

**MINUTES OF MEETING
EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of East Homestead Community Development District was held on Friday, November 14, 2025, at 9:00 a.m. at the Oasis Community Clubhouse, 171 NE 30th Road, Homestead, Florida 33033.

Present and constituting a quorum were:

Raymond Harris	Chairman
Stephen Walker	Vice Chairman
Al Torres	Assistant Secretary
Phillip Beaver	Assistant Secretary
Shaun Judy	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Gabriela Fernandez Perez	District Counsel
Donna Bonilla	Club Manager
Damien DeLaVega	BrightView
Vincent Fernandez	BrightView
Jose Alvarez	Resident

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Hernandez called the meeting to order, called the roll, and the Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Audience Comments – *As per District’s rules, each speaker has 3 minutes to provide comments*

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

**Update/ Presentation/
Proposals/ Discussion with
BrightView**

A. Quality Site Assessment Report

Mr. Hernandez mentioned that the Quality Site Assessment Report had been included in the agenda package for everyone to review.

Mr. DeLaVega briefly discussed the report and gave a few updates related to some of the ongoing projects, such as switching out the annuals, and tree trimming, both of which were almost completed.

There was a brief discussion about the system in Bali not draining well and staff indicated that it would be checked out.

B. Consideration and Approval of Restated Landscape Maintenance Service Agreement

1) Any Exceptions

2) Irrigation

Mr. Hernandez presented the restated landscape maintenance agreement and mentioned that any exceptions that were not listed and included within the agreement needed to be listed or clarified.

There was a brief discussion about the irrigation system needing to be repaired, why it was not included in the agreement, and the Board asked staff to further address the concerns discussed during the meeting to clarify some of these issues in order to get the agreement finalized and executed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 10, 2025 Meeting

Mr. Hernandez presented the minutes from the October 10, 2025 meeting, asked for any comments or changes, and upon not hearing any, asked the Board for a motion to approve them.

On MOTION by Mr. Torres seconded by Mr. Beaver with all in favor, the Minutes of the October 10, 2025 Meeting were approved as-presented.

FIFTH ORDER OF BUSINESS

Ratification of Preventative Maintenance Agreement with Fitness Solutions, Inc.

Mr. Hernandez presented the agreement with Fitness Solutions, Inc. for preventative maintenance, explained that it had been approved at the last meeting and

signed in between meetings and that the fully executed copy had been included on the agenda for the District's records, and asked the Board for a motion to ratify the agreement.

On MOTION by Mr. Harris seconded by Mr. Walker with all in favor, the preventative maintenance agreement with Fitness Solutions, Inc. was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution #2026-01 Declaring Firearm Rule 3.6 Void and Unenforceable

Mr. Hernandez presented Resolution #2026-01 Declaring Firearm Rule 3.6 Void and Unenforceable, explained that as a governmental entity the District was obligated to follow all rules and regulations of the state in order to remain in compliance, and asked Ms. Fernandez Perez to explain its purpose in further detail.

Ms. Fernandez Perez explained that the legislature passed a new rule that would no longer prohibit people from bringing firearms into the clubhouse and all local governments were required to follow the state laws. Approving the resolution would acknowledge that the Board was aware the rule was no longer allowed to be enforced.

Several Board members expressed their concerns about this change.

On MOTION by Mr. Harris seconded by Mr. Walker with all in favor, Resolution #2026-01 Declaring Firearm Rule 3.6 Void and Unenforceable was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution #2026-02 Amending the District's Fiscal Year 2025 Budget

Mr. Hernandez presented Resolution #2026-02 Amending the District's Fiscal Year 2025 Budget, explained that this was a cleanup item that balanced the adopted budget, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

On MOTION by Mr. Walker seconded by Mr. Beaver with all in favor, Resolution #2026-02 Amending the District's Fiscal Year 2025 Budget was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Fernandez Perez explained that the CDD would need to amend the club rules related to Resolution #2026-01 Declaring Firearm Rule 3.6 Void and Unenforceable, which was just approved and suggested that the Board members discuss any other items or changes at the next couple meetings so they could all be included prior to adopting the rules again at a future meeting, and reminded the Board members to complete the four hour ethics courses by December 31, 2025 and send an email to the District Manager indicating when this was completed.

There was a brief discussion about the age requirements for carrying firearms.

B. Engineer

There not being any report, the next item followed.

C. Club Manager

Ms. Bonilla mentioned that the Halloween event was successful though not as busy as staff had expected, but everyone that attended appeared to enjoy it, and staff was preparing for the upcoming events that would be held at the clubhouse

D. Field Manager

Mr. Hernandez briefly discussed the field report, mentioned that Mr. Judy had asked him if lights would be put up at the Porto Vita entrance and that the vendor had responded they would be installed and turned on within the next couple days, and there not being any other questions or concerns from the Board, moved on to the next item.

E. CDD Manager

There not being any report, the next item followed.

NINTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Hernandez presented the check register and unaudited financials and asked for any questions or comments related to the financials, and upon hearing not hearing any, asked the Board for a motion to approve them.

On MOTION by Mr. Harris seconded by Mr. Beaver with all in favor, the check register and the unaudited financials were accepted as-presented.

TENTH ORDER OF BUSINESS Supervisors Requests

There not being any, the next item followed.


ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Hernandez asked if there was any other CDD business to discuss, and upon not hearing anything, asked the Board for a motion to adjourn the meeting.

On MOTION by Mr. Beaver seconded by Mr. Judy with all in favor, the meeting was adjourned.



Assistant Secretary/Secretary


Raymond J. Harris (Jan 10, 2026 18:06:03 EST)

Chairman/Vice Chairman









01-09-26docstosign-EH

Final Audit Report

2026-01-10

Created:	2026-01-09
By:	Luis Hernandez (Rfriedman@managserv.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAcCNRrktndWepDaHIIBruK8UID6fZbEuk

"01-09-26docstosign-EH" History

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