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, May 9, 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
Saens Dorcely	Assistant Secretary (by phone)

Also present were:

Luis Hernandez	District Manager
Gregory George	District Counsel
Donna Bonilla	Club Manager
Vincent Fernandez	BrightView
Damien DeLaVega	BrightView
Charles Gonzalez	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 anyone for audience comments, the next item followed.

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

Mr. Hernandez explained that Mr. Gonzalez, Mr. DeLaVega, and Mr. Fernandez were in attendance on behalf of BrightView and asked if any of them would like to present anything to the Board.

Mr. Gonzalez introduced himself, explained that he had been involved in working with the East Homestead CDD for many years, as well as several other neighboring communities that the Board was familiar with, noted that BrightView would always strive to provide for the community's needs to their best ability, and asked the Board for any questions or concerns.

Mr. Harris expressed concerns about prices in some of the proposals that had been presented related to some trees, mulch, and sod.

There was a brief discussion and clarifications about the pricing for some of the trees and other items that had been presented. BrightView representatives presented and discussed several more proposals for various enhancements throughout the community, including removing dead plants, installing sod, replacement of palms, and removing and grinding stumps. After further discussion, it was determined that the sod in the center island was not needed, and this proposal was eliminated, but the rest of the proposals presented were all approved.

Mr. Hernandez asked the Board for a motion to approve the proposals presented by BrightView for various enhancements throughout the community, not-to-exceed the amount of $21,064.19.

> On MOTION by Mr. Walker seconded by Mr. Harris with all in favor, the proposals presented by BrightView for various enhancements throughout the community were approved; not-to-exceed an amount of $21,064.19.

FOURTH ORDER OF BUSINESS — Approval of the Minutes of the April 11, 2025 Meeting

Mr. Hernandez presented the minutes from the April 11, 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 April 11, 2025 Meeting were approved as-presented.

FIFTH ORDER OF BUSINESS Consideration of Resolution #2025-04 Approving the Proposed Budget and Setting the Public Hearing

Mr. Hernandez presented and briefly discussed the proposed budget, indicated that it was not necessary for an increase in the assessments to provide the same level of services the CDD was currently receiving, asked for any questions or comments, and upon not hearing any, asked the Board to consider the date to have the public hearing to adopt the budget, which needed to be at least sixty days from today.

After a brief discussion, the Board selected their regular August meeting date as the public hearing date to adopt the budget.

Mr. Hernandez presented Resolution #2025-05 Approving the Proposed Budget and Setting the Public Hearing and asked the Board for a motion to approve it, which would also approve the proposed budget and set the budget public hearing date for August 8, 2025 at 9:00 a.m. at the Oasis Community Clubhouse, 171 NE 30th Road, Homestead, Florida 33033.

> On MOTION by Mr. Walker seconded by Mr. Harris with all in favor, Resolution #2025-05 Approving the Proposed Budget and Setting the Public Hearing was approved; and the public hearing was scheduled to be held on August 8, 2025 at 9:00 a.m. at the Oasis Community Clubhouse, 171 NE 30th Road, Homestead, Florida 33033.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. George reminded the Board that he was moving soon and Ms. Liza Smoker from his office would be taking over as District Counsel.

The Board expressed that they would miss Mr. George and wished him the best.

B. Engineer

There not being any report, the next item followed.

C. Club Manager

Ms. Bonilla discussed several incidents that had recently occurred at the pool and clubhouse and expressed concerns about how some residents responded to staff after being reprimanded for bringing in coolers, alcohol, glass containers, and standing on furniture. Staff had to issue suspensions of privileges from using the pool and other clubhouse amenities for several violations.

There was a brief discussion about possibly limiting the use of the pool and clubhouse facilities to residents only for certain holidays due to reaching capacity too quickly with some residents bringing multiple guests.

D. Field Manager

Mr. Hernandez presented and briefly discussed the field report, and there not being any questions or comments, the next item followed.

E. CDD Manager

1) Districty's Depository Bank

2) Acceptance of Audit for Fiscal Year Ending September 30, 2024

Mr. Hernandez presented the audit for fiscal year ending September 30, 2024 explained that it was a clean audit with no issues or matters of concern, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to accept it for the District's records.

> On MOTION by Mr. Harris seconded by Mr. Torres with all in favor, the audit for fiscal year ending September 30, 2024 was accepted.

Mr. Hernandez explained that there had been concerns with transferring the accounts during the transition of management companies, asked that the Board consider authorizing the CDD to use a different depository bank, and suggested switching to City National Bank as the District's depository bank.

> On MOTION by Mr. Harris seconded by Mr. Torres with all in favor, the Board authorized to switch the District's depository bank to City National Bank.

Mr. Hernandez mentioned that staff had been researching a possible new option for the CDD to consider using to advertise its meetings through the Miami-Dade County website, which might be a less costly than using the newspaper and asked the Board for motion to approve entering into an interlocal agreement with Miami-Dade County to advertise the CDD's meeting notices on their website if it was deemed appropriate.

> On MOTION by Mr. Walker seconded by Mr. Torres with all in favor, the Board approved entering into an interlocal agreement with Miami-Dade County to advertise the CDD's meetings on their website if it was deemed appropriate.

SEVENTH 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, and upon hearing not hearing any, asked for a motion to approve the financials.

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

EIGHTH ORDER OF BUSINESS Supervisors Requests

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

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

Luis Hernandez (Aug 8, 2025 12:45:40 EDT)	Raymond J. Harris
	Raymond J. Harris (Aug 8, 2025 14:12:12 EDT)
Assistant Secretary/Secretary	Chairman/Vice Chairman

08-08-25docstosign-EastHomestead

Final Audit Report 2025-08-08

Created:	2025-08-08
By:	Luis Hernandez (Rfriedman@managserv.com)
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