

**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, December 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
Al Torres	Assistant Secretary
Phillip Beaver	Assistant Secretary
Shaun Judy	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Gabriela Fernandez Perez	District Counsel (by phone)
Donna Bonilla	Club Manager
Damien DeLaVega	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*

A. Correspondence from Ms. Yacoubian about Lake #8

Mr. Hernandez mentioned that the CDD had received correspondence received from Ms. Yacoubian, a resident living by Lake #8, about shrubs growing in the lake.

Ms. Bonilla read the email for the record, indicating Ms. Yacoubian’s request to talk to the vendor directly about her concerns regarding the shrub growth in lake.

Mr. Hernandez explained that the vendor had been treating the same issue in several of the lakes, and they had indicated that it would take a few months for the shrubs to disappear through the treatment process. Staff had been coordinating with the vendor

and provided updates to the resident about how this was being resolved with treatments and explained that it may take a few months to see any results.

The Board concurred that staff was addressing this concern and no further action was necessary at this time.

Mr. Hernandez mentioned that staff had received correspondence from another resident regarding the lake fountain spray continuing to blow water directly into their backyard, which Ms. Bonilla read for the record. Staff had been onsite to inspect the area, brought this information to the Board and it was discussed at a prior meeting, and the resident had received a response after the Board determined they could not prevent the wind from blowing spray in any direction aside from lowering the pump horsepower or removing the fountain entirely.

After a brief discussion, the Board asked staff to talk to the lake vendor to see what possible solutions might be available.

There was a brief discussion and several Board members expressed concerns about the off duty police needing to patrol a few areas on Mediterranean Boulevard where speeding was an issue.

THIRD ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Hernandez explained that Mr. Harris had asked for the financials to be discussed earlier during the meeting, presented and briefly discussed the check register and unaudited financials, asked if there were any questions or comments about either, and upon hearing not hearing any, asked the Board for a motion to accept them for the District’s records.

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

FOURTH ORDER OF BUSINESS

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

A. Quality Site Assessment Report

B. Consideration of Irrigation Proposal

C. Consideration and Approval of Restated Landscape Maintenance Service Agreement

Mr. Hernandez presented the irrigation proposal and asked Mr. DeLaVega to provide more information about this item.

There was a brief discussion about the items that had been clarified or updated after discussion at the last meeting in the restated landscape maintenance agreement in order to get it finalized and executed.

FIFTH ORDER OF BUSINESS

**Approval of the Minutes of the
November 14, 2025 Meeting**

Mr. Hernandez presented the minutes from the November 14, 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. Beaver with all in favor, the Minutes of the November 14, 2025 Meeting were approved as-presented.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Fernandez Perez reminded the Board to complete their ethics training by December 31st if they had not already done so.

B. Engineer

There not being any report, the next item followed.

C. Club Manager

Ms. Bonilla discussed an incident that had occurred at the clubhouse during Thanksgiving weekend where an intruder had damaged the door.

Several Board members expressed concerns that someone was able to cause damage, and that the security company did not respond timely enough.

Ms. Bonilla explained that the security company had called the police, but since they had called the wrong department, no one had come.

Mr. Hernandez mentioned that staff would be meeting with the security company to discuss the concerns and would keep the Board apprised after the meeting occurred.

Ms. Bonilla mentioned that staff was also getting ready for the holiday event at the clubhouse.

D. Field Manager

Mr. Hernandez mentioned that a resident had planted palm trees in the lake bank area owned by the District so staff sent a letter to tell them they could not keep them there and that staff had also been corresponding with the holiday lighting vendor regarding the lights that were supposed to be at the Porto Vita entrance. The vendor had indicated that they would be onsite this week to finish installing them.

E. CDD Manager

There not being any report, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

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, 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 (Jan 10, 2026 18:06:03 EST)

Chairman/Vice Chairman









01-09-26docstosign-EH

Final Audit Report

2026-01-10

Created:	2026-01-09
By:	Luis Hernandez (Rfriedman@managserv.com)
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