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, October 10, 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
Dania Nealy	Portovita HOA
Daniel Corrales	City of Homestead
Carlos Perez	City of Homestead
Pedro Reynaldos	City of Homestead Parks
Adrian Rodriguez	City of Homestead
Crystal Oliverre	City of Homestead
Cairo Cangas	City of Homestead Public Works Director

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 explained that the CDD had received several requests from the City of Homestead to attend the meeting and present the Board with a few items, which were all listed on the agenda.

A. Presentation and Discussion (Raquel Espinoza) from the City of Homestead for Proposed Trolley Stops

Questions and Answers

Mr. Hernandez mentioned there was information related to the proposed trolley stops included in the agenda package and asked for one of the audience members from the City of Homestead to further discuss this item.

Mr. Cangas introduced himself and gave more information about the trolley routes and how the City of Homestead hoped to include additional stops and hours to be more beneficial for the residents in the East Homestead Community Development District.

Several Board members expressed concerns about stopping traffic and that there were not any crosswalks near the proposed stops, which could possibly cause issues if residents had to walk across the street into traffic to get to and from the trolley stops.

Mr. Cangas explained that there would not be much inconvenience with stopping traffic since it would be quick, minimal stops, having the stops should also help alleviate traffic from speeding, and that since the road belonged to the CDD, it would be the CDD's responsibility to install crosswalks or pedestrian crossing areas.

Mr. Judy asked if there were any plans to put a stop near the Portovita community.

Mr. Cangas responded there wasn't currently and suggested for any alternate location suggestions to be provided to the City of Homestead as soon as possible.

Mr. Hernandez asked if the CDD and the City of Homestead would need to enter into an interlocal agreement if the Board decided to approve moving forward with this.

Mr. Cangas responded that would be likely.

B. The City would like (Crystal Ollivierre, Asist. City Manag.) to take this opportunity to share important updates and keep the Board informed about recent and upcoming initiatives, including:

a. An Overview of the Homestead Regional Park P3 Project

b. The Discover Homestead: Winter Wonderland Experience

c. The Community Calendar

d. The Future Ready GO Bond

Questions and Answers, any other requests

Mr. Hernandez asked for one of the audience members from the City of Homestead to discuss the other items from the City of Homestead listed on the agenda.

Mr. Cangas explained that all of these items were meant to educate the community about some of the ongoing projects the City of Homestead would be working on and gave a presentation about some of the capital project improvements that would be considered for some of the parks and roads. The primary purpose of the future ready go bond would allow the City of Homestead to fund the potential park upgrades and roadway and bridge improvements, and the residents would vote to approve moving forward or not with these projects since they would be funded through ad valorem taxes.

Ms. Oliverre gave a brief presentation about the community calendar and the upcoming Winter Wonderland Experience event.

There was further discussion about the roads, potential widening, and how all of the projects might affect the community, and after answering a few questions, the members of the audience from the City of Homestead left the meeting.

THIRD 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 reminded the Board that there was a currently a vacant seat, mentioned that Mr. Judy was in attendance and had attended two meetings as requested by the Board and shown interest in becoming a Board member, and asked if they would like to appoint anyone.

After a brief discussion and confirming that Mr. Judy was committed to attending the CDD meetings regularly, the Board agreed to appoint him to the vacancy.

> On MOTION by Mr. Walker seconded by Mr. Harris with all in favor, Mr. Judy was appointed to the vacant seat.

Mr. Hernandez, being a notary of the public, administered the oath of office to Mr. Judy. The signed oath will be included as part of the District’s records.

There was further discussion about potential issues by allowing the trolley stops to be added into the community. Consensus of the Board expressed concerns that there were more negatives than positives. Subsequently, staff was directed to provide documentation in writing to the City of Homestead indicating that the CDD was not in favor and opted out of allowing the trolley stops to be added within the community.

> On MOTION by Mr. Walker seconded by Mr. Beaver with all in favor, the Board opted out of allowing the trolley stops within the community; and staff was directed to provide documentation in writing to the City of Homestead indicating that the CDD was not in favor and opted out of allowing this.

Mr. Hernandez asked the Board if wished to make any changes to the slate of officers or if they preferred to keep the same slate of officers and add Mr. Judy as an Assistant Secretary.

> On MOTION by Mr. Walker seconded by Mr. Harris with all in favor, the Board retained the same slate of officers and added Mr. Judy as an Assistant Secretary.

FOURTH ORDER OF BUSINESS — Update/ Presentation/ Proposals/ Discussion with BrightView

A. Quality Site Assessment Report

B. Consideration of Amended and Restated Landscape Maintenance Service Agreement

C. Consideration of Proposal for Mowry Drive Enhancements

Mr. Hernandez mentioned that the Quality Site Assessment Report had been included in the agenda package for everyone to review, presented the amended and restated landscape maintenance agreement, and expressed concerns about the agreement not including some of the scope of work that BrightView was supposed to be providing as per the contract, and asked the BrightView representatives in attendance at the meeting to help clarify some of these items.

There was a brief discussion about making some minor changes to the presented agreement to include more detailed language to clarify a few of the items discussed related to the scope of services being provided.

Mr. Hernandez asked for a motion to approve the agreement; subject to including the language discussed at the meeting related to the scope of services being provided.

> On MOTION by Mr. Harris seconded by Mr. Torres with all in favor, the amended and restated landscape maintenance agreement with BrightView was approved; subject to including language discussed at the meeting related to the scope of services being provided.

Mr. Hernandez presented a proposal for enhancements to Mowry Drive and explained that these items should probably wait until after the winter season.

The Board concurred.

FIFTH ORDER OF BUSINESS — Approval of the Minutes of the September 12, 2025 Meeting

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

SIXTH ORDER OF BUSINESS — Consideration of Preventative Maintenance Agreement with Fitness Solutions, Inc.

Mr. Hernandez presented the proposal from Fitness Solutions, Inc. for preventative maintenance and indicated the slight increase had already been contemplated for the budget and asked the Board for a motion to approve it and authorize District Counsel to prepare the preventative maintenance agreement.

> On MOTION by Mr. Harris seconded by Mr. Walker with all in favor the proposal from Fitness Solutions, Inc. for preventative maintenance was approved; and District Counsel was authorized to prepare the preventative maintenance agreement.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Fernandez Perez indicated she did not have anything to report.

Mr. Harris asked Ms. Fernandez Perez if she would be discussing the new Board member documentation Mr. Judy would need to fill out.

Mr. Hernandez responded that he would go over that information with Mr. Judy.

B. Engineer

There not being any report, the next item followed.

C. Club Manager

Ms. Bonilla mentioned that staff was getting ready to set up the haunted house and decorations for the Halloween event and preparing for the upcoming events that would be held at the clubhouse and there had not been any incidents or issues to report.

D. Field Manager

Mr. Hernandez briefly discussed the field report, and there not being any questions or concerns from the Board, moved on to the next item.

E. CDD Manager – Ratification of Small Project Agreement with Rilegh's Outdoor, LLC d/b/a Holiday Outdoor Décor for Holiday Lighting 2025

Mr. Hernandez presented the small project agreement with Rilegh's Outdoor, LLC d/b/a Holiday Décor for holiday lighting, mentioned that the installation process had already begun, and indicated that the document was still in the process of being signed and a fully executed copy would be included in the District's records.

Mr. Harris noted that the pricing was the same for the same scope of services as were provided last year.

Mr. Hernandez concurred, asked for any other questions or comments, and upon not hearing any, asked the Board for a motion to ratify the agreement.

> On MOTION by Mr. Walker seconded by Mr. Torres with all in favor, the small project agreement with Rilegh's Outdoor, LLC d/b/a Holiday Décor for holiday lighting was ratified.

EIGHTH 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.

Mr. Harris noted that some of the information in the photographs provided in the reports from Eco Blue was in Spanish and asked if staff could contact the vendor to ensure it was also provided in English.

Mr. Hernandez responded that had already been addressed with the vendor so it would not continue going forward, asked for any other questions or comments related to the financials, and upon hearing not hearing any, asked for a motion to approve them.

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

NINTH ORDER OF BUSINESS Supervisors Requests

There not being any, the next item followed.

TENTH 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. Torres seconded by Mr. Judy with all in favor, the meeting was adjourned.

Raymond J. Harris

Raymond J. Harris (Nov 18, 2025 10:08:10 EST)

Assistant Secretary/Secretary | Chairman/Vice Chairman

11-14-25docstosign-EastHomestead

Final Audit Report 2025-11-18

Created:	2025-11-17
By:	Luis Hernandez (Rfriedman@managserv.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAA1Poqo7WR5jJhsNNPZNZtsUW7hdgWBoU

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