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, July 11, 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

Also present were:

Luis Hernandez	District Manager
Michael Pawelczyk	District Counsel
Gabriela Fernandez Perez	District Counsel
Donna Bonilla	Club Manager
Damien DeLaVega	BrightView
Vincent Fernandez	BrightView

A Moment of Silence in Honor and Memory of Supervisor Saens Dorcely

Mr. Hernandez mentioned that Supervisor Saens Dorcely had recently passed away, noted that Mr. Dorcely had been a Board member of both the CDD and the HOA in his community for many years, and asked everyone for a moment of silence in honor and memory of him.

The record will reflect that a moment of silence in honor and memory of Supervisor Dorcely was taken at this time.

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*

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

Mr. Hernandez indicated that there were no members in the audience for any comments and presented correspondence he had received from the property management company that managed several of the subdivisions in the CDD because there was a maintenance agreement between each to maintain the entrances.

There was a brief discussion about maintenance of the entrances, what was included in the contract with BrightView, and several Board members expressed concerns about believing that the contract needed to be more clearly defined.

After further discussion, the Board asked BrightView to provide a comprehensive proposal or agreement with all of the services, scope of work, and costs listed and broken down instead of having multiple amendments to the contract.

Several Board members also expressed concerns about the doggie stations not being emptied often enough and at times there was no room to dispose of any waste.

Mr. Hernandez noted that he had not found the porter onsite several times when he visited the community on Saturdays during the designated timeframe they were supposed to be servicing the CDD.

The Board asked for BrightView to be held accountable and provide updates or service reports as to when they were providing services to the community since the contract indicated that they were to provide 48 hours of porter services each week.

There was further discussion about the palm fronds needing to be trimmed, and BrightView presented proposals to trim the palms at the eleven entrances for an amount not-to-exceed $4,000 and to trim the royal palms in common areas throughout the community for an amount not-to-exceed $6,000.

> On MOTION by Mr. Harris seconded by Mr. Torres with all in favor, the proposals from BrightView were approved not-to-exceed the amount of $4,000 for trimming palm trees at the eleven entrances and not-to-exceed the amount of $6,000 for trimming royal palms in common areas of the community.

Mr. Hernandez mentioned that upon doing their wet check inspections, BrightView noticed there were problems with three zones, a pump with a bad motor, and a need to restore some of the irrigation behind the clubhouse and presented several proposals for these irrigation repairs.

After a brief discussion, the Board authorized doing irrigation repairs for an amount not-to-exceed $10,000.

On MOTION by Mr. Harris seconded by Mr. Torres with all in favor, the Board authorized the proposals for irrigation repairs not-to-exceed the amount of $10,000.

Mr. Hernandez mentioned he received correspondence from a resident who expressed concerns about the fountain at the lake in Atlantis spraying too much water into his backyard, and after walking around the area on several occasions when it was windy outside and not finding any issues, the resident was informed that this would be brought up to the CDD Board to see if there were any suggestions.

After a brief discussion, the Board agreed that there was not much that could be done to prevent the wind from sometimes spraying water from the lake.

Mr. Hernandez indicated that the CDD had also received correspondence from one of the property management firms inquiring about a complaint against Ms. Bonilla. The resident went to the HOA to express their concerns, so the property management company contacted the CDD management to ask for an explanation of what happened.

After reviewing the recordings, it was determined that Ms. Bonilla was with attorneys about a deposition related to the gym when this incident took place and that another staff member had politely asked the residents to abide by the clubhouse rules that did not allow for two people to be sitting on one chair.

Mr. Hernandez had indicated that he would present this correspondence to the Board at their meeting and ask for any discussion or input but being that the HOA had nothing to do with interceding on the behalf of residents using the facilities, no further actions were necessary.

Ms. Bonilla noted that the resident had been suspended from using the clubhouse facilities for rude treatment towards the clubhouse staff and apparently this had not been appreciated so they tried to get the HOA to take action against her.

FOURTH ORDER OF BUSINESS — Approval of the Minutes of the June 13, 2025 Meeting

Mr. Hernandez presented the minutes from the June 13, 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. Harris with all in favor, the Minutes of the June 13, 2025 Meeting were approved as-presented.

FIFTH ORDER OF BUSINESS — Staff Reports

A. Attorney – Discussion of 2025 Legislative Update Memorandum

Mr. Pawelczyk mentioned how nice it was to see everyone and introduced Ms. Fernandez Perez, explaining that with Mr. George's departure, she would likely be attending some of the CDD meetings going forward, and commended the Board for having a productive meeting and a thriving community.

Ms. Fernandez Perez discussed the 2025 legislative update memorandum, highlighting some of the following items that might affect CDDs: there was a public records exemption that would now be applicable for governors, mayors, and commissioners to allow them to shield their home addresses and telephone numbers from being disclosed, legislation passed to set a minimum bond rating, there was a revision to the administration procedure act that would now require agencies specific timelines to publish notice, prepare rules, have them available, and publish the rule development notice at least seven days prior, no one would be allowed to fraudulently claim military service or wear anything for material gain, changes had been made to the administrative plat review which would now require cities and counties to handle reviewing and approving plats and replats, and there would also now be a requirement for local governments to approve or deny change orders within 35 days and if the change orders were denied, deficiencies or corrective actions would need to be allowed.

B. Engineer

Mr. Hernandez noted that the District Engineer was working on the annual engineer's report but did not have anything additional to report.

C. Club Manager

Ms. Bonilla mentioned that although there was inclement weather the 4th of July event had a good turnout and was successful with no behavior or capacity issues.

There was a brief discussion about the ongoing issue of residents tampering with the sauna and possible solutions to prevent this from continuing. Staff was currently looking into the cost of converting the sauna into a steam room since it seemed that many residents might prefer this.

Ms. Bonilla mentioned that the gym equipment was being updated and one of the benches was being fixed after being broken.

Several Board members expressed concerns about having movie night events with very little participation, but since there was not any cost to doing so, staff had continued to try to have movie nights a few times each month.

D. Field Manager

Mr. Hernandez presented and briefly discussed the field report, and there not being any questions or comments, presented a proposal from Raptor Vac Systems for an amount of $27,000 for cleaning a portion of the drainage system, explained that there was currently $20,000 in the budget for this project and that staff was negotiating with the vendor about the cost difference, and asked the Board approve an amount not-to-exceed of $27,000 just in case it was necessary, and there was money in the budget from contingency to cover the difference if need be.

> On MOTION by Mr. Walker seconded by Mr. Harris with all in favor, the proposal from Raptor Vac Systems for cleaning the drainage system was approved; not-to-exceed an amount of $27,000.

Mr. Pawelczyk noted that there should be an actual agreement in place, and that his office would prepare and provide it to the District Manager.

E. CDD Manager – Reminder to File Annual Financial Disclosure Form by July 1, 2025 and Complete Ethics Training by December 31, 2025

Mr. Hernandez explained that most of the Supervisors had already completed this obligation, but it was still on the agenda since Mr. Dorcely's form had still been outstanding at the time the agenda had been prepared and distributed.

Mr. Pawelczyk asked if there was a way to notify the Commission on Ethics that Mr. Dorcely had passed away.

Mr. Hernandez responded that there was and that Ms. Robin Friedman from his office would be informing them so that they would be made aware of this.

Mr. Harris mentioned that he sent an email to Mr. Hernandez about completing the required ethics training hours as he was told to do and asked how his office would keep track if this had been done and by whom.

Mr. Hernandez responded that Ms. Friedman saved a copy of the email that any Board member sent to them in the District's records to help keep track of this.

Mr. Pawelczyk explained that the Commission on Ethics website showed as to whether or not each Board member had filed their annual forms, but there was no real way of tracking who had completed their required ethics training.

Mr. Hernandez mentioned that he had been telling all of the Supervisors to send him and Ms. Friedman an email indicating that they had completed their required ethics training hours on the date they did so that a copy of the email could be filed in the CDD's records to help with tracking purposes.

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 the Board for any questions or comments.

There was a brief discussion about possible options for investing, such as a State Board Account, which the CDD had and was currently using, and how the funds in the reserves could be used.

Mr. Hernandez asked if there were any other questions or comments, and upon hearing not hearing any, asked the Board for a motion to approve the financials.

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

SEVENTH ORDER OF BUSINESS Supervisors Requests

There not being any Supervisors requests, the next item followed.

EIGHTH 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. Harris seconded by Mr. Walker with all in favor, the meeting was adjourned.

Luis Hernandez (Aug 8, 2025 12:45:40 EDT)

Assistant Secretary/Secretary

Raymond J. Harris

Raymond J. Harris (Aug 8, 2025 14:12:12 EDT)

Chairman/Vice Chairman

08-08-25docstosign-EastHomestead

Final Audit Report 2025-08-08

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