

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, May 26, 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 (via telecommunications)
Maggie Coon	Assistant Secretary
Timothy Moon	Assistant Secretary
Dorothy Morales	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Ginger Wald	District Counsel
Jennifer Lora	FirstService Residential
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 April 28, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the April 28, 2026 meeting. This is the moment to present any additions, corrections, or deletions. If there none a motion to approve them will take place.

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On MOTION by Ms. Harris seconded by Ms. Morales with all in favor, the minutes of the April 28, 2026 meeting with were approved.

THIRD ORDER OF BUSINESS

Ratification of:

- A. Agreement for Polling Place Authorization with Office of the Supervisors of Elections**
- B. Addendum to Facilities Services Contract with FirstService Residential Property**
- C. Estimate #32054 with The Fitness Solution, Inc.**

Ms. Duque: The next item is the ratification of three items. I will briefly identify each one and then request a motion at the end. The first is an agreement for Polling Place Authorization with the Office of the Supervisor of Elections. The second is an addendum to the Facilities Service Contract with FSR. The third is Estimate No. 32054 with The Fitness Solution, Inc. At this time, I will entertain a motion to ratify these items.

On MOTION by Ms. Coon seconded by Mr. Moon with all in favor, Ratification of Agreement for Polling Place Authorization with Office of the Supervisors of Elections, Addendum to Facilities Services Contract with FirstService Residential Property and Estimate #32054 with The Fitness Solution, Inc. were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Wald: Nothing for today.

Ms. Duque: Thank you so much, Ginger.

B. Engineer

Ms. Duque: We have nothing further to report from the Engineer at this time. We are continuing work on the apron repairs at The Breakers, and we are still coordinating with the South Florida Water Management District. They have approved the plan presented at the last meeting, and all related documentation has been provided to Scott so he can assist with drafting the agreement. We are in a good position to move forward and will keep the Board informed of any updates.

C. Club Manager – Monthly Report

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Ms. Lora: May craft distribution because the last week of April. Our Father's Day crafts are being distributed as of now. Our next trimester is still open for enrollment. We have about 20 spots left. The agreement between UM and the Parents Seminars and the District is still pending. Our Mother's Day workshop took place on May 2nd. We had 40 members that attended. The summer pool party will next Saturday from 1-3 p.m. We are hoping for no rain. We are at capacity with 151 people registered and we will be serving hot dogs and refreshments. Regarding our paint night vendors I have for the Board's consideration three estimates. One is from Colors Can be Fun which is a vendor that was recommended by *Ms. Lora was inaudible at this time*. Their estimate is \$50 per person. Painting with a Twist we have two proposals from them. One is 1 ½ hour at \$32 and one is for 2 hours at \$43 and then Lunituni which I have worked with before but was recommended by somebody else is \$35 per person. Currently we have been paying \$35 per person with the people that we had before. It is my recommendation I think Colors Can be Fun is way too expensive from what we were paying before. Maybe we should try Painting with a Twist for \$32 since it is under what we were paying and they have experience.

Ms. Harris: I have done Painting with a Twist for someone's party one time and they are all over. They are a chain.

Ms. Lora: We started with them first. The studio that was closest to us closed down. That is why we wound up with the other company, but they moved.

Ms. Harris: I move to go with Painting with a Twist.

Ms. Duque: The amount for this one is how much Jen?

Ms. Lora: We can get together with them. I we can do the 1 ½ hour class and it would be \$32 per person instead of the \$35 we were currently paying to Paint N Hang.

Ms. Duque: Ok.

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, a proposal from Painting with a Twist for a 1 ½ hour per person session for a painting party night was approved.

Ms. Lora: As our year progresses we have had close to 13 meetings, 21 private parties, 20 clubhouse events, and 29 classes in the clubhouse. We have collected so far

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in private rental income \$4,512.74. Our ongoing services for air conditioning, pest control, pool maintenance and landscaping continues on schedule per vendor contracts. Our polling place agreement was already finalized and signed by Michele and returned to them. All dates have been blocked already in my calendar for elections. Our pool equipment facility maintenance is ongoing with Patagonia Pools. We had problems *Ms. Lora was inaudible at this time*. We went to Ibero to request estimates for the repair. When we received the estimate back Juliana, Ana and I found that the price was a little elevated, so we did a little bit of digging and we were able to contact the manufacturer and the price between the estimate that we received from the vendor was over \$9,000 and the cost of the actual part was \$2,100. Today we are meeting with Tropical onsite, and we are getting another estimate to be able to proceed with the valve replacement. We might have to repair them sooner.

Ms. Duque: Right, correct.

Ms. Lora: Our bougainvillea is still coming back. The ones that are by the fence behind the kiddie we are probably going to remove them because we have to fix the fences to open to allow freer access to service that area. Our entrance and median repairs were completed. The trash cans were sent back. Our cameras are operating perfectly fine. You also have an estimate in your report to upgrade our access control system. Our current access control system is old. It is pre-Covid. It is slowing down. Anytime you come and scan a card it takes a couple of minutes between scans. Me and Kevin are worried that at some point it is going to break down. We contracted with a company called Licenses software and they discontinued it. I have mentioned this before. They don't even service it anymore. They are not going to be giving us any type of support. Before we loose the database which has a bunch of cards in there. We are trying to preserve what we have and then possibly install a new system. Kevin and I have been going back and forth for months. We are trying to find an option. Most options available nowadays require a substantial amount of funding for subscriptions. Some of them charge per person. Some of them charge for the amount of cards. What he narrowed it down to was two options. We can either do a facial recognition option which has a onetime investment, or we can do a mobile one which is based on having a card on your phone which he recommends because we can tie into our access system. The only difference

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between this one and the other one is that we will have to pay a \$250 month fee to be able to keep it up to date.

Mr. Moon: Is that option 2?

Ms. Lora: Yes, that is what he is recommending.

Ms. Harris: Do we have to get new cards?

Ms. Lora: We won't use the cards anymore because you will have it on your phone.

Ms. Harris: Oh, ok.

Ms. Lora: We have had feedback from residents asking for a more modern option for them to be able to access the clubhouse.

Ms. Coon: If we do the option on the phone is there anyway they can share it?

Ms. Lora: No. What we were discussing, and Ana was here when I was talking about it with Kevin she had a suggestion that instead of us putting where you scanned on the door at the gym and have the gym door open and close we will talk to Kevin and maybe he modify the estimate, not put the door closure and then have them scan it at the front desk. We can make people aren't entering right behind them. This was we can control that aspect of it.

Ms. Harris: Also you would have to get one for the pool as well.

Ms. Lora: It would be the same thing.

Ms. Harris: This way we don't need it for the gym.

Ms. Lora: We can control both.

Ms. Duque: The proposal provided by DML is in the amount of \$9,845 for the facial recognition system.

Ms. Lora: If you look on the management report on page 5 I made a little table to make it easier.

Ms. Duque: It is referenced on page 45; however, it is also important to review the proposal itself. The facial recognition option is detailed on page 51, while the alternative, Access Connected with LiftMaster and the cloud-based system, is on pages 59–60. The cost difference between the two is approximately \$1,000.

Ms. Lora: The facial recognition is \$9,845 and the Mobile Credential with the smartphone access is \$8,681 plus \$250 a month.

Ms. Duque: That is where I was going.

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Ms. Harris: The one with the facial recognition means we have to have everybody come back in here again and get new ones.

Ms. Wald: And what if you want to have someone who wants to opt out then you have to have a backup. That would be my concern with facial recognition. I was just at 8 million airports and the big signs if you want opt out got to this other line.

Ms. Lora: Some people might find it a bit invasive.

Ms. Duque: Is the \$250 charge paid directly to a third-party company, or to DML?

Ms. Lora: Through Lift Master and if you see the estimate that he has we are getting significant discounts on the installation and equipment because we have a service agreement with them.

Ms. Duque: With respect to the \$250, does this cover system maintenance, or what specifically is the charge for?

Ms. Lora: For the licensing and to have the data stored on their cloud.

Ms. Harris: I think the maintenance comes from Kevin anyway.

Ms. Lora: And us including that *Ms. Lora was in audible at this time*.

Ms. Duque: That is important because we will need to amend the existing agreement with DML to include the \$250 charge. We should also ask Kevin to provide documentation specifying the services covered, so we can forward that to Scott and properly update the contract.

Ms. Harris: The next thing is the budget. That is another \$3,000. We don't have a choice at this point even though I am in a don't spend money phase of my life. I say we do have to go with it. I am going to motion that we go with option 2.

Ms. Duque: Ok.

On MOTION by Ms. Harris seconded Ms. Morales with all in favor, a proposal in the amount of \$8,681 with a \$250 monthly fee with DML Security Systems for a Mobile Credential Access system for the clubhouse and authorize District staff to draft an agreement to amend the existing contract was approved.

Ms. Lora: The next thing with that I would suggest that we do a three month period, once we have everything implemented to do the change to allow everybody to come in.

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Ms. Harris: We have had the cards for how long?

Ms. Lora: Six years almost.

Ms. Harris: And people still don't have them.

Mr. Moon: And that would give access to the pool and the gym?

Ms. Lora: Correct.

Mr. Moon: So it is just like the card but a digital version.

Ms. Harris: Somewhere on here I have an app for a club that we are members of, and you can put it up to it and it unlocks the door and does all sorts of fun things.

Ms. Coon: Is it an app that you would download? What is it exactly? Ms. Coon: What exactly keeps someone unauthorized from downloading the app?

Ms. Lora: You have to register with us first and we credit a user and they will be able to actual use it. It is the same registration process that we have currently. We will have to verify residency, you have to provide association, age and all that kind of stuff.

Ms. Harris: When we joined we had to go in there and they took our phones in front of us, we downloaded the app and she ok'd the credentials, we plugged it in, so it was a whole thing right on property.

Ms. Coon: So we will have to go through this with each resident?

Ms. Lora: Yes.

Ms. Harris: Then they had an update, which is the only thing I will say is they did an update, so we had to go back in 8 months later to get it updated.

Ms. Coon: What if you change phones?

Ms. Harris: If you change phones it should be in the cloud so it should be ok.

Mr. Moon: Is there a demo or trial that we can give?

Ms. Lora: I can ask him.

Mr. Moon: If it is cloud based even if it attached to the device what is stopping someone from downloading the app onto the device.

Ms. Lora: Because the credentials are for only one device. You won't be able to duplicate it. That was the first thing that I asked him. I said we need something that you can't give your access to somebody else. It is going to be unique to download for just person.

Mr. Moon: We get a link from our phone.

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Ms. Coon: A one-time use link. I am not technically savvy that is why I am asking these questions.

Ms. Lora: I also asking for any updates or phone changes.

Ms. Duque: So then we do need residents to come here.

Ms. Lora: Of course. No matter what system we choose we would need them to come to register so we can create a credential.

Mr. Moon: That is the three month transition.

Ms. Harris: We might need six months with the Isles of Bayshore, and I am being really serious. I am not trying to be mean, but we may need six months. Tell them three but give them six because I know how this is going to roll.

Multiple people speaking at one at this time.

Mr. Moon: The current system isn't costing us anything so if we need a longer transition.

Ms. Harris: Yes. This is like I am saying this is what we did I think when we did the cards we told them a certain amount of time, but we keep the other one open for longer.

Ms. Jo: When people come and register with the new system will we take a picture so each time that they come in the staff will be able to see their picture so that we can match the person.

Ms. Lora: I believe so. I believe the system will have photographs.

Ms. Jo: On the current system the photo is so small you can barely see the person.

Ms. Lora: Which is what started this whole thing and then the system started acting up.

Ms. Jo: Ok, sounds good.

Ms. Coon: What if there is a resident does not have a cell phone. I ask this because it does exist. My father does not have one. My mother just literally got one.

Ms. Lora: Then I guess we can make an allowance and allow them to keep the card that they have with the picture, and we will just manually hold it and look at it and verify that it is you.

Ms. Harris: They do exist.

Ms. Duque: Ok, so we are good

D. Gate Updates

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Ms. Lora: We recuperated a total \$1,046.45 in gate hit fees. That includes the person that was suspended last month. As far security updates I have to report that on May 11 we responded to a medical emergency at the clubhouse. Thank you to Marketa Baker she is our front desk team leader she was wonderful helping the person having difficulty breathing and assisting with the 911 call. On May 20th we received a report of a vehicle accident. That was taken care really quickly. I have the police report so you guys have it for insurance purposes for the tree replacement. We closed the clubhouse playground temporarily on May 20th due to a beehive that we found in the playground. That was taken care of the next day, and we are just giving it five days to open again to make sure that there are no more worker bees in the area. That is about it for me.

Ms. Harris: I want to go back a minute. On the accident I think we need to get in touch, I mean we are so lucky. I went there shortly after it happened. That car is totaled. It is bad. He went into one side, Jesus and I didn't know how he did that. He went from one side, hit the tree, came to another one. There is glass on both sides. There were parts on both sides. Speed I was told by the police officer was definitely a factor. Maggie and I are like shocking. I think we need to get back in touch with the Town of Cutler Bay and explain that if not for the grace of God no one got hurt, injured or worse and we need them out here. They think this is the Indianapolis 500 and we hear them all the time. It was in excess of 60 mph. That is 30 miles an hour over the speed limit.

Ms. Lora: He was lucky that the tree stopped the vehicle or the vehicle would have continued rolling into somebody's backyard.

Ms. Harris: It could have landed anywhere. There are people who walk their dogs in that median for reasons I won't say but I see them all the time. Just yesterday there was a kid popping wheelies in the middle of the street on his bicycle. We are a very active community. There is always people out on the sidewalks and in the medians and running, walking their dogs, and walking their children. We have a speeding problem. The Town of Cutler Bay says yes I know. I don't want it to cause a death.

Ms. Duque: I will make sure I report this back to them again.

Ms. Harris: And get somebody out here. They run the stop signs. How the break the exit gate is totally beyond me. They run those stop signs. Those are controlled vehicles. This happened right somewhere right by your house because it was after the

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entrance where I turn to go to Ana's house in the Cove but before mine. It was somewhere more in yours.

Ms. Coon: Yes.

Ms. Harris: We need to get them out here. They need to be out here on a continual basis.

Ms. Coon: I actually showed those pictures to my son because he bikes around the neighborhood and I said this is why you need to be aware not because you are doing anything stupid but because there are other people who are not paying attention and accidents can happen. I told him look at this tree. This could have been a person so be careful.

Ms. Harris: And as you are walking a lot of people wear the headphones and they are running and going the opposite way, we are so fortunate that something horrible didn't happen. I asked the officer and said we tried to get speed bumps or something we have been told we cannot because it is divided highway. He suggested that maybe we contact instead of the police the Florida Department of Transportation.

Ms. Duque: When we reached out to the Town Manager, they indicated that they had already discussed this with FDOT, and that was the response provided.

Ms. Harris: Maybe if we talk to FDOT and say look at these pictures we are lucky someone didn't die.

Ms. Duque: We can do that.

Ms. Harris: It doesn't hurt to at least try.

Ms. Duque: Yes, and it is important to keep in mind that the roads are not owned or maintained by the District. If the speed bumps are allowed and approved, their installation will need to be funded by an entity, whether that is the Town of Cutler Bay or potentially the District. The key point is that if we receive approval, there will be a cost associated with the installation, and we will need to determine which entity will be responsible for that expense.

Ms. Harris: I get that, but you can't put a cost on life.

Ms. Duque: I understand, and that is not what I am referring to. I just want to make sure this is clearly reflected in the record. I do not want anyone reviewing the minutes to interpret that the CDD committed to installing speed bumps.

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Ms. Harris: We have been turned down. I have been with you when you have talked to them. I know we have been turned down.

Mr. Moon: Would it be more feasible to put may be a few stop signs- 4 -way – at some of the intersections.

Ms. Harris: I almost got t-boned because some car rammed the stop sign at the Palms and never stopped.

Ms. Coon: I think the stop signs will only be for the ones that abide by a speed limit anyway.

Ms. Lora: And it will probably just create confusion.

Ms. Duque: Ok. I think we have a direction for now. We will continue down that road. Any other comments, Jen?

Ms. Lora: No.

Ms. Harris: Did you file a police report for what I said yesterday?

Ms. Lora: No. Yesterday when Amanda opened the clubhouse she was doing her rounds and she noticed that there was bloody towels in the female bathroom. There was droppings of blood on the floor and on one of the handles. We checked the whole area, checked the cameras. There was no sign of anything, so what we are assuming is that somebody had a nose blood or accident in the bathroom. It was cleaned up and taken care of. Michele had suggested that we call the police.

Ms. Harris: Alright.

Ms. Coon: The palm tree crash incident that was taken care through their insurance.

Ms. Harris: We had to pay for it to start but we are going to go through their insurance. Jesus already has all of it. Jen called Tony and let me thank Tony for this because Jen called Tony as did Jesus and he was right out there. He even got a that a boy on Next Door. It was down right away.

E. Field Manager – Monthly Report

Ms. Duque: Jesus has included his report in the agenda package. There is nothing further to add at this time unless there are any questions. Regarding the outdoor gym equipment, it remains in good working order, and a replacement seat for the bicycle station has been ordered; that is the only outstanding item. As previously mentioned, we

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are continuing work on the apron repairs at The Breakers, and photos are included in his report. We are also continuing to address instances of unauthorized dumping on District property.

Ms. Harris: It is a boat.

Ms. Duque: That is the vendor's boat used to clean the area, treat the lake.

Ms. Harris: Can you remind Tony we need the hedges trimmed in front of the monuments and stuff.

Ms. Duque: They were doing that. I noticed it.

Ms. Harris: Ok.

Ms. Duque: Any other questions or comments? Not hearing any.

F. CDD Manager

Ms. Duque: Under the CDD Manager's Report, this is a reminder to file your Form 1 if you have not already done so, and to complete the required ethics training. I will follow up with an email providing detailed information

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

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

On MOTION by Ms. Harris seconded by Ms. Coon with all in favor, the Check Register and Unaudited Financials were approved.
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SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests? Any audience comments, Santiago? Once again thank you for being here today. Not hearing any, a motion to adjourn.

SEVENTH ORDER OF BUSINESS

Adjournment

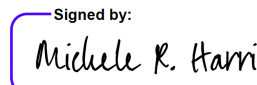
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On MOTION by Ms. Harris seconded by Mr. Moon with all in favor, the meeting was adjourned.

DocuSigned by:

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Assistant Secretary/Secretary

Signed by:

0D54D281347F479...
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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Signature Adoption: Drawn on Device

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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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Signature Adoption: Pre-selected Style

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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

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

8/10/2026 6:31:44 AM

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