

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, September 23, 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
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
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 August 26, 2025, Meeting

Ms. Duque: The next item is the approval of the minutes of the August 26, 2025, meeting. This is the moment to present any additions, corrections, or deletions. If there is none, a motion to approve them will take place.

Mr. Cochran: I just have one on page 6 under my comments about 6 or 7 lines down. At the end of the first line, it say TER, that should be termination, so it say if there is a termination for cause.

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Ms. Duque: Perfect. Thank you, Scott. Do I have any other comments, corrections, or deletions? If not, a motion to approve it with the requested changes from Scott will take place.

On MOTION by Ms. Harris seconded by Ms. Morales with all in favor, the Minutes of the August 26, 2025 Meeting with the indicated change were approved.

THIRD ORDER OF BUSINESS

RATIFICATION OF THE EVENT AGREEMENT (2025 Event) RECREA GROUP, INC.

Ms. Duque: The next item is the ratification of the event agreement for the 2025 event with Recrea Group. I have a copy of the event agreement with me. It is fully executed. A motion to ratify will take place.

On MOTION by Ms. Morales seconded by Mr. Moon with all in favor, Ratification of the Event Agreement (2025 Event) Recrea Group, Inc. was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Cochran: Nothing specific to report today.

Ms. Duque: Thank you so much Scott.

B. Engineer

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

C. Club Manager

1) Monthly Report

2) Ratification of:

a. Termination Letter with EJ Quality Pools Incorporated

b. Pool, Spa, and Kiddie Pool Maintenance Agreement with Patagonia Pools

Ms. Lora: We hosted our Family Game Night. We currently have our Halloween Party open for reservations. As of Sunday which is when I published it we had 383 already signed up in a day. The Master provided the funds for the items and will be given out at the Halloween Party. Our pool lift was already installed. Everything is running fine. The

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permit is closed. Nobody has come to use it yet. I know that is going to be your next question.

Ms. Duque: The pool lift permits were already closed, right?

Ms. Lora: Yes. I met with Lino from Recrea to sign the agreement. That is what Juliana mentioned that we just ratified. I am also coordinating with him so we can start planning for the events for 2026. I also had a request from the residents to try to do again the Pop Up market that we had in the summertime. The proposed date will be December 6. I know that we have to get a special permit now for the event and we will pay out of the money that we ask for the vendors to donate. The Parents Seminars is still up in the air. They have returned the agreement yet. It is still with their risk management department. As soon as they send that I will let the Board know. We still don't have any estimates for the issue with the jacuzzi that is pending. We are waiting for the new company to start on October 1st. That agreement was signed by the vendor. Michele has it today.

Ms. Harris: It is already signed.

Ms. Lora: He is ready to get started.

Ms. Duque: Jen, before we continue with the discussion of the pool, please provide the Board with information of what has taken place after we discussed the services of the pool.

Ms. Lora: The company was terminated, and they were able to honor the contract.

Ms. Duque: With that being said, a motion to ratify the termination letter with E & J Quality Pool Incorporated will take place.

On MOTION by Ms. Jo seconded by Mr. Moon with all in favor, Ratification of the Termination Letter with E & J Quality Pools Incorporated was approved.
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Ms. Duque: At the same time, I will ask the Board to motion to approve the pool, spa, and kiddie pool maintenance agreement with Patagonia Pools. For the record, I have received a fully executed document as well. Motion?

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On MOTION by Ms. Morales seconded by Ms. Coon with all in favor, Ratification of the Pool, Spa, and Kiddie Pool Maintenance Agreement with Patagonia Pools was approved.

Ms. Harris: Just for my own recollection how much was the difference extra? It was worth it I understand that, but do you remember how much it was?

Ms. Duque: I think it was almost \$500.

Ms. Harris: Ok.

Ms. Lora: The algae in the pool was already remediated. We have no trace of algae left on the pool or any of the surfaces. Iggy Trappers came yesterday and installed the traps for the iguana removals. A couple of light bulbs to the clubhouse parking lot were changed. We have another one that started flickering over the weekend. Alex was here working on the baseboards in the gym. The gym is closed today and tomorrow because they are replacing all the baseboards with a sturdier wood one. *Ms. Lora was inaudible at this time.* The gate services have been completed. We recovered two gate hits from U-Haul which is a total of \$400. I am currently working with Miami-Dade Public Schools insurance carrier because on the second day of school one of the school buses hit the gate. Also, we are working with USPS because a mailman went through the resident's side and took off the arm. I am waiting for them to complete their investigation on that. We haven't had any incidents. I did send a warning to a member who attempted to utilize the gym with his two minor children, and he was a bit rude to the staff but after that he hasn't come back with the kids. Everything has been ok with that. I don't know if anybody has any questions for me?

Mr. Moon: Was the algae removed by Patagonia?

Ms. Lora: No E & J.

Mr. Moon: Has Patagonia started yet?

Ms. Lora: No October 1st. We are still receiving services from E & J until September 30th.

Ms. Harris: Jen just one thing. When people come in just so we are consistent to try, it is one thing if you don't have your card, once they start getting rude and escalating we need to perhaps do more than just, in my opinion.

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Ms. Lora: Usually when I get involved with it and I show them the rules they calm down. It is a very rare case that we have had people come back and are a bit more difficult that we have to result in suspension but so far giving them a warning has worked.

Ms. Jo: I agree. First a warning and then if they escalate we issue a suspension.

Ms. Harris: It just seems to be happening more often.

Ms. Lora: Before we finish there was another palm tree that was hit by lightning behind the kiddie pool. Tony already removed it and this week we are doing a stump grinding.

Ms. Duque: Since it was under the discretionary amount, we approved it. He had the crew, so it was a savings for the District. Everything has been provided to the insurance. They already requested the second incident. They requested that Jen provide them with the second incident.

Ms. Jo was inaudible at this time.

Ms. Lora: When we had the other strike behind the kiddie pool we lost the transformers that led electricity to the pool. The electrician is working on replacing those and then once they are replaced we will have to troubleshoot the pool lights, but we can't turn them on yet until we know exactly if they are working or not.

Ms. Harris: So, we have no pool lights on?

Ms. Lora: On one side.

Ms. Coon: Has this always been an issue with the lightning hitting. I feel like we have been talking about it a lot more recently.

Ms. Duque: It's been a hectic season, Maggie. In several nearby communities, we've had quite a few issues; five Bismarckia palms had to be removed. Initially, we thought only three needed removals, but those trees were struck by lightning and located near power lines, which made removal necessary. In Enclave, another community close to yours, we also had to replace one palm that was hit by lightning.

Ms. Lora: In some of the instances those strikes weren't direct but lightning travels through the powerlines and through the wires. That is what happened here.

Ms. Duque: It is really active in this area for some reason. There is another District, Westview North, and it was hit by lightning, too. It is all around South Florida.

Ms. Harris: We are going to have no palm trees left at this rate.

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Ms. Coon: And they are so expensive to replace.

Ms. Lora: I am waiting for Tony's estimate. He said it would be around \$6,000 to \$7,000 to replace.

Ms. Morales: Do we have to replace them?

Ms. Duque: No.

Ms. Harris: So far we have been taking them out just so everyone knows because it is just cost prohibitive. I will say I have never seen this many hit here. This has been a weird season.

Ms. Duque: It is not only your community.

Ms. Harris: It is all over.

Ms. Lora: And the cost is mostly because of the equipment that we need to bring the palm in and install it then the palm itself.

Ms. Harris: Royal palms are expensive anyway.

Ms. Duque: It is because of their height.

Ms. Lora: We have a gap now, but they are not evenly spaced throughout the pool, so it depends.

Ms. Duque: Do I have any other questions for Jen in reference to the club or the gates? Not hearing anything, let's move forward to the field manager's report.

D. Gate Updates

E. Field Manager – Monthly Report

Mr. Lorenzo: Palm tree trimming should start by the end of this month if not the beginning of October to get them ready for the holiday lights. Once he finishes with the palms he will start with the hardwoods. You will see some irrigation repairs on page 50. A new pump installed. A new pipe was installed and there was multiple heads repaired. Besides from that the irrigation system is in full operation. The annuals are doing well. As far as the agaves you guys had requested a proposal. I didn't get an actual proposal, but I did get the price. He has been trying to find a larger agave. The ones that he has been able to find are smaller and would be \$250 each to replace.

Ms. Harris: We need to know how many?

Mr. Lorenzo: Two.

Ms. Jo: One on each side?

Mr. Lorenzo: He is not going to charge to remove it.

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Ms. Harris: But they are growing right. The small ones will grow to be big ones?

Mr. Lorenzo: Yes eventually.

Ms. Duque: It will take time. Years to get where they are right now.

Ms. Jo: How big of a difference are we talking? How small are they?

Mr. Lorenzo: I am going to show you a photo right now.

Ms. Harris: Oh yeah those are a lot smaller and those are \$250. Can you imagine what our size will be?

Ms. Jo: \$750?

Ms. Harris: Easy.

Ms. Duque: More than that.

Ms. Jo: If we remove them you are going to have an empty spot there because it looks weird.

Ms. Duque: Maybe we can consider placing something different there. If two of those cost around \$500 each, we're likely looking at over \$1,000 to replace the two others, possibly even more.

Mr. Lorenzo: We have been trying to work with the ones that are there, trying to cut around them.

Ms. Harris: Tell him to bring to us for the next meeting something other than agave.

Mr. Lorenzo: Ok. Just those two agaves that are being removed?

Ms. Duque: Yes.

Mr. Lorenzo: The South Florida Water Management easement Tony has been working, and we have been meeting with Tony as well. He was actually there again on Saturday to work again behind the Courts. They are doing a great job but there is still some areas that need to be addressed and some fine-tuned touches coming back in the spring. We are hoping to meet with him again once more before we call for inspection of the permit to satisfy the permit. The engineering team is working on a response to South Florida Water Management.

Ms. Duque: Because they sent another letter.

Mr. Lorenzo: They sent another letter to let them know, they have seen the progress that we have been making but just wanted an update with regards to the cleanup and quarterly maintenance. We are also working on the replacement option that they had

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mentioned in their notice. That is something that we are going to talk to them about and see how long we can prolong this because this is not something you guys budgeted for the maintenance side of it. That is being done. Moving along to the lakes they are doing well. Raptor Vac as you know completed the storm drain cleaning project. You will see it as exhibit B for more information as far as the report. Regarding the signage that we discussed at the last meeting you will see it on page 60. There are signs to the side of that area but there is one around that barricade and if you look at page 60 you will see a square on the bottom right maybe proposing to install a sign there. It would be \$386 with FCC if that were what you would like to do?

Ms. Duque: You do have signs.

Mr. Lorenzo: You do have signs all over the lake, but this would be a good area to put it.

Ms. Duque: To Maggie's concern, which is right in the area where you can park a car.

Mr. Lorenzo: You will be able to see it when you pull up. There is signs to the right and there is signs to the left.

Ms. Coon: People just ignore them.

Ms. Harris: And they will look more at the one right where they can see it too.

Ms. Coon: They are everywhere.

Ms. Duque: Any direction from the Board?

Ms. Coon: We already have signs.

Ms. Jo: We are trying to save money.

Mr. Lorenzo: If we call the police and let them know that there is somebody trespassing they will come out. If you guys let us know we can call as well. Do you need the extra sign? Probably not. You have plenty of signage throughout all your lakes. This would just be a little more visible in that specific area.

Ms. Jo: We will save money for the plants. Let's be conservative.

Mr. Lorenzo: Tony needs to come back I would say a couple more times before they even call for the permit. He is halfway done with the Courts. He has done everything, but he needs to come back and do a little bit more and still fine touch. There is vines

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growing that they need to treat. It is a vine that is very invasive. They have been cutting it and treating it, and it is growing right back.

Ms. Harris: It is such a hit to our budget that we weren't anticipating. I am going to be very frugal with the budget until we know. We might still have to replace plants.

Mr. Lorenzo: That is another thing. They were looking at proposals and I am not going to throw the number out there, but it was up there. Again, let's go through the motions of cleaning it up and making sure that the signage is there and working with FCC to make sure there is signage as requested. That is something else that I forgot to mention. Anything that is cut down they need to remove the branches. In some of the areas they were leaving branches.

Ms. Morales: What do those signs say?

Mr. Lorenzo: Preserve wetland area please keep out.

Ms. Jo: Last time it was mentioned that there was trash has that been cleaned?

Mr. Lorenzo: Yes. I was actually just there. Moving forward on page 61 some delineator posts at the entrance were repaired by FCC.

Ms. Harris: On 88th I saw.

Mr. Lorenzo: What?

Ms. Harris: You didn't show him?

Ms. Lora: We had a vehicle that instead of going through the visitors' lane they drove outside the median and took out our sign.

Multiple people speaking at this time.

Ms. Duque: Just for the record, we are showing a video of an incident that took place at the gate.

Mr. Lorenzo: You will see some light posts that were reported to FPL. I was able to come at night and check the ones the whole string that were reported to FPL. Hopefully they will be repaired soon.

Ms. Harris: I found out where they put the purple lights though.

Mr. Lorenzo: I haven't seen any purple lights.

Ms. Harris: When I come home from the last couple of night games at UM from the stadium. It is like solid purple for like a mile. No purple in our community. Their own little section.

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Mr. Lorenzo: I noticed that the lights at the 88th entrance or 93rd I am not sure off the top of my head, but the monument lights were on. It was a photocell, and it was replaced by BrightView. Moving along to page 65. You guys will see a resident concern, an email from a resident regarding a tree that is on our property. The leaves are staining his pool. He would like to know if the Board would authorize the removal of the tree and I let him know that the tree will be trimmed as part of the annual tree trimming for the District. The removal would have something that the Board approved.

Ms. Harris: So, a resident wants us to remove a tree because the leaves are shedding and discoloring his pool. I would say no on that one. It is up to you guys.

Ms. Morales: That is an easy no.

Ms. Harris: We want to be consistent.

Ms. Jo: What is the location of this resident?

Mr. Lorenzo: 9123 SW 227th Terrace. He lives in the Tides.

Ms. Jo: In this case we do tree trimming.

Mr. Lorenzo: I will let him know that he can trim whatever is on his property as well.

Ms. Harris: We are losing enough trees from mother nature I don't think we need to do anymore.

Ms. Coon: Please if we remove a tree doesn't it require permitting and we went through that with the town.

Ms. Harris: Cutler Bay is going to say no to us anyway. They wouldn't even let us remove the tree that was ruining the guys' drains.

Mr. Lorenzo: Aside from that unless you have any questions for me. You will see the report from Raptor Vac on page 72.

Ms. Harris: The sign that you put up by the guard gates seems to have done the trick, by the way.

Ms. Duque: What signs?

Ms. Harris: That says no parking. Those really did their job.

Ms. Duque: Do I have any additional questions for Jesus? Not hearing anything, Jen forgot to mention.

Ms. Lora: The agreement with *Ms. Lora was inaudible at this time* with the company that services our gym equipment sent at the beginning of this week a renewal for their

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maintenance contract. We are currently paying \$190 a month, and they are raising it to \$215, which is a difference of \$25 per month.

Ms. Harris: Which isn't a big deal over the scope of things, but they need to let us know when we are doing the budget. The budget has passed. I told him that I would bring it to your attention.

Ms. Jo: Besides that, it is a 13% increase. That is a big chunk.

Ms. Harris: Do we have a choice?

Ms. Duque: Yes, you can. You can handle it the same way we've managed janitorial proposals in the past, by having the vendor hold the proposal until January or March, when it can be discussed and considered for inclusion in the next budget.

Ms. Harris: I think that is what we need to do.

Ms. Duque: The increase will not take place until October 2026.

Ms. Lora: I will reach out and let them know.

Ms. Jo: Are their services good?

Ms. Lora: Yes.

Ms. Jo: And they come when you ask them to come?

Ms. Lora: Yes.

Ms. Jo: What type of warranty do we have on the machines?

Ms. Lora: I believe we have five years. I will reach out to them and let them know and I will bring it back to the Board.

Ms. Duque: Ok. Thank you, Jen. Do you want to do the holiday decorations?

Ms. Lora: Last night around 9:45 he texted us and he said that he had sent information before. I didn't receive it, so we printed it and put it on the side. It is basically adding the palms trees that Ana had requested on the 88th side. It is \$7,250. I texted him and I told him that the price was a little too high so he said that the most he could go down was to \$6,500.

Ms. Duque: The current agreement total is \$70,000. That is how much we have. There are a couple of things that we need to discuss today. Number one, the name of the company is different name than what we currently have on our records.

Ms. Lora: He changed the company name.

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Ms. Duque: That is information that we need because we are currently under the other agreement. We might need to terminate that one and have a new one.

Mr. Cochran: I don't know what he did. It might be the same legal entity, and he just changed the name. I think we have to look and see what happens. I don't know how he did it, but we can check that out. We can probably handle it through an amendment or an assignment and then what the existing agreement says. I don't think we have to terminate and do a new one. Most likely we can handle it through an amendment or an assignment.

Ms. Duque: Perfect. Scott, thank you.

Multiple people speaking at this time.

Ms. Jo: If you want to save the money we just go with what we had last year.

Ms. Harris: I think we need to go a little lower than we did last year. \$70,000 on Christmas lights is crazy. I love Christmas lights. These star things at the front we are paying for those. Can we get rid of those?

Ms. Jo: What else can we remove?

Ms. Harris: This thing on here I mean the star or the packages in front of the tree is fluff that we are paying for that if we can cut it back.

Mr. Moon: These two photos looks like the \$7,000 is the additional?

Ms. Duque: The \$7,250 is the additional.

Mr. Moon: Would be those two photos?

Ms. Jo: Yes and no because you see the ligustrums, what is missing is the lights of the palm trees behind the guard house which is really going to look like these which is from the main median.

Ms. Harris: As much as I would like to see it on a personal aspect but on a business aspect with costs coming in that we don't know what they are going to be. Are these stars in the \$7,250?

Ms. Duque: Last year, he gave it to us for free. I didn't see the stars at any other location.

Ms. Jo: He said that we was just going to replace them because we didn't like them.

Ms. Harris: I don't think we need anything in front of the tree personally.

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Ms. Jo: We can ask him. Have those stars removed?

Ms. Duque: I don't think removing the stars will impact the price.

Ms. Harris: I think it will. I think he added it in somewhere.

Ms. Jo: We can ask.

Ms. Lora: It was a replacement for the lights that were on the hedges at the main entrance.

Ms. Jo: Instead of the hedges he gave us the gift in the front of the tree.

Ms. Harris: So now we are going to remove the hedges and the gift in front of the tree and removing the stars in front of the tree. How much less would it be to not have these? Do you see what I am saying? I am trying to save money.

Ms. Jo: I don't know how much of an impact that will give us. In this case let's see what the number is that he gives us.

Ms. Harris: As much I would love to see them looking all pretty behind the guard house I don't think we can afford it.

Ms. Jo: That is fine. That was additional.

Ms. Morales: The one from last year is the \$70,000.

Ms. Duque: That is correct.

Ms. Harris: It is kind of hard to tell because he put zeros on everything.

Ms. Jo: He doesn't have a breakdown.

Ms. Lora: Nick said that the star was a gift from last year and won't change the price.

Ms. Duque: I think that is what he stated last year.

Ms. Jo: That is not true because that gift was given as a replacement of not lighting the hedges at the main entrance. It wasn't a gift.

Ms. Harris: The hedges were in the initial budget around the front two entrances around the monument. I remember saying that it is going to be a problem and he said it won't be a problem but then it was a problem. He said I will give you these. We paid for it.

Ms. Morales: I really need to see what each item costs to justify well that was so gorgeous we will stay with that, and we will minus something else. That should be easy for him to provide.

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Ms. Lora: I can ask him.

Ms. Morales: On a personal level I need to see what am I paying for. Ok I would be willing to live without X, Y, and Z.

Ms. Harris: What scares me the most about this whole thing is the South Florida Water Management. If we had a better answer to that then everything would be wonderful.

Ms. Jo: We still need to save money. Whatever we can save money from we need to do it.

Ms. Duque: So, we need to get itemized items of what we currently have, and he needs to provide us with a number also for the stars, which were the replacement for the hedges. We can discuss this at the next meeting again.

Ms. Lora: Just keep in mind that *Ms. Lora was inaudible at this time* is coming up in three weeks.

Ms. Harris: We have to vote on it that is the problem.

Mr. Cochran: What is the current agreement? If the current agreement is a multi-year.

Ms. Duque: I think it is.

Ms. Jo: He also gave us a discount because we signed a multi-year. The question is can we request to lower down the number of lights because we need to save money because he might say you have an agreement with me, and you cannot lower it.

Ms. Lora: Just not add any additional stuff that you requested.

Ms. Jo: We are not adding anything.

Ms. Lora: Just leave it the same.

Ms. Jo: If we cannot delete anything we are stuck with this agreement.

Ms. Morales: We cannot delete anything?

Ms. Duque: Yes, it is for contract years 24, 25, and 26.

Ms. Harris: My next question is he didn't give us what we contracted for with the hedges so that is on him. We should be able to cut down a little bit. Every dollar helps.

Ms. Duque: I should be able to see it on the attached proposal the amount.

Ms. Jo: I think if we talk to him because of the budget and something new he might consider and say yes I understand your situation. He might be willing to lower. Allow us

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to delete items so that we have better pricing for our budget. My question is how much do we want to go because based on that we can say what can we remove.

Ms. Harris: What would you guys feel comfortable with? I thought we were around the low \$60,000.

Mr. Moon: I thought it was around \$67,000.

Ms. Harris: We went up to \$67,000 but before that we were like \$62,000 or \$63,000 I think.

Ms. Lora: He answer is that it is a packet price. The total value would be over \$100,000. It is zero dollars on the proposal because he doesn't itemize. That was his response.

Ms. Harris: Let him know the Board is not happy with that answer.

Mr. Cochran: This says this is from the original agreement. It has been amended a couple of times, but Section 14 termination provision says the District may terminate this agreement for convenience without any liability therefore by providing written notice to contractor prior to September 1st of the contract in which termination is to be effective. In addition, without terminating the agreement the District may reduce the total program provided under this agreement for any particular contract year by up to 50% provided the District provides written notice of such intention to the contractor prior to October 1st of any contract year. You can reduce it as long as you provide written notice by October 1st up to 50%.

Ms. Harris: Thank you. Way to work that contract for us Scott. Thank you. Now it comes to what you guys are comfortable with.

Ms. Jo: What is the magic number?

Mr. Cochran: You could approve a not to exceed and designate someone to work on the details.

Ms. Duque: Ana to work on it.

Ms. Jo: \$60,000?

Ms. Harris: That would be very low. You are going to notice that. If we take too much away everyone is going to look at us like why. I would say if we could at least go down to \$65,000 we could almost afford the agaves.

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Ms. Morales: I would say \$60,000. If we are going to make this step and we know we need that money people are still going to have a lot of lights.

Ms. Jo: The only reason we are being drastic is because of the South Florida Water Management thing. That is the reason.

Ms. Coon: I think if anyone really asks being honest is fine, we are trying to save money. I don't think anyone could question that.

Ms. Harris: We are trying to keep your taxes low.

Ms. Morales: Exactly.

Ms. Duque: We should remove everything on the side and keep the entire clubhouse like the trim of the clubhouse. Everything on the back remove it.

Mr. Moon: We keep the big tree.

Ms. Jo: Yes. In this case remember he also lights the palms here in the back. Those would be gone.

Ms. Duque: That is what I am saying.

Ms. Jo: And the sides.

Multiple people speaking at this time.

Ms. Harris: I am going to go back and step to what my husband used to do, and I will tell you he can tell you how much each palm frond is. They have that pricing.

Ms. Jo: That is what we originally had only the median.

Everyone is talking at the same time.

Ms. Duque: Remember the meeting is being recorded. He could give us a package for \$60,000 and we will tell him what needs to be in that package.

Ms. Harris: Originally we were closer to \$62,000 or \$63,000. That was three years ago.

Ms. Jo: Internally he knows his numbers and says this is the total amount.

Multiple people speaking at this time.

Ms. Harris: The Board has to do a not to exceed. \$60,000?

Ms. Duque: The maximum is going to be \$62,000, and we are going to negotiate lower than that. Do not exceed \$62,000 for now.

Ms. Harris: Next year hopefully things will be better.

Ms. Duque: We need to do this as soon as possible, Jen.

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Mr. Cochran: Just like you would do a notice of termination do a formal notice that we intend to reduce the total. I think you can negotiate it orally first but just make sure you get that in writing by October 1st.

Ms. Duque: I think the motion was made by Ana not to exceed \$62,000. Michele has appointed Ana to work on the negotiations.

On MOTION by Ms. Jo seconded by Mr. Moon with all in favor, a not to exceed amount of \$62,000 with Ana Jo working with staff to negotiate the amount for the holiday decorations was approved.

Ms. Duque: I will take care of the formal notice that expresses the intent to reduce the current contract.

Mr. Moon: Can we also verify the name change?

Ms. Duque: Yes, of course.

Ms. Harris: Please let him know it is not a question of his work it is a question that we have been hit with something unintended.

Ms. Duque: He will understand.

Ms. Harris: I don't think any of our homeowners would appreciate us raising taxes because we didn't want to cut our Christmas lights.

Ms. Duque: Anything else Jen?

Ms. Lora: No.

Ms. Duque: Let's move forward to CDD manager.

F.CDD Manager

Ms. Duque: Nothing additional to report under the CDD manager. Just a reminder to do your ethics training. I already sent an email.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Duque: Financial reports. Approval of the check run summary and the acceptance of unaudited financials.

September 23, 2025

Lakes by the Bay South CDD

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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

Mr. Santiago: Good morning Santiago a board member of the Trellis. Last meeting I was concerned about the area behind our property. You cleared the area but not cleaned and I just want to say thank you because that area looks amazing now. It has been cleaned and on behalf of the Board of the Trellis and the community, thank you.

Ms. Duque: Thank you, Santiago. We appreciate that.

Ms. Harris: Is there anything on those Brownfield things we need to know? I don't even know what a brown field is.

Ms. Duque: We received a notice today regarding a public hearing from the Town of Cutler Bay. We will need to review this further and bring it back to the Board for discussion. For the record, there are two scheduled public hearings: the first was held on Thursday, September 11, and the second is scheduled for September 25 at 6:00 p.m. Both are being held virtually via Zoom and at 10720 Caribbean Boulevard, Cutler Bay, Florida. Anyone interested is welcome to attend. It appears the hearings are related to the designation of the Brownfield area known as Heron Park. I can forward the notice to the Board for reference

Mr. Cochran: It is public hearing just like we do public hearings so obviously you all as residents or any other members of the public are welcome to attend. I would just say if more than one of you CDD Board members go don't discuss any CDD related business at that meeting. You can obviously express, comment as residents or whatever you are always free to do that but to the extent that there would be any business that would come before this Board as CDD business you shouldn't discuss that there in that forum.

Ms. Duque: Or make any representation to the Board.

September 23, 2025

Lakes by the Bay South CDD

Mr. Cochran: Yes because the Board hasn't authorized anyone to speak on behalf of the Board at that meeting. It would just be speaking as a resident.

Ms. Duque: Thank you so much, Scott. Not hearing anything else, a motion to adjourn will take place.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Morales seconded by Ms. Coon with all in favor, the meeting was adjourned.

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63215D558947430...
Assistant Secretary/Secretary

Signed by:

0D54D261347F473...
Chairman/Vice Chairman

Certificate Of Completion

Envelope Id: 97B96D98-8B22-4525-B8D5-67E5C13F812E

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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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Signed: 11/5/2025 8:23:36 AM

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Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

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Signature Adoption: Drawn on Device

Using IP Address:

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Signed: 11/6/2025 6:11:28 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: 12.208.198.218

Signed using mobile

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Resent: 11/20/2025 12:38:25 PM

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Viewed: 11/20/2025 1:14:28 PM

Signed: 11/20/2025 1:15:18 PM

Electronic Record and Signature Disclosure:

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Updated	Security Checked	11/6/2025 5:54:34 AM
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Envelope Updated	Security Checked	11/6/2025 5:54:34 AM
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Signing Complete	Security Checked	11/20/2025 1:15:18 PM
Completed	Security Checked	11/20/2025 1:15:18 PM

Payment Events	Status	Timestamps
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