

**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 May 8, 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
Several Residents

District Manager
District Counsel
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/
Proposals/
BrightView**

**Presentation/
Discussion with**

A. Quality Site Assessment Report

B. Consideration of Proposals

1) Mowry Drive (from SW 152 Ave to School North Side)

2) Entrance on SW 152 Ave (North Side of Entrance)

3) Any Other Proposals

Mr. Hernandez presented several proposals for various projects in the community and explained that BrightView had provided these yesterday, then asked Mr. Fernandez to briefly discuss them now that he had joined the meeting.

Mr. Fernandez briefly discussed the proposals.

There was a discussion about options and the Board requested that BrightView provide renderings, drawings, or photographs of what was suggested to be done.

Mr. Fernandez mentioned the annuals were changed out since the last meeting and his staff would work on providing those.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the
April 10, 2026 Meeting**

Mr. Hernandez presented the minutes from the April 10, 2026 meeting and asked for any comments or changes, and upon not hearing any, asked the Board for a motion to approve the minutes as-presented.

On MOTION by Mr. Torres seconded by Mr. Beaver with all in favor, the Minutes of the April 10, 2026 Meeting were approved as-presented.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
#2026-03 Approving the
Proposed Budget and Setting
the Public Hearing**

Mr. Hernandez presented the proposed budget, briefly discussed the changes that would cause a need for an increase in the assessment levels, such as field, landscaping, and updates to the clubhouse, all which had been factored into the budget line items.

Mr. Harris noted that there have not been any increases in the assessment levels over the last few years and commended Mr. Hernandez for being very diligent with trying to keep the CDD's expenses as low as possible with efficiency.

There was a brief discussion on when to have the budget public hearing, and once the Board determined the regular August meeting date worked best, Mr. Hernandez presented Resolution #2026-03 Approving the Proposed Budget and Setting the Public Hearing and asked the Board for a motion to approve it.

On MOTION by Mr. Harris seconded by Mr. Walker with all in favor, Resolution #2026-03 Approving the Proposed Budget and Setting the Public Hearing was approved; and the public hearing to adopt the fiscal year 2027 budget was scheduled to be held on August 14, 2026 at 9:00 a.m. at the Oasis Community Clubhouse, 171 NE 30th Road, Homestead, Florida 33033.

SIXTH ORDER OF BUSINESS

Discussion of Procedures for the General Election

Mr. Hernandez explained that there were three seats that had terms that would be expiring in November and would be included on the general election ballot, which were Seat #1, Seat #2 and Seat #4, and briefly discussed the qualifications process that would need to be fulfilled from noon on Monday, June 8, 2026 to noon, Friday, June 12, 2026.

Ms. Fernandez Perez mentioned that the Board members whose terms were up needed to file their annual financial disclosure forms prior to going to the Supervisor of Elections office and also would need to provide them with a printed hardcopy of their form.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Acceptance of Adjustment to Fee Structure

Mr. Hernandez presented the adjustment to the fee structure letter that was included in the agenda package and explained the increase had already been factored into the proposed budget.

Ms. Fernandez Perez mentioned that the adjustment to the fee structure would not go into effect until the start of the next fiscal year and reminded the Board members who did not need to qualify that their annual forms were due by July 1st.

Mr. Hernandez asked if there were any questions or comments, and upon not hearing any, asked for a motion to accept the adjustment to the fee structure.

On MOTION by Mr. Walker seconded by Mr. Harris with all in favor, the adjustment to the fee schedule was accepted.

B. Engineer

There not being any report, the next item followed.

C. Club Manager

1) Club Report

2) Discussion of Club Rules and Setting the Public Hearing

Mr. Hernandez mentioned that there would be a food truck and cookies for the Mother's Day event and that Ms. Bonilla and the clubhouse staff were working on providing fun events for the community and explained that the Board needed to revise the rules and suggested setting the public hearing for the same day they had set the budget public hearing at the August meeting.

The Board concurred.

On MOTION by Mr. Beaver seconded by Mr. Torres with all in favor, the rules public hearing was scheduled to be held on August 14, 2026 at 9:00 a.m. at the Oasis Community Clubhouse, 171 NE 30th Road, Homestead, Florida 33033.

D. Field Manager

Mr. Hernandez briefly discussed the field report and mentioned that he had received correspondence from a few residents regarding landscaping and lake concerns, which had been addressed. Staff had also addressed concerns about the pool and splash pad with the vendors being contacted to ensure these issues were handled properly.

E. CDD Manager – Number of Registered Voters in the District - 4,810

Mr. Hernandez presented a letter from the Miami-Dade County Supervisor of Elections office indicating that there were currently 4,810 registered voters residing within the CDD's boundaries and explained that this CDD had already met the requirements of

being established for six years and having 250 registered voters and all of the Supervisors were elected through the general election process.

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. Walker seconded by Mr. Harris 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 the Supervisors.

Mr. Harris asked if the resident who was in attendance had any comments.

Mr. Hernandez responded that the resident was only able to discuss his concerns in Spanish so he would address those after the meeting concluded.

There was a brief discussion about the requirements for filing the annual financial disclosure forms online.

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. Torres seconded by Mr. Beaver 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

"07-10-26docstosign-EH" History

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-  Email viewed by Luis Hernandez (lhernandez@managserv.com)
2026-07-10 - 6:10:09 PM GMT
-  Document e-signed by Luis Hernandez (lhernandez@managserv.com)
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2026-07-10 - 6:11:23 PM GMT
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