MINUTES OF MEETING
EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of East Homestead Community Development District was held on Friday, March 13, 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
Shaun Judy	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Gabriela Fernandez Perez	District Counsel
Donna Bonilla	Club Manager
Vincent Fernandez	BrightView
Justin Storkey	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.*

Mr. Hernandez mentioned that there were several audience members at the meeting and asked if any of them would like to bring anything to the Board's attention.

Mr. Storkey introduced himself as a new resident of Mirage, explained that he was a tree doctor, and asked to help assist with some of the dead and diseased trees he had noticed in the community.

Mr. Harris suggested that Mr. Storkey bring any concerns to the BrightView representatives who were in attendance.

Mr. Hernandez noted that in addition to BrightView handling the landscaping, the CDD also had a contract with Tropical Plant and Pests for maintenance and pest control, and the owner was a certified arborist who provided reports included in the field report.

Several Board members welcomed Mr. Storkey to the community.

Mr. Hernandez mentioned that Mr. Jose Alvarez, a resident who often attended the CDD meetings, had sent an email with concerns about debris clogging some of the drainage system. After driving through the area, staff had asked the vendor to check out the area, which had been serviced since then and seemed to be draining better now.

THIRD ORDER OF BUSINESS Update/ Presentation/ Proposals/ Discussion with BrightView

A. Quality Site Assessment Report

B. Any Other Items

Mr. Hernandez explained that the quality site assessment report had been included in the agenda package and asked if there was anything else to present.

Mr. Fernandez mentioned that the hardwood tree trimming would start on Monday and noted that the annuals were scheduled to be changed, but since they still looked nice it was questionable if that should be done yet or wait another month or so.

After a brief discussion, the Board agreed that it made sense to keep the current annuals for a bit longer while they still looked pretty.

Mr. Fernandez indicated that the palm tree trimming would be done later in order to not interfere with spring break.

FOURTH ORDER OF BUSINESS Approval of the Minutes of the February 13, 2026 Meeting

Mr. Hernandez presented the minutes from the February 13, 2026 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. Harris with all in favor, the Minutes of the February 13, 2026 Meeting were approved as-presented.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Fernandez Perez mentioned that the rules had been included on the agenda under the club report, but there were a few items that had been discussed in the past that she had been asked to follow up on and should be included in the revised rules when they were adopted. The Board had adopted a resolution declaring Rule 3.6 void regarding firearm and it had been determined that a rule could not be enacted banning individuals based on the smell of alcohol or marijuana and had to be behavior based.

Mr. Hernandez explained that the rules had not been revised for many years and there were several items that might need to be updated and asked each Board member to review the club rules and provide any comments by the end of the month so that any comments and suggestions could be added to the version that would be included in the agenda package for the next meeting.

Ms. Fernandez Perez indicated that once the rules were revised, staff would need to advertise the rules public hearing for a future meeting date.

Mr. Hernandez explained that the proposed budget would be presented at the May meeting and it would be best for the rules public hearing and budget public hearing to coincide so all of the advertisements could be published for the same meeting date.

B. Engineer

There not being any report, the next item followed.

C. Club Manager

1) Club Report

2) Discussion of Club Rules

Ms. Bonilla briefly discussed the club report and mentioned that BrightView had taken care of the sprinkler issues and delayed the tree trimming due to spring break.

There was a brief discussion about Virtual Guard since a few of the cameras had been replaced after the last meeting, and several Board members expressed disappointment by the lack of information provided related to some of the ongoing issues and requested for Mr. Jim Happel to attend the next meeting to provide some updates.

Mr. Hernandez indicated that staff would ask Mr. Happel to attend the next meeting.

Ms. Bonilla explained that staff was still encountering some issues with some residents not wanting to adhere to specific registration policies and requirements and needing to be properly registered if they did not wish to be regarded as guests.

Mr. Hernandez mentioned that staff was working on scheduling the dedication ceremony in honor of Mr. Saens Dorcely now that the pavilions had been installed.

Ms. Bonilla indicated that preventative maintenance had recently been done to get the pool ready for spring break, and that staff was looking into options for new patio furniture since repairing some of it was getting to be expensive and preparing the clubhouse for the Easter bunny and egg hunt events.

D. Field Manager

1) Field Report

2) Consideration of Proposal with Ortiz Construction Services for Portovita Lake Fountain

3) Ratification of Small Project Agreement with Ortiz Construction Services for Gazebo Installation

Mr. Hernandez briefly discussed the field report and presented a proposal from Ortiz Construction Services to install a fountain in the Portovita lake.

Mr. Judy explained that this had been discussed at a Portovita HOA meeting and requested by several residents, so he had asked staff to determine the cost.

After a brief discussion, the CDD Board agreed to move forward with this pending a letter of approval from the Portovita HOA, requesting them to inform the Portovita residents that the cost to purchase, install, and maintain it would be included in their annual assessments, and approved the proposal for an amount not-to-exceed of $40,000.

> On MOTION by Mr. Walker seconded by Mr. Harris with all in favor, the proposal from Ortiz Construction Services to install a fountain in the lake in Portovita was approved; not-to-exceed the amount of $40,000 and pending a letter of approval from the Portovita HOA.

Mr. Hernandez presented the small project agreement with Ortiz Construction Services for gazebo installation, explained that it had been authorized by the Board at a previous meeting and executed in between meetings in order to not delay the project from moving forward, asked for any comments or questions, and upon not hearing any, asked for a motion to ratify it for the District's records.

> On MOTION by Mr. Harris seconded by Mr. Walker with all in favor, the small project agreement with Ortiz Construction Services for gazebo installation was ratified.

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

SEVENTH ORDER OF BUSINESS Supervisors Requests

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

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

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

> On MOTION by Mr. Walker seconded by Mr. Torres with all in favor, the meeting was adjourned.

Luis Hernandez (May 8, 2026 12:34:50 EDT)	Raymond J. Harris Raymond J. Harris (May 8, 2026 16:13:43 EDT)
Assistant Secretary/Secretary	Chairman/Vice Chairman

Binder5

Final Audit Report 2026-05-08

Created:	2026-05-08
By:	Luis Hernandez (Rfriedman@managserv.com)
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