

**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, January 9, 2026, 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
Vincent Fernandez	BrightView
Jim Happel	Virtual Guard

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*

Mr. Hernandez mentioned that staff had asked Mr. Jim Happel from Virtual Guard to attend the meeting today to discuss some of the concerns about incidents at the clubhouse that were brought up during the last meeting and asked the Board to allow him to address these.

Mr. Happel explained that there were numerous alerts and several call downs related to these occurrences and addressed what would be done in the future to hopefully prevent any other incidents from occurring.

Several Board members expressed concerns that the wrong police department was contacted and that the person onsite was not aware of that.

Mr. Happel explained that had been rectified since the incident and staff was now aware of who to contact and went over some of the basic protocols in place.

After a brief discussion, the Board asked staff to follow up with the items that were discussed and provide an update on them at the next meeting.

THIRD ORDER OF BUSINESS

Update/ Proposals/ BrightView

Presentation/ Discussion with

Mr. Fernandez gave a brief update about the irrigation project and mentioned everything seemed to be working properly.

Mr. Hernandez asked about the mulch installation and indicated that the area looked pretty good despite lacking the mulch.

Mr. Fernandez responded that he would follow up about it but if everyone thought it looked better without it, then maybe they should forego installing it.

Mr. Harris asked if the cold weather was affecting some of the landscaping or if the irrigation had been turned off and not turned back on when the Christmas lights had been installed and if BrightView would check on this.

Mr. Fernandez responded that would be addressed.

There was a brief discussion about the lake levels and issues with people dumping garbage in several of them recently, and Mr. Hernandez indicated that he would ask the lake vendor to address this issue.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 12, 2025 Meeting

Mr. Hernandez presented the minutes from the December 12, 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. Harris seconded by Mr. Walker with all in favor, the Minutes of the December 12, 2025 Meeting were approved as-presented.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Fernandez Perez mentioned staff had been coordinating together to finalize the agreement with BrightView and hopefully would have it ready to be executed within the next few days and reminded the Board that the ethics training hours needed to be completed by December 31st and to start reviewing the club rules so they could discuss and incorporate any necessary changes during the rules public hearing a future meeting.

B. Engineer

There not being any report, the next item followed.

C. Club Manager

Ms. Bonilla mentioned that the holiday event went well, staff got all dressed up and there were lots of fun activities that everyone seemed to enjoy. Going forward, rather than spending a lot of money on flyers, handouts, and specifically planned events, staff would just encourage residents to come to the clubhouse to watch movies or play board games and staff would start putting any event flyers on the website instead of handing them out.

Mr. Hernandez indicated that the CDD was spending a lot of time and money on the flyers and felt it would be more effective and less costly to just put the information on the website or have staff remind the residents about it.

There was a brief discussion about social media communication possibly being another option, and staff explained why it was discouraged to use social media because it could lead to a Sunshine Laws violation if more than one Board member interacted, anyone besides members of the community could access it and interact, and any communication related to the CDD would also need to be considered public records.

Mr. Harris noted that there were a few pieces of gym equipment where the pins to adjust the weight capacity had been placed incorrectly and asked if staff could try to check to ensure that did not keep continuing.

Ms. Bonilla responded that members often adjusted the equipment incorrectly, but staff did check for that and try to fix it when they noticed the pins were not in correctly.

D. Field Manager

Mr. Hernandez briefly discussed the field report and mentioned that the resident who had planted palm trees in the lake bank area owned by the District had removed the trees since the last meeting, indicated that the holiday lighting vendor offered the CDD a 5% discount to rectify that the lights had not been installed and turned on by the specified date and requested a motion to accept this if the Board was satisfied with these negotiations so staff could process payment to the vendor.

On MOTION by Mr. Torres seconded by Mr. Beaver with all in favor, the Board accepted the 5% discount offered by the holiday lighting vendor for not having the lights installed and turned on by the specified date.

Mr. Hernandez briefly discussed the ongoing correspondence that staff had received from a resident about vegetation growing in the lake, explained that most of the concerns had already been addressed with the vendor, but the resident was still threatening to take legal action and contact the vendor directly because she felt her concerns were not being addressed.

Ms. Fernandez Perez recommended sending a response indicating what was being done as per the vendor and also include any reports the vendor provided because there was a public records request, suggested inviting the resident to attend a future meeting to further discuss the concerns, and indicated her office would draft a response to send to the resident.

E. CDD Manager

There not being any report, the next item followed.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Hernandez presented and briefly discussed the check register and unaudited financials, asked if there were any questions or comments, and upon hearing not hearing any, asked the Board for a motion to accept them for the District's records.

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests

There not being any, the next item followed.

Mr. Hernandez asked if there were any requests from the Supervisors.

Mr. Harris expressed concerns about the fireworks being set off in the community unlawfully since according to the City of Homestead’s Statutes, fireworks were only allowed to be set off on the Fourth of July, New Year’s Eve, and New Year’s Day, but fireworks had been set off constantly before Christmas well past New Year’s Day.

Mr. Walker mentioned that a resident who had visitors staying with them during the holidays had been setting the fireworks off near a bench by the clubhouse, but it had been explained that was not allowed.

Mr. Harris asked if the off duty police were working on enforcing all of people speeding and making donuts in the community.

Mr. Beaver responded that would be addressed.

EIGHTH 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. Torres seconded by Mr. Beaver with all in favor, the meeting was adjourned.

Luis Hernandez (Feb 13, 2026 16:16:53 EST)
Assistant Secretary/Secretary

Raymond J. Harris (Feb 14, 2026 05:38:40 EST)
Chairman/Vice Chairman









02-13-26docstosign-EH

Final Audit Report

2026-02-14

Created:	2026-02-13
By:	Luis Hernandez (Rfriedman@managserv.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARqO_FnPQGM8b7j-vc_NL7OwuAHXBD_1L

"02-13-26docstosign-EH" History

-  Document created by Luis Hernandez (Rfriedman@managserv.com)
2026-02-13 - 8:37:11 PM GMT
-  Document emailed to Luis Hernandez (lhernandez@managserv.com) for signature
2026-02-13 - 8:37:20 PM GMT
-  Email viewed by Luis Hernandez (lhernandez@managserv.com)
2026-02-13 - 9:16:07 PM GMT
-  Document e-signed by Luis Hernandez (lhernandez@managserv.com)
Signature Date: 2026-02-13 - 9:16:53 PM GMT - Time Source: server
-  Document emailed to Raymond J. Harris (xbanker26@gmail.com) for signature
2026-02-13 - 9:16:55 PM GMT
-  Email viewed by Raymond J. Harris (xbanker26@gmail.com)
2026-02-14 - 10:37:48 AM GMT
-  Document e-signed by Raymond J. Harris (xbanker26@gmail.com)
Signature Date: 2026-02-14 - 10:38:40 AM GMT - Time Source: server
-  Agreement completed.
2026-02-14 - 10:38:40 AM GMT