

**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, August 8, 2025, at 9:00 a.m. at the Oasis Community Clubhouse, 171 NE 30<sup>th</sup> Road, Homestead, Florida 33033.

Present and constituting a quorum were:

Raymond Harris  
Stephen Walker  
Al Torres

Chairman  
Vice Chairman  
Assistant Secretary

Also present were:

Luis Hernandez  
Gabriela Fernandez Perez  
Donna Bonilla  
Damien DeLaVega  
Vincent Fernandez  
Several Residents

District Manager  
District Counsel  
Club Manager  
BrightView  
BrightView

**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**

**Organizational Matters**

**A. Consideration of Appointment of Supervisor to Unexpired Term of Office  
(11/2026)**

**B. Oath of Office for Newly Appointed Supervisor**

**C. Election of Officers**

Mr. Hernandez mentioned that with the passing of Supervisor Saens Dorcelly there was now a vacant seat on the Board, and asked if there was anyone the Board members would like to appoint.

After a brief discussion and there not being anyone to appoint, these items were tabled until a future meeting.

### **THIRD ORDER OF BUSINESS**

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

Mr. Hernandez asked if there were any comments from the members in the audience, and upon not hearing any, mentioned that staff had received correspondence from a resident about an incident at the clubhouse that was appropriate to share with the Board, and asked Ms. Bonilla to discuss it.

Ms. Bonilla read the correspondence into the record, which indicated that the resident was not happy with the treatment he and his daughter received from clubhouse staff when she was denied entry into the pool because she was not listed as a registered member. Staff had discussed the clubhouse rules and policies and the timeframes to register anyone who wasn't listed as a member and informed the residents that because her ID had a different address, her father had to accompany her to use the amenities, or she would need to provide the specified documentation to show proof of residency.

After a brief discussion, the Board concurred that if the daughter resided within East Homestead CDD, her license should also indicate this, and she still needed to be registered properly to use the amenities without her father by providing proper documentation as per the clubhouse rules and policies.

Mr. Hernandez indicated that staff would respond to this correspondence as per the direction provided by the Board.

### **FOURTH ORDER OF BUSINESS**

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

BrightView gave the Board an update on some of the projects they had been working on, such as mulching and tree trimming. Trimming the palm trees was in-progress, since some areas had been done, while others were still needing to be done.

There was further discussion about what was included in the landscape maintenance contract with BrightView, all of the amendments, and the breakdown of pricing for each item. Staff had been working with BrightView to provide a new agreement

including the entire scope as discussed, and BrightView had agreed to keep the same overall pricing for the upcoming fiscal year.

Mr. Hernandez explained that once the agreement and scope was fully revised to include all of the services and costs BrightView was providing as per the contract, it would be presented to the Board for approval.

Ms. Bonilla asked for an update on the irrigation project, which BrightView said was in progress and almost completed.

## **FIFTH ORDER OF BUSINESS**

### **Approval of the Minutes of the July 11, 2025 Meeting**

Mr. Hernandez presented the minutes from the July 11, 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. Walker with all in favor, the Minutes of the July 11, 2025 Meeting were approved as-presented.

## **SIXTH ORDER OF BUSINESS**

### **Public Hearing to Adopt the Fiscal Year 2026 Budget**

#### **A. Motion to Open the Public Hearing**

Mr. Hernandez asked the Board for a motion to open the public hearing.

On MOTION by Mr. Harris seconded by Mr. Torres with all in favor, the public hearing was opened.

#### **B. Public Comment and Discussion**

Mr. Hernandez presented the proposed budget, explained that it had not changed from when it was previously presented and the assessment level would remain the same from the prior year, asked for any questions or comments, and upon not hearing any, indicated they could move on to the resolutions.

#### **C. Consideration of Resolution #2025-06 Annual Appropriation Resolution**

Mr. Hernandez presented Resolution #2025-06 Annual Appropriation Resolution, explained approving this resolution would also adopt the final version of the budget and

set the assessment levels for the next fiscal year, 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. Torres with all in favor, Resolution #2025-06 Annual Appropriation Resolution was approved.

#### **D. Consideration of Resolution #2025-07 Levy of Non-Ad Valorem Assessments**

Mr. Hernandez presented Resolution #2025-07 Levy of Non-Ad Valorem Assessments, explained that approving this resolution would allow the District to collect the assessments through the Miami-Dade County tax roll, asked if there were any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

On MOTION by Mr. Harris seconded by Mr. Walker with all in favor, Resolution #2025-07 Levy of Non-Ad Valorem Assessments was approved.

#### **E. Motion to Close the Public Hearing**

Mr. Hernandez asked the Board for a motion to close the public hearing.

On MOTION by Mr. Harris seconded by Mr. Torres with all in favor, the public hearing was closed.

### **SEVENTH ORDER OF BUSINESS**

#### **Ratification of Small Project Agreement with Raptor Vac-Systems, Inc. for Storm Drain Cleaning**

Mr. Hernandez presented the small project agreement with Raptor Vac-Systems, Inc. for storm drain cleaning, explained it had been approved at the last meeting and executed in between meetings, and asked the Board for a motion to ratify it so that it could be included in the District's records.

On MOTION by Mr. Walker seconded by Mr. Harris with all in favor, the small project agreement with Raptor Vac-Systems, Inc. for storm drain cleaning was ratified.

## **EIGHTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. Attorney**

Ms. Fernandez Perez reminded the Board that they needed to complete their ethics training by the end of the year and recommended the Board take a screenshot of their computer on the day they did the training courses to have as proof.

Mr. Hernandez also recommended for each Supervisor to send an email to his office indicating when they had completed the ethics training so a copy of the email could be filed in the CDD's records to help keep track of this.

### **B. Engineer**

There not being any report, the next item followed.

### **C. Club Manager**

Ms. Bonilla mentioned that the enclosure around the pool equipment had been installed, the 4<sup>th</sup> of July event had been very successful, and staff was in the process of planning the back-to-school drive and Halloween events next. Aside from a few residents getting hostile when their bags were checked upon entering the pool area, and the incident that had already been discussed earlier in the meeting, most of the feedback that staff had been receiving from the residents was positive.

### **D. Field Manager**

Mr. Hernandez briefly discussed the field report and mentioned that the outdoor gym equipment that was damaged had been fixed.

There was further discussion about the landscaping contract, and Mr. Hernandez reiterated that staff was still working on the new scope to include everything the CDD currently needed in one new contract rather than having multiple amendments. BrightView had indicated that the same pricing would be maintained for the upcoming fiscal year, but if for any reason the total cost of the contract went above the bidding threshold of \$200,000, the CDD would be required to go through the sealed bid process.

### **E. CDD Manager**

#### **1) Consideration of Proposed Fiscal Year 2026 Meeting Schedule**

Mr. Hernandez presented the proposed fiscal year 2026 meeting schedule, explained that it kept with the current fiscal year meeting schedule, which was the second

Friday of each month, asked the Board if they wanted to make any changes to any of the presented dates, and upon not hearing any, asked the Board for a motion to accept it so that staff could advertise it and include it on the CDD's website.

On MOTION by Mr. Harris seconded by Mr. Torres with all in favor, the proposed fiscal year 2026 meeting schedule was approved as-presented.

## **2) Acceptance of Arbitrage Report for Series 2022 Special Assessment Bonds**

Mr. Hernandez presented the arbitrage report for Series 2022 Special Assessment Bonds, explained that the CDD was required to provide certain information to the IRS and other governmental agencies, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to accept it for the District's records.

On MOTION by Mr. Torres seconded by Mr. Walker with all in favor, the arbitrage report for the Series 2022 Special Assessment Bonds was accepted.

## **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, asked for any questions or comments, and upon hearing not hearing any, asked the Board for a motion to approve the financials.

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

## **TENTH ORDER OF BUSINESS Supervisors Requests**

Mr. Hernandez asked the Board for any Supervisors' requests.

There was a brief discussion about abandoned shopping carts on the CDD's property in various locations and how to get the stores to retrieve them.

**ELEVENTH ORDER OF BUSINESS    Adjournment**

Mr. Hernandez asked if anyone had 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. Walker seconded by Mr. Harris with all in favor, the meeting was adjourned.



Luis Hernandez (Sep 12, 2025 18:47:30 EDT)

Assistant Secretary/Secretary



Raymond J. Harris (Sep 15, 2025 14:12:20 EDT)

Chairman/Vice Chairman

# 09-12-25docstosign-EastHomestead

Interim Agreement Report

2025-09-15

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2025-09-12                                   |
| By:             | Luis Hernandez (Rfriedman@managserv.com)     |
| Status:         | Out for Signature                            |
| Transaction ID: | CBJCHBCAABAAJJ9RDscW45HWBFz1X_W2FielvcAk-ljw |

## Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

## "09-12-25docstosign-EastHomestead" History

-  Document created by Luis Hernandez (Rfriedman@managserv.com)  
2025-09-12 - 8:43:07 PM GMT
-  Document emailed to Luis Hernandez (lhernandez@managserv.com) for signature  
2025-09-12 - 8:43:14 PM GMT
-  Email viewed by Luis Hernandez (lhernandez@managserv.com)  
2025-09-12 - 10:46:54 PM GMT
-  Document e-signed by Luis Hernandez (lhernandez@managserv.com)  
Signature Date: 2025-09-12 - 10:47:30 PM GMT - Time Source: server
-  Document emailed to Raymond J. Harris (xbanker26@gmail.com) for signature  
2025-09-12 - 10:47:32 PM GMT
-  Email viewed by Raymond J. Harris (xbanker26@gmail.com)  
2025-09-13 - 8:21:25 AM GMT

# 09-12-25docstosign-EastHomestead

Final Audit Report

2025-09-15

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2025-09-15                                   |
| By:             | Luis Hernandez (Rfriedman@managserv.com)     |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAOQhTDng_AOew0e2RMA3qcf5hWcWi2RMH |

## "09-12-25docstosign-EastHomestead" History

-  Document created by Luis Hernandez (Rfriedman@managserv.com)  
2025-09-15 - 1:12:14 PM GMT
-  Document emailed to Raymond J. Harris (xbanker26@gmail.com) for signature  
2025-09-15 - 1:12:22 PM GMT
-  Email viewed by Raymond J. Harris (xbanker26@gmail.com)  
2025-09-15 - 6:11:37 PM GMT
-  Document e-signed by Raymond J. Harris (xbanker26@gmail.com)  
Signature Date: 2025-09-15 - 6:12:20 PM GMT - Time Source: server
-  Agreement completed.  
2025-09-15 - 6:12:20 PM GMT