

**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, September 12, 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 (by phone)
Al Torres	Assistant Secretary
Phillip Beaver	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Gabriela Fernandez Perez	District Counsel
Donna Bonilla	Club Manager
Damien DeLaVega	BrightView
Vincent Fernandez	BrightView
Shaun Judy	Resident
Dania Nealy	Portovita HOA

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. Letter of Interest to Serve on the CDD Board

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

C. Oath of Office for Newly Appointed Supervisor

D. Election of Officers

Mr. Hernandez mentioned that there was a vacant seat on the Board, presented a letter of interest provided by Mr. Judy, a resident who was interested in becoming a Board member, mentioned that he was present at the meeting, explained that in the past the Board had asked for anyone interested in serving as a Board member to attend at least

two meetings prior to them making any appointments, and asked Mr. Judy if he would like to say anything else to the Board.

Mr. Judy introduced himself, gave a brief description of his background and experience of serving on the Porto Vita HOA Board, expressed interest in joining the CDD Board, as well, and indicated he understood and respected the Board's request to attend at least two meetings prior to being appointed.

After a brief discussion, 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 indicated that there was no one in attendance in audience for any comments, mentioned that there was no one attending virtually, nor additional attendees, and that all those in attendance were identified at the beginning of the meeting.

FOURTH ORDER OF BUSINESS

Update/ Presentation/ Proposals/ Discussion with BrightView

A. Scope and Cost

B. Martinique

C. Capri

D. Quality Site Assessment Report

Mr. Hernandez presented the scope and cost information that had been provided by BrightView, explained that both the annual costs and monthly costs for each suggested service had been listed in the information that had been provided, and noted that not all of the services listed were currently part of the CDD's scope.

There was a discussion about the scope and the services that needed to be included in the total amount for the budget, and about possible solutions for the entrances since the sod in the Martinique entrance was not doing well, and BrightView recommended using other alternative plant materials instead.

Mr. Hernandez asked for a motion to authorize staff to work with BrightView to find alternative plant material solutions instead of sod for the entrances of Martinique and Capri; not-to-exceed the amount of \$2,403.19 for Martinique and \$1,343.04 for Capri.

On MOTION by Mr. Harris seconded by Mr. Torres with all in favor, the Board authorized staff to work with BrightView to find alternative plant material solutions instead of sod for the entrances of Martinique and Capri; not-to-exceed the amount of \$2,403.19 for Martinique and \$1,343.04 for Capri.

Mr. Hernandez mentioned that the District had agreements with most of the subdivisions to maintain the entrances and the common areas, but there were some that were not received from the former management company during the transition and were missing in the District's files. Windward had asked for a copy of their agreement, but staff was not able to find it in the records. Staff felt it would be appropriate to approve new agreements with each of the subdivisions and would work on putting those together.

There was a brief discussion about some of the hedges on Mediterranean Boulevard needing to be trimmed evenly and some dead plants that needed to be replaced, and several Board members expressed their appreciation with how nice the community looked otherwise.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the August 8, 2025 Meeting

Mr. Hernandez presented the minutes from the August 8, 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 August 8, 2025 Meeting were approved as-presented.

SIXTH ORDER OF BUSINESS

Discussion of Performance Measures and Standards

A. Review of 2024-2025 Adopted Performance Measures and Standards

Mr. Hernandez presented the 2024-2025 adopted performance measures and standards, explained that all of the goals that had been set had been achieved so the document had been updated to reflect this, and asked for a motion to approve and accept the 2024-2025 adopted performance measures and standards as-completed.

On MOTION by Mr. Beaver seconded by Mr. Harris with all in favor, the 2024-2025 adopted performance measures and standards were approved and accepted as-completed.

B. Consideration of 2025-2026 Proposed Performance Measures and Standards

Mr. Hernandez presented the proposed 2025-2026 performance measures and standards, explained it was similar to the adopted version for the current fiscal year, asked the Board if they wished to include any additional goals, and upon not hearing any, asked for a motion to approve them as-presented.

On MOTION by Mr. Harris seconded by Mr. Beaver with all in favor, the 2025-2026 proposed performance measures and standards were approved as-presented.

SEVENTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform Audit for Fiscal Year Ending September 30, 2025

Mr. Hernandez presented the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025, explained that approving it would allow them to start the audit process, asked for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Mr. Torres seconded by Mr. Beaver with all in favor, the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025 was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Storm Drain Cleaning Report from Raptor Vac Systems

Mr. Hernandez presented the storm drain cleaning report from Raptor Vac Systems and indicated that they had completed the cleaning of the drainage system.

Several Board members expressed concerns about some of the drains not fully draining or taking a long time to drain in a few areas, and Mr. Hernandez mentioned staff would ask Raptor Vac Systems to check that those areas were not still clogged.

On MOTION by Mr. Harris seconded by Mr. Torres with all in favor, the storm drain cleaning report from Raptor Vac Systems was accepted.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Fernandez Perez reminded the Board to complete their required ethics training if they had not already done so since it needed to be completed by December 31st and recommended taking a screenshot or photo as proof as to when it had been completed.

Mr. Torres asked for the memorandum with links for the options to complete the ethics training to be sent to him again.

Mr. Hernandez responded he would have his office provide that information.

B. Engineer – Acceptance of Annual Engineer’s Report

Mr. Hernandez presented the annual engineer’s report, mentioned that there were a few areas being addressed but most of the CDD’s infrastructure was in good condition, asked for any questions or comments, and upon not hearing any, asked for a motion to accept it for the District’s records.

On MOTION by Mr. Harris seconded by Mr. Beaver with all in favor, the annual engineer’s report was accepted.

C. Club Manager

Ms. Bonilla mentioned that there had been some issues with teenagers jumping over the fence and damaging some of the shrubs, and there had been several violations and suspensions due to inappropriate behavior and breaking clubhouse rules, but most of the residents had been cooperative. Staff was planning upcoming movie nights and getting ready for the big Halloween event.

Mr. Harris noted that staff was doing an excellent job handling everything and the clubhouse looked great.

D. Field Manager

Mr. Hernandez briefly discussed the field report and mentioned that a resident had expressed concerns about plants growing at the edges of the lake. Staff had contacted the lake maintenance company, and they had already provided a treatment, which had

helped diminish the growth. Staff would continue to monitor this to ensure that it did not continue to be an issue.

E. CDD Manager

Mr. Hernandez presented a proposal for holiday decorations, indicated they were the same services for the same prices as last year, and any of the issues that had occurred in the past had been discussed so they would not occur again.

After a brief discussion, the Board concurred satisfaction with the presented proposal, and District Counsel mentioned her office would prepare an agreement from the proposal to be approved at a future meeting.

TENTH 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. Beaver with all in favor, the check register and the unaudited financials were accepted as-presented.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

There not being any, the next item followed.

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



Luis Hernandez (Oct 15, 2025 10:20:13 EDT)
Assistant Secretary/Secretary



Raymond J. Harris (Oct 15, 2025 18:39:30 EDT)
Chairman/Vice Chairman

10-10-25docstosign-EastHomestead

Final Audit Report

2025-10-16

Created:	2025-10-15
By:	Robin Friedman (Rfriedman@managserv.com)
Status:	Signed
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