

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, November 18, 2025, at 9:30 a.m. at Isles at Bayshore Club, 21864 S.W. 93rd Path, Cutler Bay, Florida.

Present and constituting a quorum:

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

Also present were:

Juliana Duque	District Manager
Scott Cochran	District Counsel
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 October 28, 2025, Meeting

Ms. Duque: The next item is the approval of the minutes from the October 28, 2025 meeting. Just for the record I would like to mention that I have received a couple of changes from the District attorney, not changes but more corrections about some of the statements that he made. Those are on page 2, page 3, page 8 and page 9. I will include the copies of those corrections to today's records as well.

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On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, the minutes of the October 28, 2025 meeting with indicated changes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-02 Budget Amendment for Fiscal Year 2025

Ms. Dugue: Consideration of Resolution 2026-02 is for the Fiscal Year 2025 budget amendment. As you know, the District must amend its budget to formally update it and reflect changes in the District's financial condition due to unexpected events occurring after the original budget was adopted. This ensures the budget remains aligned with actual and anticipated financial activity and complies with fiscal management requirements. At this time, a motion to approve Resolution 2026-02, the Fiscal Year 2025 budget amendment, is in order.

On MOTION by Ms. Coon seconded by Ms. Morales with all in favor, Resolution #2026-02 Budget Amendment for Fiscal Year 2025 was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Cochran: Good morning everybody. Nothing really specific to report for today. I still have some pending things from the last meeting that I haven't gotten to yet. The only thing I will mention is just another reminder since we are getting close to the calendar year to knock out your four hours of ethic training if you haven't already done that.

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: I am just going to go really quick through the pending items that we have. I am not going to read all the stuff about the social events. You all have that in your report. We met onsite with Rolando from Ivero Pools who was brought on by Enrique which is Patagonia Pool Service to be able to inspect the collection tanks because we got a notice that our water bill was high again.

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Ms. Duque: Jen, I am sorry you said that you noticed that the water bill was high again.

Ms. Lora: Yes. We got a call from Miami-Dade Water and Sewer and then after that Jennifer sent us an email. He inspected both collection tanks that we have and one of them which is the south has the 12-inch pipe which is the main drainpipe that goes from the water in and out of the pool. It is cracked and it separated so he would have to excavate under the tank. He does not know how much he will have to excavate because it depends on how far he has to go under because there is no space by the way they were constructed. That estimate also includes reinforcing it with fiberglass. He is going to put a gel coating on it that is going to extend the life of the tank, and he says that we should get at least 7 to 10 years of more usable of this tank without having to change it after he does this. It also includes new filters. All that is going to be changed out.

Ms. Duque: And the amount is \$31,800.

Ms. Lora: The other thing would be to replace the two tanks completely but that would be extremely expensive and very labor intensive.

Ms. Coon: And the pool would be closed for approximately a week?

Ms. Lora: Correct.

Ms. Duque: Do I have any direction or questions from the Board?

Ms. Jo: In this case *Ms. Jo was inaudible at this time.*

Ms. Lora: Seven to ten years it could be extended with that repair.

Ms. Jo: We also need to make sure about the other side of the tank because right now I know that he said currently it is in good condition, but we need to make sure that if this one lasts 7 to 10 we need to check the other one as well.

Ms. Lora: He inspected the both of them and he says this is the one that needs the repair. He said the other one is still in good condition. He doesn't recommend doing anything to it now. Later on he can fix part of a hole on the outside that cracked and looks a little bit rusted because of the wear and tear and the elements but he says we can leave it like that for now and tackle this one which is the most important one.

Mr. Moon: So this will cover all materials and everything?

Ms. Lora: Correct.

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Ms. Harris: Jen did I hear you right we are spending \$31,000 for what could only be a 7-year extension?

Ms. Lora: He said we could get ten to seven years more of usable life out of that tank with this refurbishing.

Ms. Jo: I think the estimate is coming high because of the location. The location is so close to the wall and getting underneath that is making it difficult. If they had enough room I would assume that this estimate wouldn't be so high. Any one of you have you seen the location? It is so close to the wall.

Ms. Lora: I was able to show the pictures to Tim. Maggie hadn't arrived yet. I can show them to you if you would like.

Ms. Jo: That is why I requested Jen to ask Rolando to give us estimate because she did mention in this case if we wanted to go ahead to replace the tank he suggested for us to replace the entire thing meaning the two tanks and the rest of equipment because these are like ten or fifteen years old which is going to be a major investment. I asked her to please ask him to give us an estimate, so we have an idea. In this case if we decide to replace in the future we can start saving some money because it is going to be big chunk of money to replace the entire system. Spending the \$32,000 it will give us 7 to 10 years I believe it is worth it because right now the draining of the water, how much is the water bill? We need to do something.

Ms. Lora: The water bill is almost \$10,000 and the pool service provider is putting in additional chemicals because as the water goes out the chemicals are being depleted. Rolando also said that if we went the route to replace the two tanks completely that he would recommend replacing the wall to allow us to have more space for any future repairs of any of the equipment in the area.

Ms. Harris: I think we are between a rock and hard place or we don't have a choice at this point.

Mr. Moon: Does it seem high? I feel like it seems high.

Ms. Coon: Should we get another estimate?

Ms. Duque: You can approve a not-to-exceed amount, obtain additional estimates, and appoint someone to work with Jen. Ivero Pools was the company recommended by our vendor, Patagonia.

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Ms. Lora: He gave me three names. This person was the only one that answered. The other ones I left multiple emails and nothing.

Ms. Duque: So you did reach out to other vendors for the proposal.

Ms. Morales: If we wait for another proposal it is going to be another \$10,000.

Ms. Lora: My worry is the longer we leave it the water is going to get higher and then they might deny any credit request because they know that we have this leak and they are going to say we didn't take action to repair it.

Ms. Harris: If we wait another month like Dottie said I totally agree with her we are spending another \$10,000 and now we are spending \$40,000. We are between a rock and hard place. I am making a motion to approve this. We just don't have a choice.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a proposal in the amount of \$31,800 from Invero Pools for the south collector tank refurbishment was approved.

Ms. Jo: I haven't met Rolando in person, but I have spoken to him over the phone. He does strike me as he knows what he is talking about. He is very thorough, and I believe he knows what he is doing especially if Enrique our current vendor also trusts him because they have worked together to find out what is going on with the leak.

Ms. Lora: He also made detailed videos explaining and showing the different things.

Mr. Moon: It is December our slower time I guess it would be the best time to do it.

Ms. Duque: Any other comments from the Board? Anything else under the club, Jen?

Ms. Lora: Really quick we sent all the information Sonallaliz Trujillo for the insurance claim for the lightning. We are waiting for a response. All the pool lights are already replaced. That is it for me unless anybody has any questions.

Ms. Duque: Any questions for Jen?

Ms. Harris: Jen good job on the tree lighting party.

Ms. Lora: Thank you.

Ms. Duque: Great job, Jen.

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D. Gate Updates

Ms. Duque: No updates under the gate updates.

E. Field Manager- Monthly Report

Mr. Lorenzo: For the sake of time unless you have any questions regarding the field report the only thing I have for the Board is on page 80 you will see a proposal from FCC to paint the columns at both entrances. The paint is fading. We think it is the irrigation system. Before we paint it we are working on to schedule a meeting with Tony's irrigation crew to look at the irrigation system before proceed with the painting if this is something we should do just to make sure the heads are adjusted and the columns are not being sprayed by the irrigation system, which has chemicals sometimes in the water that causes the columns to deteriorate a little faster. Unless anybody has any questions, this is something I have been working with Ana as well just so you guys know.

Ms. Harris: Do we know how much it is?

Mr. Lorenzo: \$1,975 to repaint all 32 columns.

Ms. Morelos: That seems reasonable.

Ms. Harris: Can we wait until after the holidays?

Ms. Duque: Do you want to wait until after the holidays? because they are going to be removing the decorations. Never mind, they are far from the columns.

Ms. Harris: I would like to table it to January.

Ms. Jo: As long as there is no filtration and it is more cosmetic because of the sprinkler system spraying the walls, we can wait. Especially with all the expenses that we are having.

Mr. Lorenzo: Yes it is just cosmetic.

Ms. Jo: If it is only because of the sprinkler we can wait.

Ms. Harris: Let's talk about it in January. Sorry.

Mr. Lorenzo: No worries.

Mr. Moon: In the meantime you said potentially we could readjust the sprinklers?

Mr. Lorenzo: Yes I am scheduling a meeting to make sure that the sprinkler heads are adjusted if needed just to make sure. That might be what is going on. We want to further investigate it. Plus it will prolong the painting when it is repainted.

Ms. Coon: Are the proposals still valid in January?

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Mr. Lorenzo: I am sure.

Ms. Duque: This is Alex. The Board already assigns a significant amount of work to Alex, so it should not be a concern, but we can verify that. Okay, we will wait until January. Anything else, Jesus?

Mr. Lorenzo: No. We are working on the easement project. It should be commencing. Just finished the last few trees on the outdoor gym. Then I am working on the repair and maintenance or a maintenance estimate with Jake from Chandler Construction to re-evaluate some of the equipment. Some of it is starting to rust again. That is it unless you have any questions.

F. CDD Manager

Ms. Duque: I don't have anything additional to report. A reminder was already provided by Scott to do the ethics training, which is due December 31st. Don't forget that.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Financial reports, tab A is the approval of the check register, and tab B is the acceptance of unaudited financials.

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests?

Ms. Harris: Just one quick question. Have you heard anything from the Town of Cutler regarding *Ms. Harris was inaudible at this time*.

Ms. Duque: No, not yet.

Mr. Cochran: Not yet. I haven't had a chance to get in touch with them.

Ms. Duque: Michele, you also have another petition for the Board about the December meeting.

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Ms. Harris: Oh, thank you, yes. As it is customary I would like to move that the rest of the Board approves to cancel our December meeting which means we will not meet until January. I will make that motion.

On MOTION by Ms. Harris seconded by Ms. Jo with all in favor, a motion to cancel the December meeting was approved.

Ms. Harris: With that being said I wish everybody a very healthy, happy holiday and I hope you have healthy, happy new year. *Ms. Harris was inaudible.*

Ms. Duque: Happy holidays.


Ms. Jo: Happy holidays to everyone.

Mr. Cochran: Happy holidays.

Ms. Duque: Do we need to have any other Supervisor comments or questions? None. Any audience comments? Thank you so much, Santiago, for being here today. A motion to adjourn.

SEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Harris seconded by Ms. Morales 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

Certificate Of Completion

Envelope Id: 091C3BCE-5A86-4404-922C-E04A9C62ED0C
 Subject: Lakes by the Bay South: Complete with Docusign: 11-18-25 Minutes.pdf
 Source Envelope:
 Document Pages: 8
 Certificate Pages: 2
 AutoNav: Enabled
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 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

 Envelope Originator:
 Ellen Acosta
 1001 Bradford Way
 Kingston, TN 37763
 eacosta@gmssf.com
 IP Address: 162.199.192.217

Record Tracking

Status: Original
 1/28/2026 6:26:57 AM
 Holder: Ellen Acosta
 eacosta@gmssf.com
 Location: DocuSign

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:
 2607:fb90:9046:83f0:e4a4:e479:d152:7c0
 Signed using mobile

Timestamp

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 Signed: 1/28/2026 6:34:56 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: 187.237.126.109
 Signed using mobile

Sent: 1/28/2026 6:29:00 AM
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Electronic Record and Signature Disclosure:

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

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Intermediary Delivery Events

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Certified Delivery Events

Status

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Carbon Copy Events

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Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	1/28/2026 7:55:13 AM
Payment Events	Status	Timestamps