at full capacity. We had 35 people in the clubhouse. They love those type of events. In September we have our family game night and the parents' seminar they are still pending. I reached out to Natalie this week and a couple of times and I still haven't heard back from her. Year to date we have collected \$9,700 in party rental fees. We also collected \$500 in reimbursements in gate hits from three individuals. Our business hours remain the same. The estimate for our pool lift installation we finally got the permit issued by the Town of Cutler Bay the day before yesterday. Yesterday they came and they started digging. We already have the rebar inserted in the pit and they are going to be coming hopefully for inspection tomorrow. Once the rebar is inspected they can pour the concrete. I am waiting for Pool Lift Specialists to get back to us to say when they are going to come and bring the actual lift but hopefully within the next two or three weeks we should be done with that project.

Ms. Jo: Perfect.

Ms. Lora: As for our pool we started with our new company on August 1st, and we have had a lot of challenges ever since. We completed our algae removal project. The pool is looking a lot better, but it was a week of a lot of bumping heads with the new crew.

Ms. Jo: Stress?

Ms. Lora: Yes, a lot of stress. They are not very responsive by email. They haven't been getting us the estimates that we have been requesting since before we even had them come and give us the bid. They have stories that their pool contractor is not available. That was the last thing they told me, and it is story upon story. We had an

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incident when they were coming in doing the algae removal project the pool technician that was here got naked on the pool deck. Not naked, he striped down to his underwear and changed on our pool deck. Thankfully the pool deck was closed but I sent them the information and a copy of the video clip letting them know that it is unacceptable because we have people anytime walking around the areas. We still have the gym open, there is staff here. There is families that walk around the pool and all that. They haven't responded to that. One of the technician took the weekend janitor's hat. It took me about a week to get the hat back as well. We had conversations with Ernesto, and he is not very responsible at all.

Ms. Jo: In this case the algae removal project was supposed to take in two days as promised. We closed the pool for two days and gave them extra day in case and we ended up closing the pool for an entire week. The timetable that they promised that they would clean the pool did not take place. They gave us a step by step of what they were going to be doing. They didn't do that either. It was completely a challenge. There was a lack of communication between that company and Jennifer. Complete lack of communication.

Ms. Lora: The first day that they came they were supposed to do the shock with the six tanks that they quoted us in our estimate. I was watching the cameras because I wanted to be on top of the project. I noticed that they only used three tanks. The next day when I called them and spoke to him. He tried to do a little shuffle saying he was going to half and then the other half. If we weren't watching them on camera who knows if they would have given us the amount of chemicals that they had promised, and they were charging us for. When I voiced by discontent to them the owner came to the property and what they did was they offered to credit us the \$1,500 that they charged us and not charge us for the project at all. At least we got that back from them.

Ms. Duque: The discussion that Jenniffer, Ana and I had is we wanted to bring this to your attention because this is definitely not a good start. The agreement was already executed. They are already providing services to the District. I really don't know what to tell you. I know Ana got this company from Palm Glades CDD which is another District. They provide services there. They have never had any issues with them over there. I don't know if you recall I made that statement during the last meeting. I am not involved

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with the pool company, but I do know the property manager and the Chair of that District are on top of everything. We used to have issues, and all of those issues were resolved. Their experiences there has been a completely different experience. We don't know if this has to do with the technician. We do not know. The three of us said let's talk to the Board. I can tell you Ana is already ready to terminate that company. It is up to the Board. We can see what happens. Nevertheless, we need 30 days to send a termination letter.

Mr. Cochran: Typically, yes. I would have to look I can't remember if there is a termination for cause then it would be sooner based on the kind of stuff that you were describing but typically 30 days.

Ms. Duque: It is up to the Board.

Ms. Jo: To tell you the truth I gave them a chance kind of like ok I am open to ideas. Show up and let's see how it works. It was a complete disaster. The manager was completely disrespectful. One days he says that he is the manager and another day he says he is the owner. You really don't know if he is the owner or the manager. That is deceitful and my recommendation would be to change companies.

Ms. Lora: And they are not sending two technicians every day like they promised. Most of the time there is only one.

Ms. Jo: I already asked Jennifer to contact our previous vendor to see if he is still available.

Ms. Duque: No, the other person that provided us with the estimate and if they were willing to keep the same price. You might recall there were two companies.

Ms. Lora: I expect to hear back from him today. He called me late last night because he was out doing rounds.

Ms. Jo: If you ask me I would say that we change companies, immediately.

Mr. Moon: So, McGrath is not an option correct?

Ms. Duque: McGrath was the old company. We terminated them.

Mr. Moon: Is this the guy that lives in his community?

Ms. Duque: Lives really close yes.

Ms. Jo: He is the owner of the company, and he will be the one servicing our pool.

Mr. Moon: As opposed to the husband and wife that came in here.

Ms. Jo: I don't think they were husband and wife.

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Ms. Lora: The ones that came with the female those are the ones that are currently servicing.

Ms. Duque: The other gentleman the one that was on his own, if you recall Ana liked the most he was more expensive. More expensive than the previous one and this one.

Ms. Morales: He didn't come and give his proposal did he?

Ms. Lora: Yes.

Ms. Morales: I remember the other couple.

Ms. Harris was inaudible at this time. If everyone remembers the reason we went this other company, none of liked the presentation but they were considerably less. Sometimes less is not good. With what has been going on and the pool the condition it is in I think we have to spend the extra money and go with the new company.

Ms. Jo: I understand we went with them because of finance. I completely understand that.

Ms. Duque: Jennifer is there a way to give a call to the vendor and see if he is willing to talk before we finish the meeting today? You guys can motion to terminate the current pool company and move forward with the other company, but we need to be 100% sure that the price that he provided us is correct.

Ms. Jo: If we move to terminate it needs to be immediately.

Ms. Duque: Yes.

Ms. Jo: Ok.

Ms. Duque: We need a motion to terminate the current company and then a motion to approve the new pool company.

Ms. Lora: I will text him.

Ms. Harris: I make a motion to terminate the current pool company with the provision that the new pool company will accept us.

Mr. Moon: At the previously agreed price.

Ms. Harris: At the same price.

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On MOTION by Ms. Harris seconded by Mr. Moon with all in favor, a motion to terminate E & J Quality Pool Service for pool services was approved.

Ms. Lora: As soon as he answers then we can circle back to it.

Ms. Duque: Let's hold on that motion. Hopefully we will get the answer towards the end of the meeting, and we will go from there.

Ms. Harris: If not I want to make sure that we have it in place so that we don't have to wait 30 days.

Ms. Duque: Correct.

Ms. Lora: We did a bunch of maintenance projects. It is all in your reports. I also have included information regarding iguana removal services. During the summer we had to close the pool three times because we had a family that was making the pool their personal bathroom. That raises the risk of possible salmonella contamination if you touch iguana feces. I reached out to three companies, Pesty Critters, No Wanna Iguana, and Iggy Trappers. Iggy Trappers was the company that came out. They did a survey of the area, and their quote includes trapping, disposal of the iguanas as many as possible and adding plastic boots that they add to the palm trees because they nest in there. I find them a little pricey. I don't have experience with Iguana removals, and it was \$1,500.

Ms. Duque: It is about that price Jen. We remove Iguanas from Silver Palms. It is not cheap.

Ms. Lora: I thought it would be cheaper to be honest with you.

Ms. Duque: The only thing is that the total is \$1,440. The other two items are taxes so that has to be removed. It is up to the Board.

Ms. Jo: I have seen the poop on the edge of the pool. If it is a health issue, yes.

On MOTION by Ms. Jo seconded by Ms. Morales with all in favor, a proposal in the amount of \$1,440 with Iggy Trappers for iguana removal was approved.

D. Gate Updates

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Ms. Lora: Very quickly the gates have been maintained. We got \$500 like it said in reimbursement from gate hits. I sent out additional letters. We are also waiting for reimbursements from U-Haul for two hits that we had and one from Miami-Dade Public Schools. Saturday we had another lightning strike on the corner of the playground. It took out most of our cameras. DML is working on restoring them now. Ana noticed last night that the landscaping lights were affected, and the pool lights weren't turning on. So, they are coming today to check that for us. We received a public records request from a resident in the Breaker requesting video because of truck theft. We provided that to her and the detective. There was also a private event on Saturday, August 2nd, that we had to cancel while we were setting up because they were trying to set up a vendor's market indoors in one of our rooms and that is not allowed according to our policies. Also, we received back a letter from the person who did the damages with the coconut theft undeliverable, so I am going to try to mail it one more time again. I tried leaving voice mails at the number that he left, and he hasn't responded. We bill we received from Tony was \$975 for the damages. Lastly we placed a new rule in the playroom because we have been having issues with older kids in there breaking toys, jumping on stuff. We found toys in compromising positions that was not for little kids to see. I removed the Barbie dolls from the playroom, and we are going to see when we pass our rules amendment once we install the lift to limit the age to younger than ten years old in there. This way we don't have that type of thing going on in there.

Ms. Harris: Do we need a motion for that?

Ms. Duque: No. As soon as we install the pool lift we need to go through the rule-making process and change some of the rules and regulations so at that time all of us can review those rules again and make comments. Not only about the use of that room but any other rules and regulations that we have within the club.

Ms. Harris: What about the lady that wants to host a meeting?

Ms. Lora: Thank you for reminding me. I received an email request from the Shores Master. They want to host a meeting in the clubhouse to set up a citizen crime watch committee. My concern with that is that they published it to the entire community and they want to use one of the smaller rooms because their proposed meeting time is at 6:30 and this room only has a capacity of 43 people. The other one has a capacity of 50

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people. We have no way of perceiving who is going to be here or how many people we are going to have at a given time. They already had one budget meeting, and the room was full to capacity so I told them they would have to let me know when you are scheduling a meeting how many people you are expecting because it is a hazard, and we can't have everybody packed in here like sardines.

Ms. Duque: This is not a regular HOA meeting.

Ms. Lora: No, it is not a Board meeting.

Ms. Harris: And you already have the other room reserved so we have something going on and people will be coming in and out.

Ms. Lora: Correct.

Ms. Harris: For those reasons I would say no.

Ms. Lora: Our rules are other communities are allowed to host up to 18 Board meetings during the year, but this is not a Board meeting. It is a citizens crime watch.

Mr. Moon: Is this the same lady?

Ms. Lora: Yes. Correct.

Ms. Harris: My biggest concern is that we are going to be over-capacity. We already have an event that someone is paying for. We have residents that aren't part of the Shores that are going to be using the gym, and it is going to be complete mess.

Ms. Duque: I don't think we need a motion at this moment. Jen just needs direction from the Board. I hear that Michele is not in favor of it. Ana is not in favor of it. Tim?

Mr. Moon: Not in favor.

Ms. Duque: Maggie?

Ms. Coon: No.

Ms. Duque: And Dottie no.

Ms. Lora: I will reach back to them via email and let them know since it is not a regular Board meeting we are declining their request.

Ms. Duque: Ok. Anything else Jen?

Ms. Lora: Do you guys have any questions on anything? No?

Ms. Duque: Thank you, Jen.

E. Field Manager - Monthly Report

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Mr. Lorenzo: On page 93 you will see some irrigation heads that were damaged. They have been repaired. The flower rotation has been completed. The Royal palm at the 93rd Path entrance was removed and stump grinded. They put turf over the stump. The electrical team removed the two lights so those two extra lights we will just have them here at the clubhouse as a spare. The other four were replaced as a result of the lightning strike. There are two agave's one at 88th and one at 93rd that are not doing well and need to be replaced. They are old and have been there since inception. They need to be replaced. Moving onto page 96 you will see pictures of the easement. Tony is about 85 to 90% done with the work. Everything has been sprayed. There is must minor details that we are still working on. So, they can go ahead and do another inspection and call for their inspection to make sure that we are in compliance. The signs are already there.

Ms. Jo: Do we have an idea how much we have spent so far?

Ms. Duque: The same amount Ana, \$60,000.

Ms. Jo: Is that going to affect our budget because we have certain monies allocated?

Ms. Duque: No. It is not going to affect it because I already talked to the accounting department we have carry-forward. It will not affect your budget. It will limit the projects that you guys wanted to do. As soon as he finalizes it he will provide us with a proposal to keep it maintained. I believe from what we talked about he is planning to do a quarterly maintenance but then he will spray. There is going to be two parts. He will spray and then he will do a quarterly maintenance. He will provide us with a proposal. As soon as we receive that we will need to amend the current landscape agreement. The Board also authorized the District engineer to move forward with a plan to work together with South Florida Water Management District. I already provided all of the information to the engineer, Angel and Angel is working on a plan. That plan, which according to the conversation that I had with Angel, will probably include installation of some trees and some plant material because of the permit provisions. We might need to do that. That is going to be an additional expense. He is working on it.

Ms. Harris: Do we know how much the agaves are?

Mr. Lorenzo: I do not know.

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Ms. Harris: Because my point is right now with all these expenses if we can just pull it. We have to watch every penny right now.

Ms. Jo: People will not notice to tell you the truth. We are talking about the agaves at the main entrance right?

Mr. Lorenzo: Yes.

Ms. Jo: Once we put the annuals there you notice more the annuals as opposed to the agaves.

Ms. Harris was inaudible at this time.

Mr. Lorenzo: I will reach out to him to see how much it is first and run it by Ana.

Ms. Harris: Yes. Let's save money where we can.

Ms. Duque: Ok, Michele.

Mr. Lorenzo: The lakes are in good condition. The storm drainage has been completed. We are waiting on the final report. I am sure I will have it for the next meeting. Chandlier Construction completed the two station repairs. You can see that on page 104. Everything there is good and in working condition. Something to keep in mind *Mr. Lorenzo was inaudible at this time.* We are starting to see some of the rust signs in some areas. It will either need to be completely removed or replaced eventually.

Ms. Jo: Which item are you talking about replacing?

Mr. Lorenzo: The outdoor gym equipment. Some of the delineator posts that were damaged were repaired by FCC. You will see pictures on the next report. One of the post #178 was reinstalled as well as the one #123. You will see on page 106 some reports to FPL regarding lights on during the day as well as one that was hit. That one should be replaced. I received a call from on FPL within the next two weeks by September 10th. There is a down sign that was repaired and like I said two of the lights from the previous Royal palm was capped.

Ms. Jo: I just want to let you know last night I was driving around the horseshoe and there is a section of eight or ten lampposts that are out. It is in the Courts area. I don't know if it is going to be the main switch because nine of them out at the same time is not the bulb. Can you check that out please?

Mr. Lorenzo: Yes. Anything else from the Board?

Ms. Jo: No, thank you.

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Ms. Duque: Thank you so much Jesus.

F. CDD Manager

Ms. Duque: I don't have anything additional to report. Just a reminder to complete your ethics training which is due in December.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Duque: Let's move forward to the financial report. Tab A is the approval of check run summary and tab B is the acceptance of unaudited financials.

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

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

Ms. Duque: Do I have any Supervisor requests?

Ms. Jo: No requests but I just want to let you know Nick Christmas Lights called me about two weeks ago and asked me if we wanted to change anything from last year so that he could prepare. I did mention regarding the ornamental gift thing that he put in front of the tree I told him that we didn't want it to because people bumped into it last year. What I requested him to give us an estimate is to light the palms at the 88th entrance after the guardhouse because that area looks a little sad compared to this area. He said that he was going to provide us an estimate, but he hasn't yet. Could you please ask him?

Ms. Lora: I will follow up with him.

Ms. Jo: In this case I don't know if the Board would like to see any changes or are you good with last year's Christmas decorations and lighting?

Mr. Moon: I actually thought the same thing that you did. The 88th entrance looked a little sad. Since we wouldn't do the gift.

Ms. Lora: The gift was provided at no cost. That wasn't part of our original proposal.

Ms. Jo: Let's see what he says about but see what is going on with the estimate. It is going to be like 8 or 9 palm trees.

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Ms. Harris: That wasn't a gift it was a replacement for the hedge. *Ms. Harris was inaudible at this time.* Maybe light some of the trees in-between because that looked pretty when you did that.

Ms. Jo: The ligustrums in the median at both entrances. She wants that instead of the palm trees?

Ms. Duque: No.

Ms. Jo: More? Ok. So, the palm trees at 88th and the ligustrums. I remember that we used to light the ligustrums as well and they looked very nice.

Ms. Duque: We will keep that in mind, and we will bring that back to the Board at the next meeting. Michele you were going to make a comment.

Ms. Harris: The guy who is parking the car at the guardhouse. Can we get a sign that says overnight parking prohibited.

Ms. Lora: Alex is already making it. We already have that taken care of. We are going to put one on each guardhouse.

Ms. Harris: They are not allowed to park there are they?

Ms. Duque: They are not supposed to.

Mr. Cochran: If you are going to take any action, I don't know if there is a Town of Cutler Bay ordinance or something.

Ms. Duque: Did you find out who the person parking there?

Ms. Lora: We can't trace the tag. When Kevin puts it in the system it doesn't show any results.

Ms. Duque: Then we should call the police.

Mr. Cochran: Yes.

Ms. Duque: The police needs to be called when that car is parked there.

Ms. Lora: It is overnight.

Ms. Harris was inaudible at this time.

Mr. Cochran: Unless you adopt a rule you can't really put a sign, you could put a sign, but you can't do anything about it. You can't tow it.

Ms. Duque: We could put a sign that says overnight parking is not allowed but that is it we won't be able to do anything else.

Mr. Cochran: You can't enforce it unless there is a rule.

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Ms. Lora: As a deterrent in the meanwhile.

Ms. Duque: He might see that and say this is new.

Ms. Lora: We put a note on his windshield, and it was returned to us with profanity written all over it and then they parked there again.

Ms. Morales: Is that out on 216?

Ms. Lora: It is right behind the guardhouse.

Ms. Duque: I think the police needs to be called. The day that you guys put the sign that day police should have been called. That is what needs to be done. If the car is there parked call the police.

Mr. Cochran: Would it interfere with someone doing a turn-around?

Ms. Lora: No. The times that Kevin has been able to trace that fact that they park there is after 12:00 at night.

Ms. Duque: Someone placed a sign on the car so the day that the sign was placed on the car is what I am saying is when the police should have been called. We placed the sign, and they returned the sign at time we need to call the police. That is CDD property nobody should be parking there. If the tag is not a registered tag that already send a red flag. The police will do what needs to be done.

Ms. Morales: So, the car was there when whoever on staff went and put the note on.

Mr. Moon: Do we have parking rules?

Ms. Lora: The parking rules that we have is for the clubhouse parking spaces.

Mr. Cochran: Are those District spaces like with that clubhouse?

Ms. Duque: Well, they are outside behind the guardhouse. It is maintained by the CDD.

Ms. Harris: Can it say something like official use only.

Ms. Duque: It is part of the special taxing district area. We do all of the maintenance. We take care of everything.

Ms. Jo: So, in this case what would be the procedure that we need to do if we see a car parked there that shouldn't be?

Ms. Lora: The sign is going to say No parking, authorized personnel vehicles only. Violators will be towed at vehicle owner's expense.

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Ms. Duque: Let's authorize installing the sign. Let's make sure the police is called if a vehicle is being parked there. All of us will try to be diligent if we see it send a text to Jennifer, Jesus or myself and we will go from there.

Ms. Jo: Someone has been parking there for the last three weeks give or take. The past two mornings I haven't seen anyone.

Ms. Duque: When we are doing the rules and regulations again that is another item we will need to include for discussion.

Ms. Jo: Sounds good.

Ms. Duque: Anything else from the Board of Supervisors?

Ms. Coon: I think we brought this up at the last meeting the lake every day now there is people fishing. The cars are parked. 216th Street and there a little spot you can turn into right up against the lake. People park their cars.

Mr. Moon: Oh, the little cut out area.

Ms. Coon: You can pull in from the road. There is like two or three cars. People are parked. They have foldout chairs. I see this every day when I come home from work. It used to be every once in a while but now it seems to be like every day.

Ms. Duque: Maggie let us know if you see anything like that just let Jesus know or myself know. We can do the same thing, call the police. We talked about this when we had the incident at the outdoor gym equipment park. When we had that incident we presented to the Board an option to install the wicker signs which are the same ones that we install here at the clubhouse. To be able to install them and enforce those rules we need to go through the rule-making process and establish rules on those areas. Currently we have no fishing, no boating signs. If we call the police they can ask people to leave, and they will have to leave. That is as far as we can do. You can call the police. Anyone can let them know that this is District property they are not supposed to be fishing in the area. There are signs. There isn't much that they can do.

Ms. Lora: We should do a communication with the managers to send to the communities advising people not to swim because of the alligators.

Ms. Coon: I don't think these people are in Isles of Bayshore because it is on 216th Street. They see a body of water and they go oh we can fish there.

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Ms. Duque: Do we have a sign there? Maybe we can check that. We do have signs in the area, but I don't know if there is one right there. If we don't maybe it would be wise to install one there.

Mr. Moon: We have one closer to the entrance. It sits on the shoulder area.

Ms. Duque: So maybe install an additional sign that would help too.

Ms. Coon: I am just thinking theoretically if someone is fishing and they get attacked by an alligator or something happens are we liable because isn't it CDD property?

Mr. Jesus: I am trying to count how many signs there. There are three just on the side from the guardhouses all the way to that area. Another three going the other way. We can install one right there.

Ms. Jo: We don't want to get sued. There is plenty of signs.

Mr. Lorenzo: We can put one here so when they walk up they can see it. At least they can't say they didn't see it.

Ms. Duque: Ok so we have a direction from the Board to install an additional by the area that is visible.

Ms. Jo: Could we wait and see if we need it and if we need it then we install signs.

Mr. Lorenzo: I will look into it.

Ms. Jo: Could you please check on that?

Ms. Coon: You know where I am talking about right? And there is another section on the other side. I see people there too sometimes, but this is like every day.

Mr. Lorenzo: This is the area right behind where I am standing is the area. There is a sign that way and if I am not mistaken but there is a sign this way. I don't think there is a sign there.

Ms. Duque: Ok so then I think we have direction from the Board. If there is not a sign visible at that point then we will install a new sign.

Ms. Jo: Have Jesus check it out.

Ms. Duque: If you see them once again give us a call.

Ms. Jo: We are just doing our due diligence kind of like having the signs there. I agree with you we could put 100 signs and people will still go there. That is for sure.

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Ms. Duque: Ok. Do I have any other Supervisor requests? Any audience comments?

Mr. Santiago: Omar Santiago. I was checking on the property behind where *Mr. Santiago was inaudible at this time*. All the debris is still there. My only concern is the drainage that we have and that drainage is being blocked by all this debris.

Mr. Lorenzo: I will look into it.

Mr. Santiago: I think you guys cleared that area but did not remove the debris.

Mr. Lorenzo: Ok.

Ms. Duque: Do you have more or less a close property or which area? The whole property? Ok. Let's check on that. We need to go see what has and hasn't been done and make sure Tony completes the task. He hasn't completed the entire project yet. We need to know where he is at and what needs to be done. Most importantly I want to make sure that the drain, at least in that area, is clear. It is just a matter of picking up things that Tony is doing that is fine, but I just want to make sure that the drain area is completely clear.

Mr. Lorenzo: There is still some branches that they have to clean up in areas.

Ms. Jo: The drains those should have been cleaned just recently, right?

Ms. Duque: This is not a CDD drain. This seems to be an outfall. I think this has to do maybe with South Florida Management area.

Mr. Lorenzo: We will make sure that this is removed immediately.

Ms. Jo: Just make sure because if they left that debris there they could have left other debris somewhere else because they are cleaning the entire area.

Mr. Lorenzo: Everything is going to be inspected again. The mosquitos when you go back there is terrible. I just walk there, and they follow you out into the parking lot. They swarm you.

Ms. Duque: We will have to communicate with the property manager because now they cannot use that area for dumping. You can tell there is new things that are being dumped in areas that have been cleaned. We will take care of that too. Send a communication to the property manager. Thank you so much. Anything else you would like to add?

Mr. Santiago: No.

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Ms. Lora: I haven't heard back from Enrique yet, so I don't know.

Ms. Jo: Are we good by the motion? I think he will answer during the day.

Mr. Cochran: My understanding basically was that if that vendor is available to provide the services and agrees to do at the previously quoted price then you would terminate the existing contract and proceed with that vendor.

Ms. Jo: We would go with the 30-day notice, right?

Mr. Cochran: Yes whatever the contract was.

Ms. Duque: If we do not get the price we will request another proposal and not terminate the existing contract.

Mr. Cochran: If he is not available or he says it is going to be in increase in price then we would have to come back.

Ms. Duque: Ok, sounds good. A motion to adjourn will take place.

NINTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:



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Assistant Secretary/Secretary

Signed by:



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Chairman/Vice Chairman