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, April 10, 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
Phillip Beaver	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Gabriela Fernandez Perez	District Counsel
Donna Bonilla	Club Manager
Vincent Fernandez	BrightView
Jim Happell	Virtual Guard

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. Happel gave a brief presentation, mentioned that all of the areas in the clubhouse were being monitored more closely now, and discussed some of the changes and adjustments that were implemented, such as biometrics with facial recognition and thumbprints. There had previously been some miscommunication about how certain services were being provided, but that had since been corrected and things were running more efficiently since that had been done.

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

Several Board members commented about how gorgeous the flowers still looked throughout the community.

Mr. Fernandez thanked them and mentioned that despite this, they may be pushing it if they held off switching out the flowers past the second week of May and asked the Board if they had any preferences as to what they should put in their place.

There was a brief discussion about options that would thrive as the weather got warmer and Mr. Fernandez indicated that his team would provide a few options before proceeding with the changeout.

Mr. Harris mentioned that people were cutting through the hedges by the clubhouse and there was a break in them because of this.

Mr. Fernandez indicated he would look at it to see what could be done to prevent this from continuing.

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

Mr. Hernandez presented the minutes from the March 13, 2026 meeting and asked for any comments or changes.

Ms. Fernandez Perez provided a few comments and corrections on page 3, which were read into the record.

Mr. Hernandez asked if there were any other comments or corrections, and upon not hearing any, asked the Board for a motion to approve the minutes as-amended, subject to including the corrections on page 3 submitted by District Counsel.

> On MOTION by Mr. Torres seconded by Mr. Harris with all in favor, the Minutes of the March 13, 2026 Meeting were approved as-amended to include the corrections on page 3 submitted by District Counsel.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney – Consideration of Proposal from Fonroche Lighting for Solar Lighting

Ms. Fernandez Perez noted that rules were under the club staff report and aside from discussing those, she did not have anything else to report.

Mr. Hernandez mentioned that the proposal from Fonroche Lighting for solar lighting had been included under her staff report since it had been provided by her office.

There not being any discussion on this item, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Club Manager

1) Club Report

2) Discussion of Club Rules

Ms. Bonilla mentioned that despite a couple minor incidents, everything went pretty smoothly during spring break, and the ceremony in memorial of Supervisor Dorcely had taken place in between meetings and the monument looked really nice. A few residents had asked if the rest of the pool furniture would be changed to match what was put in that area, which staff was working on. There were a few incidents that took place were with residents who felt they should be able to use the amenities without any ID and were aggressive with staff.

There was a brief discussion about how staff was instructed to handle demanding situations to try to alleviate such incidents.

Ms. Bonilla mentioned the Easter event was extremely successful.

Mr. Harris asked for any updates about the gym equipment that was not currently functional.

Ms. Bonilla responded that the gym had been serviced yesterday and the vendor had determined that the treadmill belt was broken, the replacement part had been ordered, and the leg press machine had been fixed.

Mr. Harris mentioned that there was still tape across the leg press machine, which needed to be removed if it had been fixed.

Ms. Bonilla indicated that would be addressed and mentioned that staff was already trying to coordinate the 4th of July event and hoping to have a waterslide and several food trucks at the clubhouse for it.

Mr. Judy asked if staff would like him to pass along the contact information for the person he knew who helped coordinate the food trucks in his community.

Ms. Bonilla responded that would be extremely helpful.

Mr. Hernandez explained that the rules public hearing would need to be advertised and required a little over a month's notice and asked the Board if they had any comments or recommendations for the rules.

Mr. Harris mentioned he had submitted a few comments.

Mr. Hernandez noted that his comments had been included in the agenda package right after the rules.

Ms. Bonilla indicated that there were some rules and policies regarding renting the clubhouse space for events they also needed to address, such as the amount of time to reserve the space.

> On MOTION by Mr. Harris seconded by Mr. Walker with all in favor, the rules were accepted subject to including the changes that were discussed so the rules public hearing could be advertised as appropriate.

D. Field Manager

1) Field Report

2) Ratification of Small Project Agreement with Ortiz Construction Services for Portovita Lake Fountain

3) Confirmation from Portovita HOA Board Accepting Plan for District to pay for Lake #10 Fountain

There was a brief discussion about excessive leaves in the parking lot and drains.

Mr. Hernandez mentioned that he had received confirmation from the Portovita HOA Board saying they were in favor of the District paying for the Lake #10 fountain in their community and also presented the small project agreement with Ortiz Construction Services for the Lake #10 fountain.

> On MOTION by Mr. Walker seconded by Mr. Torres with all in favor, the small project agreement with Ortiz Construction Services for the Portovita lake fountain was ratified.

E. CDD Manager

Ms. Fernandez Perez mentioned that there would not be enough time to advertise the rules public hearing date for the June meeting since the required time for advertising had changed.

Mr. Hernandez explained it would be appropriate to set the public hearing to adopt the at the May meeting when the budget public hearing was also going to determined so that both public hearings could be scheduled to be held on the same date.

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. Harris seconded by Mr. Beaver 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.

Mr. Torres mentioned that the sprinkler cover still had not been replaced.

Mr. Fernandez indicated that it had been, but he would ensure that it would be replaced again.

Mr. Harris expressed concerns with too many vehicles racing on Mediterranean Boulevard and asked if it would be possible to have a police presence at the entrance of Leeward II or at the intersection of Pacific Boulevard and 147th Street to alleviate some of the speeding. Several cars were also seen doing donuts.

Mr. Beaver indicated that he had asked for updates from the details via email, so hopefully that would be implemented soon, and they could also request to have police presence stationed at those locations.

Mr. Harris explained that it was dangerous for vehicles to be going so fast near the outside gym equipment.

Mr. Hernandez mentioned that in the past had discouraged putting in speed humps, speed bumps, and any other deterrents, but if the City of Homestead makes a request to Miami-Dade County, they might take it more seriously.

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

Luis Hernandez (May 8, 2026 12:34:50 EDT)

Assistant Secretary/Secretary

Raymond J. Harris

Raymond J. Harris (May 8, 2026 16:13:43 EDT)

Chairman/Vice Chairman

Binder5

Final Audit Report 2026-05-08

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