

**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 June 12, 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
Stephen Walker
Al Torres
Shaun Judy
Phillip Beaver

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Luis Hernandez
Gabriela Fernandez Perez
Vincent Fernandez
Yahoska Martinez Mejia

District Manager
District Counsel
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

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

There not being any comments from the audience, the next item followed.

THIRD ORDER OF BUSINESS

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

A. Quality Site Assessment Report

B. Consideration of Proposals

Mr. Fernandez presented the proposals that were included in the agenda package and asked if there were any questions related to any of them.

There was a brief discussion about the different options for several improvements that were suggested to be done on Mowry Drive and around the Lake #6.

On MOTION by Mr. Walker seconded by Mr. Judy with all in favor, the proposals presented by BrightView for improvements and enhancements to be done on Mowry Drive and around Lake #6 were approved for amounts of \$59,386.05 and \$7,394.31.

Mr. Harris mentioned that there was more damage to the hedges where people had been cutting through, asked Mr. Fernandez for other solutions to prevent this from continuing, and inquired when the trees would be strapped.

Mr. Fernandez responded that staff would work on alternative solutions for that area and also find out when the strapping of the trees would occur.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 8, 2026 Meeting

Mr. Hernandez presented the minutes from the May 8, 2026 meeting and asked for any comments, and upon not hearing any, asked the Board for a motion to approve them as-presented.

On MOTION by Mr. Torres seconded by Mr. Harris with all in favor, the Minutes of the May 8, 2026 Meeting were approved as-presented.

FIFTH ORDER OF BUSINESS

Acceptance of Special Assessment Bonds Series 2019 Arbitrage Rebate Requirement (January 31, 2026)

SIXTH ORDER OF BUSINESS

Acceptance of Special Assessment Bonds Series 2022 Arbitrage Rebate Requirement (February 28, 2026)

Mr. Hernandez presented the Special Assessment Bonds Series 2019 Arbitrage Rebate Requirement (January 31, 2026) and Special Assessment Bonds Series 2022

Arbitrage Rebate Requirement (February 28, 2026) reports, briefly explained their purpose and asked the Board for any questions or comments, and upon not hearing any, asked for a motion to accept them for the District's records.

On MOTION by Mr. Harris seconded by Mr. Walker with all in favor, Special Assessment Bonds Series 2019 Arbitrage Rebate Requirement (January 31, 2026) and Special Assessment Bonds Series 2022 Arbitrage Rebate Requirement (February 28, 2026) were accepted.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Fernandez Perez reminded the Board members who still needed to file their annual forms that they were due by July 1st.

Mr. Hernandez indicated that Mr. Judy had mentioned that he had filed his form right before the meeting started and that he had already reminded Mr. Walker to file his.

Mr. Walker indicated he would file his form this afternoon.

B. Engineer

There not being any report, the next item followed.

C. Club Manager

Ms. Bonilla mentioned that there were a few things in the rules that needed to be updated such as they no longer used fobs or membership cards and asked for some clarification related to immediate family members and ages of adult children.

There was a brief discussion about the rules and requirements needing revisions.

Ms. Bonilla briefly discussed some of the repairs and items staff had taken care of in between meetings and asked the Board for direction regarding the damaged pool furniture since there were currently 11 chairs, 3 tables, and 3 umbrellas that needed to be either repaired or replaced.

After a brief discussion, staff was directed to replace the damaged items.

D. Field Manager

Mr. Hernandez briefly discussed the field report and mentioned that he had been corresponding with a resident regarding landscaping and lake concerns, and that staff

had been coordinating with the lake and landscaping vendors and CDD's attorney to ensure that the concerns were addressed.

E. CDD Manager

1) Consideration of Proposal from Raptor Vac Clean-up of Drainage System in Capri, Caribbean, Mirage, Martinique, Leeward, and Oasis Clubhouse

Mr. Hernandez presented a proposal from Raptor Vac for cleaning the drainage system in Capri, Caribbean, Mirage, Martinique, Leeward, and Oasis Clubhouse for a total amount of \$19,100.00, mentioned that there was a line item of \$20,000.00 allotted in the District's budget to do this, and asked for the Board to approve it.

On MOTION by Mr. Torres seconded by Mr. Beaver with all in favor, the proposal from Raptor Vac for clean-up of the drainage system in Capri, Caribbean, Mirage, Martinique, Leeward, and Oasis Clubhouse was approved.

2) Reminder to File Annual Financial Disclosure Form

Mr. Hernandez mentioned that this item had already been discussed earlier in the meeting and the Board members who needed to file their forms still were made aware to do so by the July 1st deadline.

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

NINTH ORDER OF BUSINESS

Supervisors Requests

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

Mr. Harris mentioned that June 21st was the summer solstice and Father's Day, and that there was going to be a new cancer center opening nearby soon.

Mr. Torres noted that the lights on some of the monuments were not currently working and asked about the manhole cover that was still exposed.

Mr. Hernandez responded that he would look at the lighting at the monuments to get that addressed, and that the cover had supposedly been ordered so hopefully that would also be resolved soon.

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



Assistant Secretary/Secretary



Raymond J. Harris (Jul 10, 2026 14:36:57 EDT)

Chairman/Vice Chairman

07-10-26docstosign-EH

Final Audit Report

2026-07-10

Created:	2026-07-10
By:	Luis Hernandez (Rfriedman@managserv.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqQy5csg31zxfcl2l-7TamM8wCDn2dhcB

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