



***East Homestead
Community Development District***

www.easthomesteadcdd.com

Susan Genter, Chairperson

Laurie Weil, Vice Chairperson

Saens Dorcely, Assistant Secretary

Raymond Harris, Assistant Secretary

Stephen Walker, Assistant Secretary

October 11, 2019



East Homestead

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

October 4, 2019

**Board of Supervisors
East Homestead
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the East Homestead Community Development District will be held on **October 11, 2019 at 9:00 a.m. at Oasis Community Clubhouse, 171 NE 30th Road, Homestead, Florida 33033.** Following is the advance agenda:

Segment I:

1. Roll Call and Pledge of Allegiance
2. Audience Comments – *As per District's rules, each speaker has 3 minutes to provide comments.*
 - A. Request from Mr. Nelson Valdes Jr. regarding Electrical Box for Floating Fountain
3. Ratification of Small Project Agreement with People's Choice Pressure Cleaning, Inc.

Segment II – Workshop Section:

- A. Consideration of the Minutes of the August 9, 2019 and September 13, 2019 Meetings
- B. Updates on Status of Any Other Projects and Workshop Items

Segment III:

4. Authorization or Approvals Requiring Board Action for Items Discussed During Workshop
 - A. Approval of the Minutes of the August 9, 2019 and September 13, 2019 Meetings
 - B. Any Other Approvals
5. Staff Reports
 - A. Attorney – Ratification of Quit Claim Deeds for Guardhouse Areas
 - B. Engineer – Update on Drainage Improvements
 - C. Club Manager – Monthly Report
 - D. Field Manager
 - 1) Monthly Report
 - 2) Ratification of Hurricane Preparedness Costs as per Agreement from BrightView
 - E. CDD Manager
6. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
7. Supervisors Requests
8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.easthomesteadcdd.com>

NELSON VALDES JR

150 NE 26 Drive · (786)459-4394
nelsonvaldesjr@icloud.com ·

East Homestead CDD
Luis Hernandez
Manager / Director

DEAR BOARD OF EAST HOMESTEAD CDD AND DIRECTOR,

Urgent request for matter to be added to agenda of 10/11/2019 meeting

Robin as per our conversation today 10/3/19, I Nelson Valdes Jr, residing at 150 NE 26 Drive in Capri at Isles of the Oasis under the East Homestead CDD, hereby request that the following matter be placed on the agenda on the meeting being held on Oct 11, 2019 at 9 am.

Matter: Electrical Box for Floating Fountain, Process Number 19090326 as listed in City of Homestead Bld Dept as of Sept 20, 2019.

On Sept 20th 2019 an application under was presented after years of waiting to city of Homestead and issued the above listed process number, on September 23rd 2019 the bld dept placed 3 denials on this process for simply 3 notes that need to be added to the plans and they will **approve permit** at that time without further delays.

City of Homestead has made several attempts to have someone from the contractor's offices being SAME ELECTRIC/ Q ELECTRIC Mr. Manuel Casada the electrical contractor and Luis Hernandez listed as signing the application without any responses.

The pond in question is listed as LAKE 3 between the side streets of 152nd and 320th. Also let it be known that Barbados community has been finished and has been turned over to the homeowners as of last week by Lennar.

We ask that this matter be placed on this agenda, this request is being placed after consulting with Steve Walker a board member of the East Homestead CDD.



Nelson Valdes Jr

Cc: Hercules President of Capri Association/Board members also

**SMALL PROJECT AGREEMENT
(Pressure Cleaning 2019)**

THIS SMALL PROJECT AGREEMENT is made and entered into this 26 day of September, 2019 (the "Agreement"), by and between:

EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Homestead, Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

PEOPLE'S CHOICE PRESSURE CLEANING, INC., a Florida corporation, having as its principal business address, 4341 SW 73rd Terrace, Davie, Florida 33314 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to hire a service provider to provide pressure cleaning and associated services to certain District sidewalk, paver brick, and other areas, all being more particularly detailed in the Proposal, as later defined herein (the "Project Areas"); and

WHEREAS, the Contractor has submitted a proposal dated August 13, 2019, to complete the pressure cleaning and associated services over the Project Areas within the District (the "Work"), a copy of said proposal being attached hereto and made a part hereof as Exhibit A (the "Proposal"); and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Work as detailed in this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits attached hereto and incorporated herein.

Pressure Cleaning 2019

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Work in accordance herewith and with the conditions and prices as stated herein, in Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the Work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the Work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the Work.

H. Contractor will be held responsible for the care, protection and condition of all Work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Work shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2008 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all Work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

SECTION 3. COMPENSATION. Upon Contractor's completion of the Work described in this Agreement, District agrees to compensate the Contractor in the lump sum amount of **TEN THOUSAND FIVE HUNDRED AND 00/100 (\$10,500.00) DOLLARS** (See

Proposal). It is further understood that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, the City of Homestead, or other governing entity or agency having jurisdiction thereof (if any).

Payment of the Final Payment will be made upon completion of the Work and after the Work has passed final inspection by the District and applicable permitting agencies, if any. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made. This provision supersedes any payment schedule or plan set forth in Exhibit A.

SECTION 4. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 5. TERM. This Agreement shall commence upon signature and shall continue until the Work described herein is completed. The Work over the Project Areas shall begin no earlier than November 4, 2019 and be completed by Contractor by November 26, 2019, weather permitting ("Scheduled Completion Date"). The Contractor understands and acknowledges that the Project, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District and the general public. Therefore, Contractor agrees that the sum of \$50.00 per day may be deducted from the amount due to Contractor, as liquidated damages and not as a penalty, for failure to achieve completion of the Project within seven (7) days of the Scheduled Completion Date (regardless of weather conditions), which deduction shall begin on the eighth day after the Scheduled Completion Date. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor.

SECTION 6. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its respective officers, agents, servants, employees, volunteers and representatives from and against

any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its officers, agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes, or the doctrine of sovereign immunity.

SECTION 7. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 9. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at anytime and without any liability therefor prior Contractor's initiating work at any of the Project Areas under this Agreement (2) for convenience at anytime upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 10. INSURANCE.

A. The Contractor shall maintain at its own cost and expense the following insurance coverages during the execution and performance of the Work under this Agreement:

- i. Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall agree to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
- ii. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

 \$500,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:
 - 1. Premises and Operations;
 - 2. Independent Contractors;
 - 3. Product and Completed Operations Liability;
 - 4. Broad Form Property Damage; and
 - 5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.
- iii. Comprehensive Automobile Liability, covering owned, non-owned, or rented automotive equipment to be used in performance of the Work, with minimum limits of \$500,000, with no restrictive endorsements.

B. If checked here, the Work or a portion thereof is to be performed within the right-of-way or property of the City of Homestead (the "City"), in which case the Contractor is required to comply with certain contractual provisions regarding insurance and indemnification as required by separate Agreement between the District and the City (the "ROW Agreement"). Copies of said ROW Agreement are available to Contractor upon Contractor's request to the District Manager of the District.

C. District and City (if Section 11.B is checked) shall be Additional Named Insureds under the policies of insurance required pursuant to this Agreement.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements established by the District. District reserves the right to reasonably require other insurance coverages that District deems necessary depending upon the risk of loss and exposure to liability.

E. Insurance companies selected must be acceptable to District and City (if Section 11.B is checked). All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall

not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District and the City (if Section 11.B is checked) by certified mail.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District and City (if Section 11.B is checked) with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor shall ensure that any company issuing insurance to cover the requirements contained in this Agreement agrees that they shall have no recourse against the District or City for payment or assessments in any form on any policy of insurance.

I. The clauses, "Other Insurance Provisions" and "Insured Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which the City is named as an additional insured shall not be applicable to City.

J. Contractor shall furnish District with a Certificate of Insurance evidencing compliance with the requirements of this Section 11 prior to performing Work hereunder. In the event the Certificate of Insurance provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed Certificate of Insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension there under is in effect. Contractor shall not continue to complete the improvements required by this Agreement unless all required insurance remains in full force and effect.

K. Violation of the terms of this Section 11 and its sub-parts shall constitute a breach of the Agreement, and District, in its sole discretion, may cancel the Agreement, and all rights, title and interest of the Contractor in this Agreement shall thereupon cease and terminate.

SECTION 11. CHANGES IN WORK.

A. District may further order extra work or make changes by altering, adding to or deducting from the Work, the Agreement sum being adjusted accordingly. All such Work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 12. REMEDY FOR DELAY.

A. In the event of any delay in the Work caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Work by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Work.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(S) IN THE COMPLETION OR PROSECUTION OF THE WORK.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the Work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the Work shall be made in writing to the District.

SECTION 13. NOTICES.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **East Homestead Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: **District Counsel**
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attention: Dennis Lyles, Esq.

CONTRACTOR: **People's Choice Pressure Cleaning, Inc.**
4341 SW 73rd Terrace
Davie, Florida 33314
Attention: Steve Landis, President

SECTION 14. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: lhernandez@gmssf.com**

SECTION 15. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 16. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 17. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 18. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 19. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 20. CONFLICTS. In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Exhibit A, then this main Agreement instrument shall control.

SECTION 21. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Work over the Project Areas described in Exhibit A.

SECTION 22. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**EAST HOMESTEAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

ASusan Gervase
Chair/Vice-Chair

26th day of September, 2019

WITNESSES:

CONTRACTOR:

**PEOPLE'S CHOICE PRESSURE
CLEANING, INC., a Florida
corporation**

Sheila G Clark
Sheila G Clark
[PRINT NAME OF WITNESS]

By: [Signature]
Title: President

Janet Wilson
Janet Wilson
[PRINT NAME OF WITNESS]

25 day of September, 2019

EXHIBIT A

Proposal

**MINUTES OF MEETING
EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the East Homestead Community Development District was held Friday, August 9, 2019 at 9:00 a.m. at the Oasis Community Clubhouse, 171 NE 30 Road, Homestead, FL 33033

Present and constituting a quorum were:

Susan Genter	Chairman
Laurie Weil	Vice Chairman (by phone)
Raymond Harris	Assistant Secretary
Stephen Walker	Assistant Secretary
Saens Dorcelly	Assistant Secretary

Also present were:

Vanessa Steinerts	District Counsel
Luis Hernandez	District Manager
George Graupera	District Engineer
Alexandra (Alex) Garcia	NFC Amenity Management
Jenna Knackstedt	BrightView
Jose Alvarez	BrightView
Lourdes Burgos	Resident
Al Torres	Resident
Joes Alvarez	Resident
Hercules Huggins	Resident
Julio Morales	Resident

Segment I:

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Hernandez called the roll and stated we have a quorum, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Steinerts: Are there any audience comments? Ok.

Mr. Hernandez: If you would just please state your name for the record and just let us know what your comments are.

August 9, 2019

East Homestead CDD

Ms. Burgos: Yes, my name is Lourdes Burgos, Martinique at the Isles of the Oasis. I'm the president of the HOA at Martinique and I have three comments. First of all in regards to, we received the email from the CDD regarding the trees that will be trimmed along the canal area from Dennis and I believe you too Luis, and you're waiting for permits and all that, however, what specifically is the scope as to how far within the canal section, etc. I'll respond to you via email if that's ok. Then the second thing would be, you're installing the fountain in our lake, and I had to email Luis because of course the homeowners are right away asking what is going on, who's digging in here, and what trench was being built, we were not in any way communicated to that this was being done by the CDD, but of course not knowing from the other communities, I emailed Luis and he responded because of the scope and all the questions and the electrical, etc. so we sent out an e-blast to the community saying this is what's happening so everyone calmed down. However, the condition of the site right now, I don't know and again, I don't know your schedule in regards to when it will be completed, and all of that but, right now I have pictures of what is left there right now, and what it looks like right now, and I hope it doesn't stay that way because the trench itself, now we have a hill and it's all the rock and it's not dirt anymore, and it's a hill where it should be flat. Again, all that sod that they dug up was placed there and all that sod was dead now, plus all that sod needs replacement. Also, along the electrical box where you went from the fountain section where the electrical stand that you put up, it's that right now, and all the bushes were removed from the landscaping. So I hope it all goes back to the way it was, and right now there's some PVC poles on the ground there left by the lake, and we as a community, we have kids that are running around or whatever, and that's why I right away had to question the safety and security, we were not communicated after I emailed you. Tape was placed around the ditch because for how long the ditch was going to be there, the kids are running, or an animal or you're walking a dog, a little dog falls in there, I mean all these things. So, if you can get me those answers, but the landscaping, I hope everything goes back to the way it was, and when would it be completed, and the last thing that I have for our community is, our drain systems, and our drain schedules because Martinique as you know is only 5 years old, and Lennar only completed building like not even 2 years ago, the Board was instituted. The first things we have to do being in a construction site and also the City of Homestead themselves, and as we walked around, we had discovered

that some drains were still covered and the City of Homestead said uncover the drains, and at the same time decided to inspect them and sure enough we had to do a cleaning in January, 2018 over \$7,000. So, the developer of course left, and here we go, we discovered all our drains and we recorded that, so we paid for inspection, we paid for the cleaning. Now, not even this summer, not even a year and a half later, and as you know we inspected our drains again because we're going to do them on a yearly basis, because I am very conscientious that other HOAs have been sued and I try to get them done before the storm season, they have been sued for flooding and not maintaining their drains. So, I had them inspected again, and here we go again, not even a year and a half later, it's over \$5,000 for Martinique to clean their drains again. So, in regards to the CDD, and a cleaning schedule, your lady returned my call because I had left you a message on this matter. She called me back and she explained something on being on the schedule and that Martinique was not scheduled until next year but, the thing is, it's like I'm letting you know because it is evident that, and my questions are, is this scheduled for every two or three years, just like the trees along 147th, we're on the schedule for next year, where those trees are already coming into people's backyards and overhead. Are the drain schedules going to be handled like that too because obviously there's a necessity and a need for a community, like I said, storm season, we flood, what happens, our HOA maintains the drains. So, can you explain to me the schedule as to how this is handled, Martinique was not aware in any way that the CDD assisted in regards to cleaning the drains in any way monetarily-wise, and we've have had, like I said, incurred one expense, being a construction site, cleaned them out and not even a year and a half later, here we are again in need of more money. So, if someone could provide answers that would be great.

Mr. Hernandez: Yes?

Ms. Genter: I just wanted to say one thing, living in a different community, I'm concerned that you're needing to clean them again so soon. That's a concern and I don't know that it's simply a matter of cleaning and I'm just expressing that.

Ms. Burgos: I'm concerned too because Allstate is the company who everyone uses around here, so if you're going to be questioning their integrity or their reports or whatever, I don't know what to say Susan, but it's ok. However, that gives you an idea of the need, but I don't know.

Ms. Genter: Lourdes what happened in my community was that some of the drains themselves were damaged, for instances when trees were built and then also there was some retroactive, what it's called, the stuff that AT&T does, the cable digging, the fiber optics stuff, and we had drains damaged with that. That's what I'm wondering, and I'm not questioning the company's integrity, I'm simply saying, I don't know if it's that the drains simply need to be cleaned or not, or maybe there is some damage, and we did, after the community turned over, in the case of trees that were planted that damaged the drains, we did go back to Lennar and appeal to them, my community did, and we were successful in having Lennar repair the drain.

Ms. Burgos: Ok.

Mr. Walker: Did they look in your drains with a camera?

Ms. Burgos: Yes, we got the report, the entire report of all the drains.

Mr. Walker: And they're not seeing tree roots or any damage.

Ms. Burgos: Here's the thing too, where landscaping in beautiful and all, however, we have drains with inbetween buildings, between the lake and the sidewalk, let's put it that way. We have drains in the middle, right in the dirt, so I'll deal with that in regards to maybe creating some type of mesh or something but, still it drains, but it's evident, and they report each one has sediment, 5" or whatever.

Mr. Harris: I'm confused, I thought that the entire Isles of Oasis drainage system is being cleaned this year.

Mr. Hernandez: No, the entire system, no. We had a company check the entire system and based on the report what they indicated is half of it, they recommended to clean half of it and that will be finalized hopefully by the end of next week for the permitted side.

Mr. Harris: So, they inspected Martinique?

Ms. Burgos: They inspected Martinique?

Mr. Hernandez: Yes, May 3rd is when they inspected it, and let me try to answer your questions in the same order that you gave them to me.

Ms. Burgos: Maybe I can send you the reports from Allstate so you can compare them.

Mr. Hernandez: Let me try to answer you so we can try to move forward. The trees, we have a permit to remove the trees, isn't that correct, so what we're going to do

is all the trees that are behind your property on the District's property will be removed, so that we eliminate completely, and why they ended up planting so much I personally don't know why. That's not going to eliminate completely the problem, there is an area that is right next to the canal that belongs either to the city or the county, we don't know, the only part that I do know is that a year or so ago, the city came and they indicated that it belongs to the city and that a survey was taking place. So, the portion that is not going to be touched is just because it does not belong to the CDD, so as far as the trees go, those will be removed and to my understanding that will be replaced with trees somewhere else.

Mr. Walker: And when did you say the removal will occur?

Mr. Hernandez: As soon as we get the permits. The District signed the documents approximately a month ago, it needs to go to the city for them to approve it. As soon as we have the approval, BrightView is ready to go ahead and take care of those trees.

Ms. Genther: They have decided on the replacement tree type that was within the city's code, the approved list of trees, and they've submitted that and they're waiting on them.

Mr. Hernandez: Moving forward as to the fountain, everything that is being done for the fountains, not only the ones in the area of Martinique, it's being done within public areas. So, when the community of the subdivision comes back to say that no one has been informing them, when AT&T, or Comcast, when anyone comes to do any public improvements, they don't need to notify the subdivision. Getting the permits, just for those fountains it takes roughly 3 months. Unfortunately, the District cannot be more diligent in providing a specific timetable because we are limited to all the permitting that needs to be run with the City of Homestead. So, I understand the hassle of going and seeing a trench being dug, and being left, but we cannot touch the trench until we pass an inspection. Then we can go and put a pipe, and then we have to have another inspection, then we cover it, and before we can even put in the sod, we need to have an inspection. The part that I can guarantee Martinique is that this will be the 5th and 6th fountain that the District is installing and you can go and check the prior ones where all the landscape was restored as to what it was prior to the work taking place. So, unfortunately, I don't have a specific timetable, the part that I can tell you is that personally I'm encouraging them to get this done as soon as we can, and it's on a weekly basis that we go to the city to try to get that done. Yes sir?

Mr. Walker: Just to give you a perspective on the inspection element, our fountains were in and operating, then some glitch developed on the fountain, so then we waited and they fixed it, but we waited for 3 or 4 weeks, whatever it was, until the city got out to inspect that in fact everything was fine and allowed us to turn it back on. So, the City of Homestead with regard to the speed of the inspection process, especially the electrical department, is very difficult.

Ms. Burgos: And I understand in regards to you being in the common area, however, my question is always the liability, whether we're in common areas, you're still in the property, and it's Martinique, and again, the homeowners are saying, what is going on, so we didn't know, but that's cleared up.

Mr. Harris: And if you look at the end result, once the fountain is in and completed, it adds aesthetically to your property, it increases the value of your location, and it improves the water quality of those lakes, especially during dry season when there's no water flowing. So, we're working diligently but the city will only give us two fountains at a time in the process of doing that, and they selected where they went, they wanted them all done in Martinique.

Ms. Genter: But I will say, Lourdes' point about a safety issue maybe with the trenching, maybe we could put up some kind of signage.

Ms. Burgos: Right, when I sent the email to Luis I asked that, because we didn't know specifically who was doing it, number one. Number two, please let us know that the scope, or the work, or whatever, at least we can inform the community and ensure that we sent the e-blast saying, this is what it's for, stay away from the area, no kids playing around there, etc., etc.

Ms. Genter: I think as a parent I would want to keep my kids away anyway, I wouldn't need someone to mention that to me.

Mr. Harris: I think duly noted that we should have informed the communities that it impacted.

Ms. Genter: If I may though on that, it has been discussed at our meetings several times that these are the next ones coming up but I do think the point of the safety issue is well put.

Mr. Hernandez: Before I answer the last question that was given, I just want to indicate for the record that Saens has joined us, and by recognizing that the third question

that was being asked as to the drainage system. The drainage system, the entity that did something or not, to anything that is related to the drainage system is South Florida Water Management System. As far as I know, the District is the entity that is responsible for all the drainage systems in all the subdivisions, it is, and has always been the CDD. Why the city asks a subdivision to take any actions is completely out of my control. The part that I do know is that the permit for the entire community shows and indicates that the entity that is responsible is the CDD. The reason and the rationale that was being made behind that is that if any subdivision for any reason, it doesn't get to be fully providing service of maintenance, it could potentially affect the entire system, that's why they're being left alone. Whether one company gives a statement or not, I'm not here to dispute what has been said, but despite of everything that is being said as far as the inspections, the part that the community needs to know is what is the rationale that needs to be used to identify whether maintenance is required or not, and it's the part where my office has been assisting. After you have a rain, if the water hasn't gone away within an hour, you have a drainage issue of that particular inlet, that's what we have been facing in some areas of the main roads throughout the community. At the time that we did the inspections in Martinique there was no inlet that was showing a big issue of concern. The part that needs to be kept in mind is that when it's being said, the next fiscal year of the District will end on September 30th. So, next year is just a couple of months away, so that's the other part that I want for people to understand. The intent and what has been described to the District is that on a typical basis a drainage system, once it's been cleaned up, it doesn't need to be touched until approximately 4 years later. So, what the District has been trying to set and define is a 4 year schedule where we will be coming every 4 years to the same place. Although, it does not mean that we could not have areas of concern that needs to be cleaned more often than that. The inspections are going to be allowing us to know if a particular area needs to be cleaned more often than that, but in the overall, the entire community as a group is being set on a 4 year schedule of services. Certainly, that's something that could be improved, but just for the community to be aware of, cleaning the entire system of this community, we're talking about roughly \$80,000. So, if we're going to be spending \$80,000 every year, it would make a big difference in the budget that later on we're going to be talking about, instead

of being the \$22,000 or \$24,000 that we have right now, and that's kind of the rationale and how it has been done.

Ms. Burgos: Thank you for that, however, here's what, as a resident of my community what I need then to communicate with the CDD in the sense of the CDD telling me, what are those inspection reports, you're going to be in a 4 year schedule. Let me backtrack here right now, if September, 2019 is the end of the fiscal year, and you're going to enter a yearly schedule, and I'm going to send you the reports from Allstate right now, that we do need cleaning. It shows that, and you can compare to whatever the report that you have from your company and determine if Martinique has applied already. Then number two, sharing the schedule because as a HOA we also have a budget, we have to budget annually also for our drain systems and to clean them on our own if we're going to need them to do it on a yearly basis, and like I said, right before June when storm season begins, that's when I press my property manager to get Allstate in there and check our drains. It's just safety again, liability when the storm comes, we have a lake, we flood and then the question then becomes for the homeowners for the flood insurance, saying when was the last time the HOA cleaned the drains, and we need to prove that we've been taking care of them, we have been maintaining. So, whether it's the CDD or the HOA, my HOA, sharing the schedules, and I'm going to forward to you the reports from Allstate so that you can see the mapping of the drains where they're located, you can compare with what you're considering right now because we're sitting on another invoice to go \$5,000 and we already paid \$7,000 last year. What is occurring, I don't know what would be the best way for us to determine if something is occurring in Martinique, so I don't know.

Mr. Hernandez: No, we have them all.

Ms. Burgos: So, if you can help me on that, I would appreciate it, because I need to budget on a yearly basis for the services to my community also.

Ms. Genther: I'm still concerned with you having to clean your drains every year.

Ms. Burgos: Now, we inspect them every year, I feel that that's a way of saying, hey we checked them out.

Mr. Harris: That's your insurance.

Ms. Burgos: Correct, insurance is the same, however right now we're sitting on a report that says, by the way, ding, ding, all these drains are 5" or whatever, they mention the sediment or whatever.

Ms. Genther: You might have to have a conversation with your landscapers is another thing because I think we ended up telling our landscapers not to blow the stuff into the drains.

Ms. Burgos: In the mapping of the drains, they're not the ones on the dirt, they're the ones actually on the street.

Ms. Genther: Well, that's what I'm saying, after they do their mowing, they blow the stuff and what they were doing in my community for a while they were blowing it into the drains.

Mr. Walker: Which you changed that.

Ms. Genther: Well, we asked them not to do that.

Mr. Walker: George, can they plug them up so to speak, and the debris would cover quickly and that wouldn't work.

Mr. Graupera: Right, no there's filter fabric placed in the inlets during construction, so construction debris doesn't get in there. Now, once the contractor is paid 100% and they're ready to leave the site, typically in the contract they remove the filter fabric and they do a cleaning as they leave.

Mr. Hernandez: Right.

Ms. Burgos: They did not do it.

Mr. Graupera: Now, again the contracts for this particular CDD and subdivision were done back in 2004, I know that, and over time contractors say because we had to do a change order, let's include it in the initial contract, so I'm not sure if removing the filter fabric and courtesy cleaning at the end of the job was included for Martinique back when construction was finally done. At a minimum yes, they're supposed to remove the filter fabric but, the reality is a lot of times, particularly the ones inbetween buildings in the green areas, the grass, the landscapers, just the constant mowing the grass clutters it up, it clogs up and sometimes you don't even see the inlets there because the filter fabric just holds it all up and clogs it up. From the District's point of view, we recommend obviously cleaning or at least an inspection annually but, that's just a requirement to keep the maintenance, you have to maintain it. The South Florida Water Management District can

come down if a bunch of residents or an association starts complaining of flooding, particularly clogged inlets. So, if you notice ponding, like what we're seeing on Mediterranean and Pacific where after a rainstorm it just stays there forever, then there's an issue and that needs to be taken care of more in depth, but if you're not visually seeing that on Mediterranean then what you should just be doing is an inspection at least one year, if you don't have to be going in and doing cleaning, you certainly don't need to be doing TVing or anything of that sort, that's really expensive stuff annually. I mean at a minimum they open it up, they pressure clean it, they just look inside and make sure that there's no large obstructions. Again, the whole Martinique system, it's all interconnected with pipes that lead out to the lake. When you're talking about insurance and structures being flooded and things like that, that's in case of a hurricane, and in that assumption the calculations in order to set your finish floor elevation, your livable surface, assume that all the inlets aren't working.

Ms. Genther: George, excuse me, it assumes that the inlets are not working.

Mr. Graupera: Correct, the calculations, in order to be conservative, you calculate that. The drainage system that you see in your roads is designed for a typical 5 year storm event, a really bad storm that comes once every 5 years, it's not designed to handle the rainfall events of a hurricane, which is a 100 year storm event, the probability that this much rain will land once every 100 years. So, let's assume that after an hour of rain in a hurricane event that drainage that you see out there is not working anymore but, it's good that you're proactive and keeping an eye on the drainage but, also I think your HOA should work with the CDD so that there's no overlap, like you might be spending money for no good reason when the CDD is the one that's responsible for this. Now, if you have a concern but again, you're going ahead and getting an independent company to go ahead and paying this independent company to do that when the actual responsibility lies with the CDD.

Ms. Burgos: We were not aware.

Mr. Graupera: Ok.

Ms. Burgos: That's the thing, we were not aware, I just wanted to let you know that.

Mr. Graupera: Ok.

Ms. Burgos: But, just to make a comment, as to Irma which was our last one, you should have seen our lake, I couldn't walk out my backyard but, that's what I would need from the CDD, let me know when you do inspections, and right now I will forward to you Luis this report. I also have pictures so you can see the conditions of the fountain construction, then I will also forward to you all the reports that we have on the drainage in the last 2 years that you can see and then the Board can determine if the proposal that we got right now that we're sitting on and waiting, can be tacked on and taken care of in the new fiscal year but, as to the 4 years, and I need to make sure that I get clarification so that I can at least budget, have my budget and my HOA to say, we will inspect every year if we have to, and let me know so that I have funding in case I need to.

Ms. Genther: You just said something though that raised a question, the CDD would not pay for your private contractor, the CDD would pay for the contractor that the CDD contracts, so your invoice of "X" amount of dollars being submitted would not be something, I don't think that the CDD would do, it would need to go through the people we contracted.

Mr. Walker: Does she have another contractor?

Ms. Burgos: Allstate.

Mr. Hernandez: As of yet, the District has always contracted a vendor to provide services. If anyone were to request anything different, I would be bringing it to the Board, but as of yet, that has never taken place.

Ms. Burgos: But that's why I have moved forward when we have a thing, and if you want to confirm with the actual contractor of the CDD and a sister community in the sense of that right now, this is what we have been presented with of what we may need in your new fiscal year to address our community on that list.

Mr. Hernandez: Alright.

Ms. Burgos: To make sure it gets done because now, we are all aware of what's happening, so I will send the pictures, I will send the reports, otherwise, if you could let us know as to the tree schedule on 147th when that will be done.

Mr. Hernandez: As soon as we get the permit.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Hernandez: Thank you.

Ms. Steinerts: Are there any other audience comments?

Ms. Genther: Excuse me, I'm sorry, the concern about the trees on 147th is what?

Ms. Burgos: They're overgrowing, inside, you probably trim them on the outside along the avenue itself, and the hedges, but the ones from the inside, into our owner's backyards, and then you said last time that the owner can cut what's going into their backyard and that's what we communicated to them. So, they need to be trimmed on the inside, not along the street.

Mr. Harris: On the inside.

Ms. Genther: So, between the berm and their fences, which I'm sure they do that, when they do their tree trimming.

Ms. Burgos: No, the branches are into the backyards, but we really can't trim the inside of the tree. The one homeowner we told, they're going to do it, however, they could only do so much.

Ms. Genther: They can only do what's over their property.

Ms. Burgos: Exactly.

Ms. Genther: Right.

Ms. Burgos: But what about the rest eventually because they continue growing, and the others that are growing?

Ms. Genther: I got it.

Ms. Burgos: And aren't trees supposed to be pruned in a way that it contains their growth and their roots?

Mr. Alvarez: So, let's say I was driving through here, so what we have is a maintenance plan for the whole community, that every 3 or 4 years we do a section, so what we have is a map, but what happened in the last 2 years, we decided to use some of that time to clean some areas that are more at a disability, so we can be playing with it a little bit, so we'll make sure that this year we're going to skip that section because when we take a section, we do a lifting thing and crown reduction.

Ms. Burgos: Thank you.

Mr. Hernandez: Help us to understand something, you have a tree, this is the canopy of the tree, the portion that is in outside of 147th acts as a simple, you can come and clean it, do whatever you're allowed to do to keep the canopy at that area. How is it

being done on the inside part that goes towards the property because that's what seems to be the question?

Mr. Alvarez: When we do the crown reduction on the sections, we bring those trees back in, so that happens every 3 years more or less.

Mr. Hernandez: Ok.

Mr. Alvarez: So, that's the plan.

Ms. Burgos: Ok, thank you.

Mr. Alvarez: Just so we can know and make sure we talk about this section that we're going to do this year.

Ms. Burgos: That's what we do inside my community, trees are planted along the buildings themselves, we keep them crowned and we keep them at a certain height.

Ms. Genther: So, the fountain construction will be restored and the trees on the canal side that have been a problem, that problem was taken care of, so we've got some good news.

Mr. Hernandez: And I will make sure they come back and finish anything they have.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Steinerts: Thank you, any additional audience comments?

Mr. Morales: Yes, my name is Julio Morales, I live at 126 NE 26th Drive, in Capri. My situation is I planted a tree near the lake, by my fence, and I planted it and they send me a letter to remove it, and I removed it. I took a picture but I have one tree that I put in.

Mr. Hernandez: But it has to be removed sir, that one, and just for the Board to see it, he put it in all the way down, right next to the lake.

Mr. Harris: Yes, I saw that before and you can't do that.

Mr. Morales: *(Inaudible statements)* I understand it's your property.

Ms. Burgos: The landscaping in regards to the bank of the lake, and that's another problem with Martinique too, BrightView does not come on a continued basis because our landscaper was just here on Monday, nice and beautiful to our edge, and everything else is off the ground, until the CDD landscaper comes back to do the bank of the lake, it's not getting cut continuously.

Mr. Walker: How often do we do the banks around the lakes?

Mr. Alvarez: We clean the bahia grass, and you can see it sticking out. So, what we do is we cut the communities 38 times a year, that's the agreement that we have. So, there are accounts where you have a 5 week month, like last month, so we cut 4 times and then the last week didn't get cut. So, when we don't cut that week, you see the bahia grass on the lake banks is very aggressive, but you noticed this week when we cut the grass, we cut the grass when it was very high, so the service is weekly.

Mr. Harris: It's 4 times a month, but if it's a 5 week month, you skip a week.

Mr. Alvarez: Yes, we skip a week.

Mr. Harris: And that's what causes the grass to look longer if your landscaper is doing it. Are they cutting it every week?

Ms. Burgos: No.

Mr. Alvarez: So, the way it works is, every time we cut the grass, we get an inspection from everybody here, so if you see that they're not cutting, then just send a picture of them and they let me know.

Ms. Burgos: Believe me, we have done that for a very long time with Juliana, all the time sending pictures, so it's been going on for a while.

Mr. Hernandez: Can I try to address those issues and get at least one resolved and then we move on to the others?

Mr. Harris: Yes.

Ms. Burgos: Yes.

Mr. Hernandez: Number one is in regard to Mr. Julio Morales, if you have seen the agenda, in the package, under section 5E, one of the items that was included is the second tab, in section E, section 5E, you're going to find a letter that the District sent to 126 NE 26th Drive, and the picture that was included is what he just passed out, that he has removed the trees that were right next to the fence, but still, he maintains to have one tree that is closer to the lake. The part that needs to be said, and the reason for that letter is that it has been determined by the District that in order to maintain the lake banks, and the integrity of the lake, the District needs to have all those areas clean so that if any type of maintenance is required for the lake, that is not going to be affected. At the same time, when you include trees in the area, you're going to affect the existing slope, and everything has been made, those that you call lakes are ponds that are only meant for

water to be set up at the time of rain, that's the only purpose of the reservoirs of water, so that's answer number one. So the tree that you have based on the existing regulations that the Board has determined needs to be removed, but they can consider if they want to make any type of changes, but as of yet, and at the time the letter was sent, nothing was met on that issue. Answer number two, the District does pay maintenance of 38 cuts throughout the community. I do understand that people have different ideas as to what the service should be, and how that can be, the part that needs to be kept in mind is that, out of the entire year there is only 14 weeks that no cuts are being done, that's one of the highest standards you can put in any community. Moving any further would be putting us as to the services that are done for a golf course, and we are not a golf course. Answer number three to the item that you were referring to in regard to the wild animals, the District cannot control wildlife, unfortunately, we are in Homestead, and there are wild animals everywhere we go, and the District cannot do anything for the control of those wild animals. If there are snakes, if there are rats, that's part of what exists in those areas. We do try to proactively limit that by having regular maintenance services. In regard to what was being said of the maintenance, one of the items that I've been trying to and once again because everybody is entitled to see it and get perspective as to how things are being handled, if you go to section D, and I'm referring to section 5D, the field report now includes two very important exhibits, one being the calendar for July, and the other one being the calendar for August. What is the intent and purpose of that document, it is to keep people informed. Part of what needs to be kept in mind is at the time the schedule is being created, no one has a crystal ball to know exactly how the weather is going to act. Therefore, it's not unusual that the landscape company may be planning, doing and giving service, and just for example, on July 18th on that particular day the rain did not allow them to do it, then the service will be shifting to the next day. What you're going to be able to see now in the agenda by including this exhibit is when is it that they are estimating on providing those services. So, anyone from any subdivision now will know, what BrightView is intending on doing, and if you happen to see that is not taking place you can let me know.

Mr. Alvarez: If I could say something related to that, so this week, this past Wednesday the crews were here between 7:00 and 9:00 previously, because it's been raining every day from 10:00 to 1:00, so what Jenna did was, she sent an email to Dennis

letting him know that we couldn't finish but we would finish the following day. The following day they came here, they finished like at noon, and they moved on.

Mr. Harris: Another thing Jose, because of the recent incidents of outside workers being struck by lightning, have your crews been addressed to respond to thunderstorms?

Mr. Alvarez: So, this is the rule now, we actually have been talking about that, so the rule is, as soon as it's physically sprinkling and there's no thunderstorms, they can keep working, but as soon as there is a thunderstorm that is close by, the supervisor tells them to go inside their vehicles, and when it stops raining they wait for 30 minutes, and if it doesn't stop, they go home, so that's the rule. So, this is the part that is difficult for us, so the guys that cut the grass, and it starts raining, and then we have them waiting for an hour or two until the rain is over to at least blow the sidewalks and stuff like that.

Mr. Harris: Having been a weatherman in the military many years ago and stationed in Southeast Asia where there was a tad of thunderstorms now and then, an understanding that you don't have to have rain but if the thunderstorm is in the area, the thunderstorm could be 20 or 30 miles away, but you could be struck by lightning because lightning goes in a number of directions, and so when you hear the thunder, and the saying is, when you hear it roar, go indoors, that's the whole idea to save people because recently there have been at least 3 different incidents that I've heard of outside workers being struck and in one case a group of roofers were struck as a group on a roof of a building because somebody didn't have them go inside. It wasn't raining, and you would say, well it's not raining, how come they're not out here working, well it's a safety issue, so that's my two cents worth.

Mr. Hernandez: But trying to come back to the issue, now any homeowner by accessing the community webpage, and opening and seeing what the field report for the month contains, will be able to understand what the estimated timetable for the mowing services is being intended by BrightView. In addition to that, the report indicates what other services will be done and when, so that any homeowner will have access to know what the intent is. Once again, keep in mind, an estimated timetable does not necessarily correlate what is taking place and that's the reason why prior to it, you have the one that has performed so that in the event that something did not occur they let us know exactly what took place, so someone can take notes, and confirm in fact what they're claiming is occurring or not.

Mr. Walker: Luis, when you say they have access, are you talking about on the CDD website?

Mr. Hernandez: Yes sir.

Mr. Walker: Ok.

Mr. Harris: This is now being posted on the CDD website so they can see the schedule.

Mr. Hernandez: The agenda has always been posted, and now this is part of the field manager's report. We also are including the services for the lakes, when the lake is being serviced. Cliff Berry who provided us the estimate, so part of what I'm trying to do with the field manager's report is to keep people informed as to what the vendors are telling the District. For instance, when we were talking prior to Cliff Berry, they gave us an estimate, but it has been raining, and that does not affect anything, it just lets people know what the District is trying to do.

Mr. Harris: And also, the thunderstorms too, I don't think I'd want to be out there with a metal pipe, because we've had several days here recently where we've had thunderstorms with no rain.

Mr. Hernandez: Yes.

Ms. Genther: We had one day, and I don't think it was yesterday, I think it was the day before, but we had thunder for about 2 hours and it never rained but it was thundering steadily.

Mr. Harris: Right.

Mr. Hernandez: Alright, so the only pending item for the Board to consider goes back to the tree, and unless the Board wants to do anything different, their request and the letter I have just seen is to remove any and all trees that were on the lake bank. The part that has been discussed tremendously and when we go into the workshop section, I do have for the second property that we provide a letter and something to be discussed further, and I also have a matter for the house in Capri that they extended it and they built a portion on District property to discuss further. So, unless the Board wants to discuss that further, we can move on.

Mr. Walker: Luis, did you mention to Julio the issue with precedent and the problem it could create to say yes to one tree, so that he understands it's not just his tree, it's 2,000 homes and they could do whatever they want.

Mr. Harris: We're not picking on him.

Mr. Hernandez: I will explain to you in Spanish as soon as we're done.

Mr. Morales: I have to leave now.

Mr. Hernandez: If you leave your number with her, I will be more than happy to call you but, the part that I can say is at the time we sent you a letter we provided you with numbers, and we do have people who speak Spanish in my office, and you can call us at any time. The part that I do want you to be aware of, we have other subdivisions, Mirage for instance, where people chose to put the fences a little bit inside their property to leave room, and Al and I will walk the area to leave room to put pumps, so if, as a homeowner you want to do it, there are means to do it, and there are people who have been following those guidelines. If we were to allow anything else, we would be creating a precedent that anyone can come and do it. So, it's really up to the Board to define how you want to do it or not.

Mr. Harris: Your English is pretty good sir.

Mr. Morales: Alright, thank you.

Mr. Hernandez: Alright, thank you very much for coming. Back to you Vanessa.

Ms. Steinerts: Ok, so if there are no further audience comments, or anything additional, we can move on with the agenda.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2020 Budget

A. Motion to Open the Public Hearing

Ms. Steinerts: We have the public hearing to adopt the fiscal year 2020 budget.

Is there a motion to open the public hearing?

On MOTION by Ms. Genther seconded by Mr. Walker with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Mr. Hernandez: Before we jump to the resolution, and if you don't mind let me take the lead for just one second. I have passed out a copy of a revised portion of the budget. Alright, as I was indicating and Laurie, I apologize that you don't have the latest version of the proposed budget but, I'm going to go through some minor changes

and I will be explaining the reason for those minor changes. So, I just passed out a document that is similar to the one that you received in the electronic copy and package that you received for the meeting today. The changes that I'm making is that in the original document that you received for the general fund in the general expenditures for the administrative, the Supervisors fee originally showed \$24,000, and I'm reducing that one to \$18,000 and the reason for that reduction is that I don't anticipate that the Board is going to have 24 meetings in this coming fiscal year. It's likely that we schedule 18 meetings in an effort to get ready for the project that we're going to be starting hopefully, so I think that would be a wise step for the Board to undertake. By reducing that Supervisors fee, the FICA expenses also have been reduced so the number that you're seeing is a little bit less than what was originally presented. It was originally \$1,836, and it has been reduced to \$1,377. The next change that you see is the annual audit, since the District has already passed on to hire a new auditor, the amount that we're using is what we have already contracted for, which is less than we had originally estimated. We estimated that the audit was going to be raised to \$6,500, instead the District was successful in getting a proposal for \$5,900.

Mr. Walker: Question Luis.

Mr. Hernandez: Yes sir.

Mr. Walker: Did you say the \$18,000 counts for 18 meetings?

Mr. Hernandez: Yes.

Mr. Walker: Ok, thank you.

Ms. Weil: Just a quick question, were you able to find a line item for the police detail or is that still coming out of contingency?

Mr. Hernandez: No, in the field area I added that line item, so I'm just moving on with the other changes that we have on the field side, and the 4th line item, that being landscape maintenance, originally what we did is in the proposed budget we put an amount of \$336,848, now the District has an idea of how much is going to be, not only the actual landscape but I also included a line item for what has already been included of the fertilization and pest control. So, landscape comes out to be \$296,000 and fertilization gets to be \$48,000 so we are absorbing entirely the contract the Board already approved.

Mr. Walker: So, we have a total for those at \$344,000?

Mr. Hernandez: Correct.

Mr. Walker: And, what was it before?

Mr. Hernandez: Originally it was \$336,000

Mr. Harris: So, it's a minor change.

Mr. Hernandez: Yes, and everything that we have changed in the overall continues to be the same assessment to the homeowners. So, for instance the next one that you see, we used to have janitorial supplies on the field side of \$5,000 that has never been used, for the last 3 years, so I'm just taking that and making it zero and next year it will disappear. The pressure washing, we had it originally an amount of \$12,000 and part of what is taking place now that the road size has been passed on to the master associations, anything behind that fence is not the responsibility of the District. So, when we do the pressure on the sidewalks, none of those sidewalks belong to the CDD.

Mr. Walker: Ok, you just said, what doesn't belong, so what do we have to take care of?

Mr. Hernandez: The sidewalk after the gate.

Mr. Walker: Ok.

Mr. Harris: And the berm.

Mr. Hernandez: Yes, and the berm, the District is responsible for the landscaping after the sidewalk but from the sidewalk in, everything belongs to and is part of the master association.

Mr. Walker: Behind the gate.

Ms. Genther: And the curb.

Mr. Harris: Yes.

Mr. Pawelczyk: The curbing behind the gate.

Ms. Genther: We do need to discuss the landscaping of the guardhouses but we don't need to do that now.

Mr. Hernandez: Let's finish the budget and then we discuss all those points. The next change that you're going to see is that we have \$2,500 for the light repairs and maintenance, and I increased that to \$4,500, I believe the \$2,500 was too little. Then on the contrary you have for monuments and repairs, \$10,000 and I reduced that to \$5,000 and those are all the changes that you will see compared to the one that was

included in your book. No, I'm sorry, off duty police services was added and now we have \$7,200 to start with for off duty police services.

Mr. Harris: Which is what Laurie was mentioning.

Mr. Hernandez: Correct, that was one of the questions that she had. So, you don't have the copy yet Laurie but to answer your question, now on the field side prior to the contingency line item we included off duty police services in the amount of \$7,200 and the contingencies will continue to be the \$20,000.

Ms. Weil: Ok great, thank you.

Mr. Hernandez: So, once again I wish I had a crystal ball to know exactly what it is that we're facing but, the best guess I can make is based on the current expenditures, go back and tailor this report in a way that's going to give us enough funds to cover the expenses. As you may see, all we're doing is reducing on one side and passing those funds to another, but in the overall, at the end of the day, assessments for the homeowners continue to be the same. So, with that being said, let me just start with the audience, does anyone from the audience have any questions in regard to the proposed budget? Not hearing any, back to the Board, does the Board have any questions at this point? Not hearing anything from the Board, and keep in mind you're going to be adopting a budget that the Board will have the full ability to move as you consider the intent that I put on my side and my effort is to make sure that you will have enough funds for any of those unforeseen maintenance items throughout the year. Yes?

Mr. Walker: Within the approved overall number we can switch.

Mr. Hernandez: Correct.

Mr. Harris: Well, what you're basically saying is, we've had experience in managing this property for many years, we've made some adjustments to things based on what the master association is responsible for and what the CDD is responsible for, and in making those adjustments it has wound up being a budget that continues the tax rolls the same as they were for the last fiscal year with no tax increase.

Mr. Hernandez: That will be correct sir, it will be the same amount per household.

Ms. Genther: No assessment increase.

Mr. Harris: Yes, no assessment increase, thank you. So, based on that, I'm satisfied.

Mr. Walker: I am too.

Ms. Genter: I'm happy.

Mr. Dorcely: Yes.

Ms. Weil: Me too.

C. Consideration of Resolution #2019-10 Annual Appropriation Resolution

Mr. Hernandez: So, taking all that happiness, let's move on to resolution #2019-10 and what that does is it takes the District's proposed budget as I just presented it, and by adopting the resolution, it will make it the District's adopted budget. So, with that being said, unless anyone has any further questions, recommendation from staff is for the Board to adopt resolution #2019-10.

Ms. Genter: Well, I wanted to ask a question about the resolution and normally our attorney actually reads what the resolution is before we motion, and I don't know if we want to do that or not, so I was waiting for our attorney to do that before I made the motion.

Ms. Steinerts: If it's your preference I can read that into the record, Resolution #2019-10, a resolution of the East Homestead Community Development District (the "District") relating to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2019, and ending September 30, 2020

On MOTION by Ms. Genter seconded by Mr. Harris with all in favor, Resolution #2019-10 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2019-11 Levy of Non Ad Valorem Assessments

Mr. Hernandez: Then the next one that you have to consider will be tab B, resolution #2019-11. What this resolution basically does, it allows the District and once again, levies assessments within Miami-Dade County for the operation and maintenance side of the assessments.

Ms. Steinerts: Resolution #2019-11, a resolution levying a Non Ad Valorem maintenance assessment for the general fund and adopting an assessment roll of the East Homestead Community Development District for fiscal year 2020.

Mr. Hernandez: A motion to adopt would be in order.

Ms. Genther: Does this include the properties for the newly annexed area?

Mr. Hernandez: Yes ma'am, Portovita.

On MOTION by Mr. Harris seconded by Mr. Walker with all in favor, Resolution #2019-11 levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Steinerts: A motion to close the public hearing would be in order.

On MOTION by Mr. Harris seconded by Ms. Weil with all in favor, closing the Public Hearing was approved.

Ms. Steinerts: We will recess the regular meeting and move to the workshop.

Segment II: Workshop Section

(At this point the Board went into the workshop section to discuss the following items)

- A. Consideration of Minutes of the May 31, 2019 Meeting**
- B. Updates on Status of Any Projects and Workshop Items**

Segment III:

FOURTH ORDER OF BUSINESS

**Authorization or Approvals
Requiring Board Action for Items
Discussed During Workshop**

- A. Approval of the Minutes of the May 31, 2019 Meeting**
- B. Any Other Approvals**

Mr. Hernandez: Coming back on the record, the first item that I have will be consideration of the minutes for May 31, 2019 with the indicated changes, those being pages 20 and 22. Unless anyone has any other comments, a motion to approve the minutes with those changes would be in order.

On MOTION by Ms. Genter seconded by Mr. Walker with all in favor, the Minutes of the May 31, 2019 Meeting with the indicated changes as discussed in the workshop was approved.

Mr. Hernandez: Moving on, the next one that I have is the proposal the District has received from BrightView, the number of the proposal is #700557 in the amount of \$1,988 and that's for the cleanup of all the easement areas within the District.

On MOTION by Ms. Genter seconded by Ms. Weil with all in favor, accepting proposal #700557 from BrightView in the amount of \$1,988 for cleanup of all easement areas as discussed in the workshop was approved.

Mr. Hernandez: Moving on, and based on the discussion during the workshop, the District is going to send a letter to all the homeowner associations trying to work out with them, and establish a team effort relationship when it becomes as part of all the easements with all the different subdivisions. At the same time in that letter the District will be informing them that the District will be doing a special cleanup to make sure that nothing out of the ordinary is taking place in those common areas would be recommended. No action from the Board is necessary on that one. As to the property located at 2778 in the Capri area, a letter to the homeowner will be sent for removal of the fence on the District's property, including in the letter that's the initial steps to be able to quantify it and identify what problems in the easement of the District's area is taking place.

Ms. Genter: I think it should specify the wooden fence.

Mr. Hernandez: Yes, the wood fence.

Mr. Harris: And within in 15 days.

Mr. Hernandez: 15 days, ok. Once again that would be an administrative action, I don't need a motion from the Board. As to the property at 120 NE 26th Drive, all the necessary responses from the homeowner at this point they have accepted that the improvements that they made and the plant that had been planted within the District's property, and based on the discussion in the workshop what has been recommended is to send a letter giving them 30 days to remove those plants. So, for that matter I would just

need a motion authorizing the District to send the letter requesting for that removal, if action were not to be taken within that given time, the District will remove it and pass on the cost to the property owner.

On MOTION by Mr. Harris seconded by Ms. Genter with all in favor, authorizing staff to send a letter to the homeowner at 120 NE 26th Drive requesting them to remove their plantings on the District's property within 30 days otherwise the District will remove it and pass the cost on to the homeowner as discussed in the workshop was approved.

Mr. Hernandez: That's all I have coming from the workshop.

FIFTH ORDER OF BUSINESS Staff Reports

Mr. Hernandez: Moving on with our regular agenda, we have staff reports, Vanessa?

A. Attorney – Discussion of 2019 Legislative Update Memorandum

Ms. Steinerts: Yes, there is a legislative update memorandum in your books, and there isn't a whole lot that pertains to CDDs this year in the legislature. There are some updates in this memorandum that you might find interesting and I'm just going to touch on a couple of highlights that I think the Board might really like to know about. Your Form 1 financial statements will be filed electronically coming soon. It's going to be mandatory as of 2023, the state is required to get the infrastructure in place with the electronic system so that everything can be filed electronically, so eventually you won't have to print it out, scan it, email it, or send it by mail.

Mr. Harris: Isn't it being done now?

Ms. Steinerts: No.

Mr. Harris: I thought some filed electronically.

Mr. Hernandez: You need to scan a PDF and part of what is intended is that the full process will be electronic.

Mr. Harris: Ok.

Ms. Steinerts: Right, so you go on to the website.

Mr. Walker: Am I now in the system?

Mr. Harris: Yes, you're updated.

Mr. Hernandez: The only one that is not is Saens and Saens needs to get that resolved ASAP, so I will make sure he does that.

Ms. Steinerts: The other point is that the law changed as of July 1st where if a homeowner has a tree that has been declared to be a hazard to a person or a property as determined by a certified arborist or a landscape architect, then the city cannot require a permit to remove the tree or require another tree to be planted in its place.

Mr. Harris: So, if the roots of the tree are damaging somebody's property you can force them to remove it?

Ms. Steinerts: You would need to get a landscape architect or an arborist to determine that the tree is a hazard to a person or a property.

Mr. Harris: Ok.

Ms. Steinerts: But you would want that backup documentation in case the city comes around and asks for that. There are other legislative updates in this memorandum but if you have any questions you are welcome to contact me if you want further explanation but, most of those really would not apply to this Board directly, some of them are more on the management side or as the development of a District. So that concludes my report.

Mr. Hernandez: Thank you. Unless anyone has any questions for Vanessa, we can move to the next item.

Ms. Genther: I have just a little update, tacked on to the attorney's report, the property that we have had problems with that was blocking BrightView's ability to maintain the berm and the little strip of land, in Leeward II, those people who put a fence up all the way to the berm, they removed the fence, they removed the other things that were obstructing that area, so I just wanted to give that update.

Mr. Hernandez: Thank you very much.

B. Engineer – Discussion of Building Permit Applications #19070308 and #19070309

Mr. Hernandez: Moving on, George?

Mr. Graupera: Ok, I have two items to discuss. The first would be the discussion of the building permit applications, and these are for the drainage improvement plans. The drainage improvement plans were submitted in entirety with all the fees and all the

applications to the City of Homestead back on July 18th. The City of Homestead had one comment as to clarification as far as what portion of the improvements on the roads owned by the CDD, what portion of the road improvements are on roads owned by the HOA. So, we clarified that comment for them the next day, we had to make some small minor revisions to the plans and those were provided to the City of Homestead back on July 29th. Meanwhile the City of Homestead forwarded a set of the plans for review to Miami-Dade County. Miami-Dade County, the fees were paid on July 23rd, so as of right now, as of July 30th the only comments from the City of Homestead are that the plans require Miami-Dade County DERM approval. So, the only thing waiting right now is Miami-Dade County DERM. Those were provided to DERM on July 23rd, so they have until August 23rd to officially respond.

Mr. Walker: George, so we're talking about drainage to this?

Mr. Graupera: I'm talking about the drainage improvements along Mediterranean and Pacific, the main roads and the flooding issues that we've been having, my firm prepared engineering plans and now we've submitted them and they're currently under review. So, as of right now, the only comment, the City of Homestead, they say you need to get the county approval. So, we're working on the county approval, and it's been there about a week and a half, so hopefully the county doesn't have any comments but typically they always have 1 or 2 clarification comments that will cause a delay in the review. So, hopefully next meeting I can say that the plans are approved, but I expect that it's probably going to be another 30 days until we get the plans approved. I've been on top of the reviewer, leaving messages at the county trying to get a clarification because if I can answer them by phone that would really cut down on the delay but, he's not calling me back so I'll keep following up and hopefully I'll have some progress at the next meeting.

Mr. Walker: Thank you.

Mr. Graupera: Then the second item is a quick item, last week Luis inquired about the survey of the gatehouses. Ford, Armenteros and Fernandez have gone ahead and prepared a survey showing like a shaded area showing how far back the dividing line between the CDD and the HOA is going to be moved back. I've gone ahead and confirmed with the surveyor that the line is being pushed back to include 100% of the gatehouses and the 3' beyond the gatehouse, so there's no question that the shaded areas on those two surveys encompass 100% of the gatehouses. So, to the left of that

shaded area is currently HOA property, to the right of that shaded area is going to be what is CDD property, that shaded area is currently CDD property and that portion will be transferred to the HOA.

Ms. Steinerts: We'll transfer it back to the developer and the developer will transfer it to the HOA, so we'll follow the chain of title. We received a sketch and legal from the developer's engineer so that's what you would include.

Mr. Harris: That's what I'm saying, that gives you the language in order to draft that document.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Graupera: Let's say right now the dividing line between HOA and CDD are the gates that open up, the fence. So, currently the structure is on CDD property, so that shaded area is going and pulling the dividing line from the gates, pulling it all the way back 20' or 40' to the back of the structure, and then another 3' just to be safe. So, 100% of that gatehouse, and everything like that is encompassed in that shaded area.

Mr. Hernandez: So the first time it was presented 3 months ago, it was being held because of the concern of how do we know what was included, so initially we were trying to have someone put a picture on top of it so that we can physically distinguish it, but much easier than that, at this point has been that it's from the edge of that structure, 3' towards either 152nd to 147th is where the property belongs to the master, and anything before that continues to be CDD property.

Mr. Graupera: So, I've confirmed with the surveyor that we're not going to have to come back later and do another foot or two just because the guy messed up.

Ms. Steinerts: The only thing I need to confirm is that I can let the attorney for the developer know that this sketch and legal that was prepared are correct.

Mr. Hernandez: That's exactly right.

Mr. Graupera: Yes, I've confirmed with Ricardo from Omar's office that yes that is correct.

Ms. Steinerts: So, I'll have their attorney prepare a deed for that, and then I'll bring that back for the Board for approval.

(At this point several people were talking at one time, and no one conversation could be heard)

C. Club Manager – Monthly Report

Mr. Hernandez: Moving on to club manager, Alex has stepped out but when she comes back, we can go over her report.

D. Field Manager – Monthly Report

Mr. Hernandez: Let me go on to the field manager, and the only part I have and field report is behind tab D, the only item I have is, if you move all the way to exhibit E, if you would help me to address the only issue that I need to get direction from the Board. Once again, I'm not trying to skip over from what is being presented, but part of what we're seeing here in exhibit E is that the District needs to put internet in order to be able to have the cameras and the system that is being installed in the outdoor gym equipment so that we can enforce the fact that after sunset no one will be able to walk in those areas. As of right now, we have a system that is being finalized to be installed, the part that we're missing is only the internet. There are two options that we have for the internet, one is as it was to be traditionally going to Comcast, paying Comcast, the part that I'm uncomfortable with as the manager is that it will cost the community \$199 per month, and \$199 to get the installation set up, so there is an initial fee, plus what we need to pay, but just for the service alone, that being \$116.90 per month, and 36 months is the minimum they would be willing to give us for the service, it will cost \$4,208.40.

Ms. Weil: Let me ask you something, I'm sorry to interrupt Luis, why didn't we know this from Envera when they gave us the proposal for what it was going to cost to install and maintain?

Mr. Hernandez: Because when they gave us the proposal, it has an arrow that indicates a footnote that internet needs to be provided in the area. So, the fact that not everybody may be aware does not deny that it was indicated to the District that everything is pending upon having internet services. Now, the second option that the District has at this point is, we can pass on a signal all the way to that area so that we will have internet without a need to connect any further with Comcast. All it requires us to do is to put pole and two signals within here and that area, and we don't need to pay

anything extra. So, if you go to page 5 of 5, you will see the total cost that Envera will charge the District which is \$1,542.

Mr. Harris: And that's for the other side, yes, I saw that earlier, I just didn't know where it was.

Mr. Hernandez: That's correct, and what that is going to allow is to send a signal and it will be comparable strength to the one we currently have in the building, we don't need to pay anything for that.

Mr. Walker: Why have we decided to close at sunset?

Mr. Hernandez: The problem is if you keep it open after sunset, you will be required to have lighting, and you will be responsible for what is taking place.

Ms. Genther: Would this wireless thing with landscaping and trees interfere with it?

Mr. Hernandez: I asked that question, and a technician from Envera came to look at it, and they didn't find that it would be any problem.

Ms. Genther: Not now, but the trees are going to be growing.

Mr. Hernandez: The signal, once you put it on, if you have let's say a branch that is blocking your signal, you can cut the branch. Typically, when you put the signal, we have the ability that we can go through a lake so the fact that something is going to be growing within the lake is minimal.

Ms. Genther: Ok.

Mr. Hernandez: The part that gives me the ability with this kind of source is that it's going to be moving us towards what is being done in the future which is creating niches that would allow the District to have if we wanted Wi Fi options throughout the different areas of the community.

Mr. Harris: So, what you're basically saying is we could spend \$4,000 to have Comcast.

Mr. Hernandez: \$1,400 correct.

Mr. Harris: Over 3 years, or pay \$1,500 just a one time fee to have the poles put in so that we would have the wireless service.

Mr. Hernandez: Correct.

Mr. Harris: I don't know if we had a lot of discussion recently.

Mr. Hernandez: We just need to wait for a Supervisor so that we can move forward with any motions but, in the meantime if you have any questions, I would be more than happy to address them.

Ms. Genter: At least we have a standard warranty.

Mr. Hernandez: Correct, and we could do it.

Mr. Harris: But Envera is a known entity and we've used them, and they are our current provider for security.

Mr. Hernandez: Not only that, if they do it and we have any signal issues, it will become part of them coming and adjusting whatever needs to be adjusted. If we were to use a third party vendor, then that vendor would be the one responsible for getting those signals.

Mr. Harris: Excellent, thank you for getting Envera to do this.

Mr. Hernandez: I continue to act as proactive as I can, getting as many options as we can. Alright, I think we need to take a quick break here. Ok, coming back on the record, I just need direction from the Board to either go with Comcast or the one time fee of the \$1,500 with Envera that will give the same results as to getting a signal to the cameras.

Ms. Genter: I make a motion that we go with Envera.

On MOTION by Ms. Genter seconded by Mr. Harris with all in favor, authorizing staff to move forward with Envera for the one time fee of \$1,500 to set up a wireless signal for the cameras at the outside gym as stated on the record was approved.

E. CDD Manager

- 1) Consideration of Proposed Fiscal Year 2020 Meeting Schedule**
- 2) Discussion of Financial Disclosure Report from the Commission on Ethics**
- 3) Discussion of Letters to Residents at 120 NE 26th Drive and 126NE 26th Drive Regarding Encroachments of District Property**

Mr. Hernandez: Since we are still waiting on our club manager, let me continue with the manager's report. The fiscal year for the year 2020, as I've been reviewing and we have been working towards getting everything hopefully moving forward and get the project moving along, what I'm going to suggest to the Board is to incorporate in our

regular schedule a second meeting from November to May. The time that I'm going to suggest is to have a meeting on November 18th, and could not be the other one because it will be out the week of Thanksgiving, so that would be the exception but, from then on it will be on the last Monday of each month.

Ms. Genther: So, November, December?

Mr. Hernandez: It would be November 18th, December I don't think it would be beneficial to have a special meeting because if we were to do it like on the 25th or the 28th, no one is working at that time. January, it would be on the 27th, which is on a Monday, February, would be on the 24th, March it would be on the 30th.

Ms. Weil: We can't do them on Fridays?

Mr. Hernandez: Friday, I will be able to do it in the afternoon, all my Fridays are already booked, or I can send someone else from my office, whatever you choose. I'm always open to any suggestions.

Ms. Weil: I'm just thinking because I'm not sure if I'm going to be able to get those days, an extra day per week, or even once a month off to work at home. I might be able to, but I don't know yet.

Mr. Hernandez: Ok.

Mr. Walker: So, then March and April?

Ms. Genther: Well I wanted to point out, if we have a meeting on March 31st and we turn around 1 week later on April 3rd.

Mr. Hernandez: It would be March 30th.

Ms. Genther: And then April 3rd, and I guess it's April 3rd because it says exception, and presumably it's Good Friday.

Mr. Hernandez: Good Friday is on the 10th, you're absolutely right.

Mr. Walker: So, those are the dates that you're proposing right?

Mr. Hernandez: Yes, and what we could do with that one is make April 17th, instead of April 30th, so do it the week after.

Mr. Harris: And Luis, I've checked my schedule and I'm free.

Mr. Hernandez: Ok, thank you for that.

Mr. Walker: Luis, is it April 3rd or 17th?

Mr. Hernandez: Well, what would work best for the Board?

Ms. Genther: I would suggest just keep the regular schedule.

Mr. Hernandez: And then move the March 30th for?

Ms. Weil: Yes, move the March to the 23rd maybe.

Ms. Genther: Yes, I like that.

Mr. Hernandez: Ok, so the 23rd, then we have April 27th, and then we will have May 25th.

Ms. Genther: Well, I'm having to ask this question, these are meetings in addition to our regular meetings?

Mr. Hernandez: Yes, and the part that I'm trying to do is be proactive in a sense that we have, and I'm not saying that we would need to have all of them, but we already have advertised for them, so number one the District doesn't need to spend additional funds for advertisement. Number two, if we need to clarify anything with a vendor, we already know ahead of time that the Board has a precedent that the Board will try to have quorum for those particular days. Whether some of them would have to attend by phone or not, still the part that I'm trying to accomplish, as long as I have 3 out of the 5 Supervisors being able to come with those dates, we will be able to have meetings and define, if needed, matters concerning mainly to construction that is going to be undertaken.

Mr. Harris: And if we have to cancel one of those meetings, then we don't have to advertise the meeting, it's canceled.

Mr. Hernandez: It will be canceled, all of them could be canceled, let's assume that we have a really good vendor, no questions are being asked, so let's assume that we have that, all of them could be canceled because we only have the meeting if required. The part that I'm trying to be proactive is, I have a construction question and it requires to modify anything that is needing Board action, then I will have to start calling each one of the Supervisors, trying to find and expend to advertise, instead I will have the given time already.

Ms. Genther: This is fine, I just wanted clarification because I was saying, wait are we changing all of the meetings, and I got confused.

Mr. Harris: No, those are added meetings.

Mr. Hernandez: And it ties up to what we did with the budget, a meeting cost for Supervisors is \$1,000 per meeting, that's why I added it to be 18 because part of what I'm suggesting is to have a total up to 18 meetings based on construction.

Ms. Genter: So, the last ones were set at was April 27th, and were you saying beyond that?

Mr. Hernandez: Yes, May 25th was the last one.

Ms. Steinerts: That's Memorial Day.

Mr. Hernandez: May 25th?

Ms. Steinerts: Yes.

Mr. Hernandez: Yes, that's the day after.

Mr. Weil: The 25th is Memorial Day isn't it?

Ms. Steinerts: Yes.

Mr. Hernandez: Is it the 25th or the 26th?

Ms. Weil: 26th, Tuesday.

Mr. Hernandez: Ok, so we need to change May, just give me a second. So, we can do it on June 1st, it's going to be 10 days before, so the last one is going to be June 1st.

Mr. Walker: So, we added May 25th?

Ms. Genter: No.

Mr. Hernandez: No, May 25th we have the problem that it's Memorial Day, so it has been changed to June 1st.

Mr. Walker: Ok.

Mr. Harris: Well, hopefully we have it done optimistically in May.

Mr. Hernandez: So with that being said, what we have is that the District will have regular meetings on the second Friday of each month, and in addition the District is going to advertise to have potential additional meetings on November 18, 2019, January 27, 2020, February 24, 2020, March 23, 2020, April 27, 2020 and June 1, 2020. With that being said, unless the Board has anything else, all those meetings will be taking place at the same time, 9:00 a.m. at the same location being at the clubhouse, located at 171 NE 30th Road, Homestead, Florida. With that being said at this point, and if the Board is in approval of the schedule I just read, a motion to authorize to advertise would be in order.

On MOTION by Ms. Genter seconded by Mr. Walker with all in favor, accepting the proposed Fiscal Year 2020 Meeting Schedule and adding the additional meeting dates as stated on the record was approved.

Mr. Hernandez: Moving on, we have financial disclosures and I need to remind Saens and I will be talking to him personally to remind him that he is personally responsible for the record, if he were not to fulfill the requirement, the state can fine him \$25 per day, up to \$1,500 per year. It is my understanding based on the last conversation that he has already done it, but as of yet the county doesn't show that, so I will make sure that is all taken care of.

Ms. Genter: Luis, could I backtrack on one thing, I'm sorry?

Mr. Hernandez: Yes.

Ms. Genter: We were talking about the outdoor gym and the lighting and everything, I just wanted to pass along, I ran into a homeowner and some people may know him, his name is Lowell and he's in a wheelchair, he drives a wheelchair, and he goes all over the place, anyway, I saw him the other day, and he said oh, I just discovered the outdoor gym, it's wonderful. He absolutely loves it so I just wanted to pass that along, it was a really super positive thing particularly from someone who's wheelchair bound.

Mr. Harris: And that's why we have handicap accessible equipment.

Mr. Hernandez: I'm glad to hear that.

Ms. Genter: I just wanted to pass that along.

Mr. Hernandez: Alright.

C. Club Manager – Monthly Report (Cont.)

Mr. Hernandez: So, trying to move on with the agenda, back to the club manager. Alex, if you would get closer because they always have problems hearing you.

Ms. Garcia: Ok, so starting with the maintenance and repairs, there's nothing much, I just wanted to mention what we do daily which is cleaning up the palm fronds, cleaning the pool area.

Ms. Weil: I'm sorry Alex, I can't hear you.

Ms. Garcia: What we do daily at the clubhouse, every morning from 6:00 a.m. to 10:00 a.m., we pick up trash and taking out trash in the parking lot and pool area, we pick

up palm fronds, we also make sure that the chairs are organized and clean, anything that's outside, they make sure that there's no little seed pods or seeds on the ground.

Mr. Walker: And one of your staff was out there a couple nights ago when I was leaving and I said what are you doing, he said looking for trash, and that was about 6:30 in the evening.

Ms. Garcia: Yes, we do it in the morning and in the evening but I have somebody specifically coming in at 6:00 in the morning just to take care of that.

Mr. Harris: Well, you have a new maintenance person, Mateo.

Ms. Garcia: Yes.

Ms. Genter: But he's leaving.

Mr. Harris: Oh, he's leaving?

Ms. Garcia: Yes. Ok, so moving on the next one is the camera reports, there was at another meeting we had a parent that was concerned about the camera not capturing the incident of the toy and whatnot, now it was captured, the thing that parent was upset about was it wasn't closer, the camera itself was not close enough to capture everything that happened, but those cameras are working properly, they function, they're recording, and everything they need to do.

Mr. Harris: And they cannot zoom in on those items?

Mr. Hernandez: The problem that you have and just so the Board knows, if we try to tailor it for a particular condition, we have to tailor it everywhere. The existing equipment that we have, the majority of it is that it came with the facility when we acquired it, some of it has been installed for security purposes. The ones for security purposes was upgraded last year and it's being done so if anyone is trespassing we can ensure that the pool is not being used after hours and so on, but the system was never intended for a particular need of having to recognize faces, and it's not the intent of making that way, unless the Board believes that it needs to be done.

Mr. Harris: This sounds like a specific incident that is not normal.

Mr. Hernandez: Not only that, it is not normal but it's not part of the District to find faces as to who is doing what. The purpose of the cameras is to assist whoever is sitting at the front desk to know if any particular personal instruction needs to be given so that they can walk in that area and can get it done. We don't need to recognize who that individual is, that is not a requirement for staff. Back to you Alex, what else?

Ms. Garcia: The last thing is pool closure, which was July 17th due to solid waste, closed for an hour, and then it was opened and running perfectly.

Mr. Hernandez: Ok.

Ms. Genter: I have a question for Steve, on the weekends have you been attending the clubhouse?

Mr. Walker: Not lately.

Ms. Genter: What would you say the assessment is of the bathroom situation on the weekend days?

Mr. Walker: It's actually better.

Ms. Genter: Ok, thank you, I'm so glad to hear that.

Mr. Walker: It's really been very good.

Ms. Genter: Ok, and the other thing I did want to ask about though, I was here the other day, late in the morning, and I finally discovered the garbage cans in the parking lot, but the reason was because I could smell the garbage at 11:00 o'clock in the morning. First of all, I thought we were going to get those bins at least temporarily until the raccoons are gone, and secondly, I thought we were going to get lids for those.

Mr. Hernandez: The impression that I got from the last meeting is that it was approved for the pickup of the garbage, the garbage was supposed to be picked up more often, as far as I knew.

Ms. Genter: Well, all I can say is I walked by and I was probably 5' or 6' away from them and I could smell it, and it was about 11:00 o'clock in the morning and I went over and looked in the bin and it was about half full.

Mr. Hernandez: Do we have a schedule of the different tasks that are being done?

Ms. Garcia: His check list?

Mr. Hernandez: Yes.

Ms. Garcia: We have it, but it hasn't been used, because it's on the computer of what needs to be done daily.

Mr. Hernandez: Ok, because part of what is going to be helping us on our side is, think of a bathroom at McDonald's or any of those places, they have a shift that who came to clean, a signature, and it's easy and simple. So if she comes and she says, why has no one picked up from 6:00 to 11:00, we can recognize that we need to include something with that period, or we can say, oh someone picked it up at 10:00 and then we

know, ok so we have an unusual amount of garbage on that particular day. So that will help on the administrative side drastically if you would just include that, and all the functions that are being done so you get reports and you get to know what people are actually doing.

Ms. Genther: And I will say that the fact that it's 115 degrees outside doesn't help the fact that it then becomes smelly, but the idea of these checklists, how about if we get these checklists, we should have them for the night shift, the people who close, and we should have one for the people who open, and a notebook for each of them.

Mr. Hernandez: In my eyes that would simplify what the reporting from club staff will be, and not only that it's going to be letting everybody know what is taking place, and sometimes you will be able to take advantage of people's abilities to identify how to resolve some of the problems.

Mr. Harris: I already thought that was being addressed.

Mr. Hernandez: Me too.

Mr. Harris: Ok.

Mr. Hernandez: Alright, any other questions for her?

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Hernandez: There is no policy has been set up yet as to what to do at one of those events of a crazy individual coming to this facility, and for that reason it makes perfect sense to have at least a police officer for the event. You and I can define what is needed but that part of the police officer has already been set, and it has been checked, Laurie helped us with the police, and there is an officer that has already been set to be here for the 4 hours.

Ms. Weil: Yes, 10:30 to 2:30. I'm sorry, I missed all of that conversation.

Mr. Hernandez: Susie is indicating that she has concern with the main door and leaving it open, and the part that is being said, is that everything that was allowing for the door to be held open has been removed.

Ms. Weil: Ok, thank you.

Mr. Hernandez: In your report you have some BrightView proposals. You have one that is option #1 and option #2, and when I saw them and what I understand after

speaking with BrightView, those pertain to the hanging pots to be put at the entrance, and the third one is a proposal for a butterfly garden, so if you would just help us to understand what is being meant by those.

Ms. Garcia: Ok, so for the hanging baskets, there are times that we need to bring them down, so the first option has where the hanging baskets has an installed pulley.

Ms. Genther: That's not included in the proposal.

Mr. Harris: Yes, it is, it's separate.

Mr. Hernandez: The only difference between option #1 and option #2, is the hanging method, the second one is being used with a bucket truck, the first option I assume that those are going to be getting up there who knows how.

Ms. Genther: I'm sorry, for the first option, there's a pulley system, but the pulley system was not included in the price.

Mr. Harris: Right, that's what I said it's separate.

Ms. Genther: Ok, it's hard to understand, I didn't understand it.

Mr. Hernandez: Alright, so back to the issue, you have option #1, it's just for the hanging baskets with repairs to the irrigation system, and the total amount is \$2,630.06 just for the baskets. Option #2 includes to bring a bucket truck so that those can be lifted out and installed and that's a cost of \$420 that will give us a total of \$3,050.06. The part that I do want to indicate and make the Board aware of is that once those get to be hanging over there, if we have a hurricane, or even a big storm and those need to be taken down, it would be a \$420 cost that needs to be paid to come and take them down, another \$420 to put them back up. Yes ma'am.

Ms. Genther: And I'd also like to point out, and I'm sorry BrightView is not here actually, because I'd like to ask about these prices but, first of all I thought they already repaired the irrigation, is one thing. Then the other thing is, if every 6 months we have to change out the planting material, are we going to be looking at a \$2,000 bill each time, or a \$3,000 bill, and I, as much as I like those hanging baskets, I'm inclined to say, let's get rid of the hanging baskets.

Mr. Hernandez: Ok.

Ms. Garcia: Can I suggest something?

Mr. Harris: Sure.

Mr. Hernandez: Sure.

Ms. Garcia: Could we replace those hanging baskets with the lights leading to that area?

Mr. Walker: Into the plantings you mean?

Mr. Hernandez: Can I suggest something completely different?

Mr. Harris: Sure.

Mr. Hernandez: How much do the Supervisors really like the baskets, and let me tell you the reason why I'm asking that.

Mr. Walker: Say that again Luis.

Mr. Hernandez: How much do you like the baskets, and the reason that I'm saying it is, and I'm not an expert, but I read a lot. I personally believe that we're not being offered with the right options. We have the baskets that are extremely heavy, and the reason for it is that they're putting soil in them, and that soil they're putting in them is too heavy. Typically those baskets, you don't need to fill them with soil, typically what they do is they put foam or something inbetween that fills up the space, and when you put in soil it's just a small portion of it so that it doesn't get to be as heavy. If the baskets, and I need just to find who the right vendor for that is, and I even believe that if I was discussing that with BrightView, they would probably agree with me. If you go to do that with three quarters of the basket to be just air, and only one quarter of the entire basket being weight, it would be probably 30 pounds, which means that anyone can, with a ladder go and put it up there. Yes ma'am?

Ms. Genther: I would say that these baskets, I've never been overly impressed with any of them, but I would just assume and see whether Home Depot or Lowe's and go to their garden department and buy their \$15 or \$10 hanging baskets that a homeowner would get, that are like a 12" or 14" diameter, and put those up.

Mr. Hernandez: So, another type of basket that could be easily set and taken down, it would satisfy the Board.

Ms. Genther: Well, what would satisfy the Board depending on the plants that are in it because that's been one of the problems, they've got all these great plants, or our baskets have had all these great plants, and the only time we really take note of them is when they start dying because they're all above what anybody can see.

Mr. Hernandez: Alright, so let me work with them, and I will come back with an answer.

Mr. Harris: I thought we were not going to put them in the rainy season, now hurricane season anyway because of that problem, we're only going to do them in the winter, we're only going to them once because of the weight problem.

Mr. Hernandez: If we reduce the size and we can now control them by taking them down and up, the cost that we're paying I think that it will be giving enough funds to replace them several times throughout the year.

Mr. Harris: At least twice a year, to replace them.

Mr. Walker: And they could do it internally, with the internal staff.

Mr. Hernandez: Yes, and let me find other means for that, and now I have direction.

Ms. Weil: That's actually what I was going to say is, you know just not even bother with the irrigation issue and just put nice looking, real looking fake plants in there.

Ms. Genter: Silk flowers, not plastic, but silk.

Mr. Hernandez: Yes, certainly something that is eye pleasing enough that for those who are not familiar with it, will assume that it's something that is alive. If that's even good as an option, let me come back with some answers.

Ms. Genter: And the fact that they are so much above eye level, someone would have to take a pretty good look at them to know they're not real.

Mr. Walker: So, you'll come back with a live plant option and an artificial option.

Mr. Hernandez: Perfect, let me work on it. Now, the last option that you have is a potential butterfly garden?

Ms. Garcia: Yes, the butterfly garden will be located by the eucalyptus trees, and I was also looking to have one at the tables with the umbrellas moved into that circle so that area can actually be a very nice area.

Mr. Harris: Or maybe add an additional table and umbrellas.

Mr. Hernandez: My intent is and once again, it's how to put the timetable on how to prioritize what the District is doing. In my eyes, what you need to do in that round area, and put some sort of gazebo, something that gives you some shade and then it would be a perfect area to put some barbeques that people can come and use and then at the time you are putting the gazebo area, you can go ahead and implement some kind of table based on what you have. I personally think that it's not the right timing, right now we have several projects taking place that we don't know what the final outcome is going to be.

For instance, we don't know yet what would be the final price of what needs to be done for the drainage system, so for that reason my suggestion to the Board at this time would be to just table that suggestion.

Mr. Walker: What about a table and umbrella and 4 chairs?

Mr. Hernandez: We already have a table and umbrella.

Mr. Harris: Well, that's what I'm saying.

Ms. Genter: I would say not to do that because we have discussed in the past and gone back and forth about how many tables do we need for our pool area, and we've finally seemed to have gotten the right number and now we're talking about taking one of those away, so if anything I would say buy another one.

Mr. Hernandez: Not only that, my biggest issue and concern is how homeowners are using it because the only intent to have a table out there is if anyone is going to be eating. So now what you're going to create is another place for people to eat, and then they're going to be coming on her side, what are we going to do for the cleanup of that area. So, if that's something the Board wants us to contemplate, we certainly can contemplate it, all that I'm just showing you is the ramifications, so it's really up to the Board whatever you choose that needs to be done.

Mr. Walker: Well do we like the butterfly garden, does anybody like that? I don't like that.

Ms. Genter: I like the idea, I'm kind of with Luis though, I think we should wait on that.

Mr. Hernandez: We're going to be having construction and the part that I'm afraid of is that I'm not going to have full control of what takes place in that area. So, whatever we intend to do today, coming January, I cannot guarantee what is going on in that area.

Ms. Genter: Something else I noticed with the butterfly garden, I'm just mentioning it, but if we planted it in an area where potentially people might be having picnics or barbeques several of the plants are larval plants, they're food sources which means you can have caterpillars, but I like the idea of the butterfly garden.

Mr. Harris: I think those are all good ideas and I go along with what Luis says, we have this big construction project and we've got the drainage issue to deal with so perhaps those are things that Alex should put on her calendar to revisit again in the spring.

Mr. Walker: Ok.

Mr. Hernandez: Anything else with Alex? Alright, not hearing anything else, we can move on to the next item.

Mr. Harris: Things look good, the gym looks good, Ziggy is doing a great job in the front and I'm sorry to see Mateo leave.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Hernandez: Moving on to financials, you find that in section 6. Tab A contains the check run summary, and tab B has the balance sheet and income statement. I will try to answer any questions that the Board may have.

Ms. Genther: I have two.

Mr. Hernandez: Sure.

Ms. Genther: On page 2 of the check register, there is a payment to EZ Cleaning Supplies for \$1,198.58.

Mr. Walker: That's for April, May and June.

Ms. Genther: But that means we're spending more than \$200 a month on cleaning supplies, and that seems like a lot.

Mr. Harris: What has it historically been?

Mr. Hernandez: We haven't changed from when we acquired.

Ms. Genther: Ok, it just seemed all of a sudden wow, what's that?

Mr. Hernandez: No, that's cleaning supplies and we do have a line item for it.

Ms. Genther: I know we have a line item for it, it's just seems like a lot of money.

Mr. Hernandez: What the accountant will be doing is typically they will monitor it and no one has ever addressed that issue.

Ms. Genther: And included with our \$400 contribution, isn't NFC also supposed to be supplying like \$200 in the supplies?

Mr. Hernandez: That's in addition to what they provided.

Ms. Genther: That's what I'm saying, so this clubhouse is absorbing \$600 worth of cleaning supplies each month.

Mr. Hernandez: It's more than that, if you check the budget what we have is \$17,500 a year in janitorial cleaning supplies, so it's more than \$1,000 a month in really what is being spent, if you try to average it out.

Ms. Genther: It seems kind of high.

Mr. Hernandez: Every time someone goes to the bathroom, and they use the paper towels to dry their hands, every time that someone goes to the bathroom and they use the toilet paper, that's expenses that you are incurring, and it cannot be compared to a household, how many people do we have coming and going on a day to day basis in this facility.

Ms. Genther: Oh, I know, it just still seemed like a lot, but I just wanted to ask about that.

Mr. Hernandez: And it's within what we have spent in the past.

Ms. Genther: Ok. Now, for the other one page 4, right in the middle, where it says cash, petty cash reconciliation for \$431.43, there was a discrepancy of over \$400 in our petty cash?

Mr. Hernandez: No, the club has on hand \$500 of any given month, but the way it works is that as they provide us with invoices, we account for what has been spent so that they always will continue to have the \$500. So, \$431 means that they have only \$70 left on hand and \$431 has been provided with invoices.

Mr. Walker: And you replenish the pot.

Mr. Hernandez: Correct.

Ms. Genther: Ok, thank you I just wanted verification on that.

Mr. Hernandez: Are there any other questions?

Ms. Genther: That's it for me.

Mr. Hernandez: Unless anyone has any other questions, a motion to approve financials would be in order.

On MOTION by Mr. Walker seconded by Mr. Harris with all in favor, the Check Run Summary and the Balance Sheet and Income Statement were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests

Mr. Hernandez: Are there any Supervisors requests at this time?

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: Hearing none, a motion to adjourn would be in order, unless anyone has any other District business to discuss.

On MOTION by Ms. Weil seconded by Mr. Harris with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

**MINUTES OF MEETING
EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the East Homestead Community Development District was held Friday, September 13, 2019 at 9:00 a.m. at the Oasis Community Clubhouse, 171 NE 30 Road, Homestead, FL 33033

Present and constituting a quorum were:

Susan Genter	Chairman
Laurie Weil	Vice Chairman (by phone)
Raymond Harris	Assistant Secretary
Stephen Walker	Assistant Secretary
Saens Dorcely	Assistant Secretary (by phone)

Also present were:

Vanessa Steinerts	District Counsel
Luis Hernandez	District Manager
George Graupera	District Engineer
Alexandra (Alex) Garcia	NFC Amenity Management
Lourdes Burgos	Resident
Al Torres	Resident
Virginia Rullan	Resident
Several Residents	

Segment I:

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Hernandez called the roll and stated we have a quorum, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

Audience Comments – As per District’s rules, each speaker has 3 minutes to provide comments

Ms. Steinerts: Are there any audience comments today? Before we begin, the Board has determined that the rules that are in place for audience comments will be implemented, the District rules states that each speaker has 3 minutes to provide comments.

Mr. Hernandez: So, whoever has a comment, please indicate your name for the record and what those comments are.

Ms. Burgos: Yes, my name is Lourdes Burgos from Martinique, the Isles of the Oasis, and two things that I'm here for, I need to follow up on the drains. I forwarded to Luis all the inspections and everything we had regarding Allstate and the inspection of our drains, and I want to know the status of Martinique. It's being allocated for this budget year coming and we have not heard anything for that, so I'm following up with that. Also, the complaint regarding your contractor, Ortiz Mechanical or whatever they are, electrician. I sent two emails to Luis, one last night, and one follow up this morning and Dennis, regarding the condition in which the construction site of that pond was left at Martinique. I have all the pictures here if anybody wants to see them because not only did they drive their van on the good grass on the homeowner's side from the tire tracks that we see, they only replaced grass on the line in which the cables were installed. When they dug up the area, they dug up all the dirt, made a mountain of dirt against the one building, and all that grass has been damaged. Also hedges where, as of your email of July 15th to me, I put it in the email, and you said everything will be replaced as it was. Well, this is why I'm here, bushes and hedges were also removed from the electrical box for which the electricity was taken for the fountains, only half were taken out, and those were not replaced either. So, the complaint is about your contractor, a shabby job, and I don't know why BrightView is not the landscaper working on replacing that, you send out Ortiz who obviously, they don't care about the community, and as I said, they drove on the good grass of the community and I had mentioned this before, the grass on that lake bank is all weeds, that's no longer grass, has never been maintained by the CDD and I think you're supposed to take care of that side. So, you have all the pictures, and both emails, the ones before when they cleaned up behind the mountain of dirt, dug up with rocks, and you have those pictures that I sent to you this morning, and the ones from last night after they came in and I'm inviting any of you to the site so that you can truly see, it's horrible, thank you.

Mr. Hernandez: Just to address the Board, I think that the first part that needs to be said is, number one that area is still in a work in progress. The District has set the system where any work that is done by the vendor, and before it is paid it needs to be accepted by the District. As of this point, as per the statement that has been said, it's

being done from the vendor and I don't even know if the vendor has finished it but, before I can provide even a comment, I need to have someone from staff coming and reviewing what has taken place. The part that I still can't prevail and maintain, and the statement that I have originally made is that the District will be bringing everything back as to the way it was. If it hasn't been finished, that's something that is still a work in progress. Item two, what you presented, I did report to you via email of what has been done in regard of the drainage system. The District does have in its current budget for the next fiscal year to do the cleanup of the subdivision that represents and that's included already. The part that we're trying to determine is when would be the right time to do it, we just finished the one that we have for this year, and this is the last month of our fiscal year and I'm just trying to get through the month before I can start the new year, so as soon as I know the timetable as to when it would be done, you will be informed. The part that I do want to report because it does concern not only me personally but GMS as the company that's giving the oversight, we have been implementing a checkup of all the subdivisions to ensure that the drainage system is working, despite of what the cleanup is being done or not. That includes the area of Martinique and Martinique specifically, I've been asking Chris who is the one helping me with it, and we haven't found anything of real concern as of yet. Part of the items that needs to be kept in mind is we recently had a potential effect of a hurricane coming to this area, and therefore we need to have all the systems working as expected, so that's the reason why we're giving the oversight to ensure that no matter what we are facing, no matter what the schedules are, the system is working as it's being inspected. So, the part that I can report to the Board is that based on the observations we have made, nothing appears to have any items of concern. Yes sir?

Mr. Harris: My understanding is that GMS is contracted to inspect all the drains in all the communities on an annual basis, don't we do it annually?

Mr. Hernandez: There are two types of inspections, so I don't want anyone to be misled, one inspection is calling the company who cleans it, they look at the inlet, and they provide comment based on their expertise. GMS doesn't have anyone who provides that, so that is being done through a vendor, and currently the vendor is Cliff Berry and that's step one. What GMS has been doing as part of the regular contract that we have is that we come and after a rain event, we inspect, technically the system needs to be able to handle all the water that you see and it needs to be gone within an hour, and if it's not,

then we're just reporting for the inspection to be made to that particular area. The part that I can report and the part that I was making as part of my statement is that, when we come to the community in the last 3 weeks, and we have inspected a subdivision after a rain event, we have not seen that the water is not being drained in any of those points. Even in the ones that we have the problems, I don't know what happened, the cleanup seems like now it's working because even in those areas after an hour, the water is gone.

Mr. Harris: But I'm just saying to answer Lourdes question about the inspections, the entire community is on a schedule normally.

Mr. Hernandez: Oh sure.

Mr. Harris: So, it's not just Martinique because I know you unfortunately were not aware of it, and you were paying separately to have a contractor, so going forward your part, and continually a part of the inspections of all of the pods in Isles of Oasis.

Mr. Graupera: I'd just like to follow up with one thing that Luis said, and in my field there's a legal term for inspection and it's thrown around a lot, inspections can only be done by certified inspectors, so what we're really talking about are observations. GMS is responsible for observations and that's what they're contracted with as far as the field manager.

Mr. Harris: For standing water.

Mr. Hernandez: Correct.

Mr. Graupera: Exactly, the field manager drives around and observes and records any observations, however if an inspection needs to be done that's when you have to take it to a vendor that's certified that is technically capable to ascertain what exactly is going on, whether it be drainage, landscaping or whatever. So, even though the term inspection and inspect is thrown around interchangeably, it's more observations and then inspectors leave those to the actual licensed inspectors.

Mr. Harris: Which goes back to the inspections are done annually on a schedule per fiscal year that starts October 1st.

Ms. Genter: Ok, for clarification, are they inspections that are done annually, or are they observations?

Mr. Hernandez: Observations are being done annually, and now those are being increased to be done through the regular monthly rainy season. Inspections are being performed in the given areas annually.

Ms. Genther: Ok.

Mr. Harris: So, inspections are done once a year throughout all of the pods.

Mr. Hernandez: Yes.

Mr. Harris: But observations are done during the rainy season to see how the system is operating.

Ms. Genther: I just wanted to be sure that it was inspections that were done annually versus observations, and George thank you for that clarification as well, it's significant.

Mr. Graupera: Right, even though my firm goes out and we check things out, we are not inspectors, because those are actual people that are certified and licensed in very specific things, I mean you have inspectors for fences, you know the permitting process, the inspectors are the ones that go out and certify that things were done properly.

Ms. Steinerts: Are there any other additional audience comments?

Ms. Rullan: Yes, my name is Virginia Rullan and I live in Belize, and I have rented the pool area for 30 people but if it rains outside, and it's only for 30 people, and I don't know if you've rented for a party, but you're supposed to have a child to have a children's party, so it's for 30 people and it's for kids only but they can't have access to the pool, and the kids see the pool but they can't go in.

A resident: She's saying, the number is to 30 and they went outside and they came out to the pool, so that's what she's asking about.

Mr. Walker: I think her concern is that, wasn't your concern that if that write up says no kids may swim.

Ms. Rullan: Exactly.

Mr. Walker: I don't think that's the policy we have.

Mr. Harris: Well if they're having a party, they're saying they can't use the pool?

Mr. Walker: That's what that write up says, at least she showed it to me and that's what it had.

Ms. Genther: But if you think about it, there is the restriction on the number of guests that can be using the pool and you can't rent the pool for a party, if I'm not mistaken.

Mr. Harris: I don't think you can.

Ms. Genther: Luis, we can't rent out the pool, correct?

Mr. Hernandez: No.

Mr. Walker: That's correct but historically you rent that for a party and kids go swimming.

Mr. Harris: That should be counted.

Ms. Rullan: Yes.

Mr. Walker: That's just what we've always done.

Ms. Genther: Ok.

Mr. Hernandez: I just want to remind the Board that we're trying to conduct business for the District. Part of what is being discussed is a rule, the rule typically is not the best time to discuss it at the public meeting. Typically, if the Board wants to discuss the cause as to that, I would recommend to bring that into the workshop section. What the rule says is written, if the Board defines that something that needs to be improved to better define the group so be it but, what is the right stand or not for the rule we have, it is not the proper time at this moment, at least that's my impression.

Mr. Walker: Are we having a workshop today?

Mr. Harris: Yes.

Mr. Walker: Can we have a copy of that?

Ms. Rullan: This?

Mr. Walker: Yes, so that when we get to the workshop we can talk about it.

Ms. Rullan: Ok.

Mr. Hernandez: I think that's going to bring us to the next item. The part that I also want to remind the woman that just commented, is that items like that is not necessarily an item for the Board to be discussing until it has been discussed by staff. I don't know if you have discussed that with anyone from the club or not.

Ms. Rullan: No, I tried to contact Alexandra but she is on vacation.

Mr. Harris: But that's only one week that she was gone.

Mr. Hernandez: Yes, last Thursday was her last day before vacation. So, when you have an issue like that you can contact me, and I gave you my cell phone number in there but, it is not that I'm trying to get out of what you're presenting, the only problem is that there are several different layers of business that we're conducting today that I need to limit as to what is the exposure of the Board of Supervisors. So, the meeting today is being meant for that, and what we're going to be doing is, the concern that you have, it

will be brought up as a line item where they're going to freely be able to define if the rule needs to be modified, and depending upon how they feel about their rule, we will be getting back to you. Now, I cannot go ahead and speak in Spanish right now, but if you don't mind call me this afternoon and I will be more than happy to explain to you that part.

Ms. Rullan: Thank you.

Mr. Harris: And thank you for that.

Ms. Steinerts: Are there any additional audience comments?

Mr. Torres: So BrightView is not here, I don't think they're coming later.

Mr. Hernandez: So, they're not coming?

Mr. Torres: Right, they're not coming but you know that I've been complaining for 6 months already about the cleaning behind Mirage, for 6 months nothing is done, and the last time that we saw them all day the weeds were almost 2' high, now it's 1' to 2' high.

Ms. Genther: But they don't clean them.

Mr. Hernandez: Yes, they cleaned it.

Mr. Torres: No, if they told you they cleaned it, they are not.

Mr. Hernandez: They sent me pictures, I have pictures of the area being cleaned up.

Mr. Torres: No.

Mr. Harris: Then there's a different area.

Mr. Torres: Nothing is being done, I'm sorry but nothing is being done. These are the pictures from yesterday. The palm trees, they are crazy, the debris from when they did the pool is still there, nothing has been done. The banana trees, it was two, they are six now.

Ms. Genther: That's the nature of banana trees, that's how they grow.

Mr. Torres: Look, nothing is being and the lady that told you before, I, she received a letter about the dog poop behind the fence. I was cleaning yesterday behind my fence and I cleaned my side because I was tired of it, too many mosquitoes and all this stuff, so I cleaned it myself, and the smell of the dog poop is terrible. I already sent a letter to this lady and we got into that.

Mr. Hernandez: There is nothing we can legally do, all we can do is request for them to do it.

Mr. Harris: How about your association president?

Ms. Genther: But the problem is if it's on CDD property.

Mr. Torres: Yes, it's CDD property, and this is my section of my house, I cleaned it, it took me 2 days to do it, and they say they're cleaning, somebody is not doing their job and we know that.

Mr. Hernandez: As you know, I've been spending time, even personally ensuring that area was being done. I don't have with me the pictures, but the part that I can tell you is that I even have reports that the major area that needs to be cleaned up, that was cleaned up. Part of the issue that needs to be kept in mind is that most of the area that you have is filled with weeds and when it's rainy season, it grows extremely fast. So, I'm not trying to find an excuse as to what has taken place, the part that I can say is that based on minor inspections that I have made, and I'm not only dedicating to only one particular subdivision, I'm just checking all subdivisions. The part that I can state and I can say is, for the most part there has been an improvement in all those common areas. So, the fact that we haven't gotten to the 100% it does not deny that we need to push for it, but it also doesn't diminish the effort and the results that have been done. Part of the reason why BrightView is not here today is because Jenna has been assigned as the point person and she's on vacation today. Part of what has been noticed by BrightView is the fact that they have not assigned enough people to define what needs to be worked on, so they're currently right in the process of assigning a new division manager for this section, including East Homestead, South-Dade Venture, and I believe 2 or 3 more communities that are going to be given oversight by that individual, assisting and helping Dean, who is the one that typically and technically has been physically helping with the community because what BrightView is seeing is that the one who was giving the direction and oversight doesn't have enough time to do what is meant to be done. So, the part that we're trying to work with BrightView is from the administrative part, set in a way that we can provide the services and the way they're intended from the management side, and to give the oversight that actually gets done. Part of the problem that we're seeing is, and I'm involving myself is that requests and items are being made, the work order is being passed on but there is no one to go and check to see if the work was being done or not. So, kind of what you're seeing right now, is part of the final fine tuning that between BrightView and GMS is trying to work

out so that the community will be seeing the full effect. With that being said, I have a meeting with Jose next Monday, and that will be one of the items I will be discussing with him. Yes ma'am?

Ms. Genther: Isn't Tropical Plants and Pest Control supposed to now be in charge of the weeds?

Mr. Hernandez: No, they do fertilization, they do pest control.

Ms. Genther: I thought they also did herbicides?

Mr. Hernandez: No, herbicide continues to be done, that's part of the contract with BrightView, they do Round Up, and all that herbicide that kills the weeds continues to be done by BrightView.

Ms. Genther: Ok, I thought that Rusty was taking up that.

Mr. Hernandez: What they do is pest control, and they do the fertilization.

Ms. Genther: Yes, I knew they were fertilizing, but I thought they also did the herbicide, ok my mistake.

Mr. Hernandez: Since you and I walked it AI, I've had Chris walk it 3 times, one when he took some pictures and it was more or less what you have seen and even worse, and then the next two times there was some improvements. Remember all those palms frond that were just sitting close to the entrance, all that was removed, and I have the pictures when they removed it. So, why they don't go and finish it is the part that I don't know. It's like they come and they do only the entrances, and also from my side the one that was inspecting, why he didn't go to the area where the banana leaves are, which is almost in the middle, and that's what I don't know.

Ms. Genther: Because it's on private property maybe.

Mr. Hernandez: No, it's on the CDD property.

Mr. Harris: If we kind of end this conversation so that AI doesn't get his blood pressure higher than it is already, you're hopefully going to find a solution, and as a Board member speaking from just myself, I would be very upset if you came to the next CDD Board meeting and you didn't have a smile on your face and say that this had all been fixed because this has gone on long enough for 6 months and that is not acceptable and this needs to be resolved now.

Mr. Hernandez: Yes.

Ms. Genter: Weren't we going to send a letter to the homeowner who did the debris from the pool build to say you need to clean this up, and if you don't get it cleaned up then we will charge you? So, that may still be in the process of happening, I don't know.

Mr. Hernandez: At this time?

Ms. Genter: Well, I don't know when the letter was sent.

Mr. Hernandez: At least 2 months ago.

Ms. Genter: Ok, but if I may, that kind of falls back on us, not BrightView because they were told, well we, the Board, took over the responsibility at least for that part of it, the debris from pool build, so it was up to us to follow through on that and I'll blame it on Hurricane Dorian that we didn't follow through, look 185 mph winds and if the pool site was on my house, nothing else was going to get done.

Mr. Harris: There were no winds here.

Mr. Hernandez: And once again, it's just to keep people informed, it's not to find an excuse and I don't want it to be perceived as an excuse but, the fact that you have a potential hurricane coming, it means that you need to get prepared for it.

Ms. Genter: Yes.

Mr. Hernandez: So, we got lucky that it didn't show up, and we got lucky that the facility was opened, but the fact that everything ran smoothly is because there was individuals behind it making sure that everything was working as needed so that if it were to be coming, we would have been prepared, so I think that is important to have the record reflect that.

Ms. Genter: And I'm not trying to say, and first of all I agree with you, things were in place because you and I met the day before.

Mr. Hernandez: It was Friday, and I was here on Saturday.

Ms. Genter: Right, so we met right up to that point to coordinate that everything was done but, I'm not trying to say that there's not some bailing going on, all I'm saying is that we need to follow up on our side of this cleanup thing too, that's all, and we will.

Mr. Hernandez: Ok, so sorry Al, I will continue working on it.

Mr. Torres: Ok.

THIRD ORDER OF BUSINESS

Consideration of Eighth Amendment to Agreement with BrightView Landscape Services, Inc.

Ms. Steinerts: Ok, item No. 3 on the agenda is consideration of the eighth amendment to the agreement with BrightView Landscape Services, Inc.

Ms. Genther: I had a question about that.

Mr. Hernandez: Ok.

Ms. Genther: I'm not sure what this is.

Mr. Harris: This was the adjustment for the fertilization and pest control.

Mr. Hernandez: And to revise the contract with Portovita.

Mr. Harris: Yes, and Portovita right.

Mr. Hernandez: Because Portovita was initially addressed, and the entrances were not included, and at the time we were ready to include the entrances there was a revision being made and presented by Lennar where the original statement that they indicated was wrong. Originally, we were told that the District was going to be responsible for all the green areas, including up to the road, adjacent to the wall from 152nd, Mowry Drive, and 157th or whatever is the one at the end of community.

Mr. Harris: Right.

Mr. Hernandez: Then, later on as we were moving forward with the issue, it was found that in reality the District is only responsible from the sidewalk in, all the parts from the sidewalk to the road is the responsibility of the city. So, that cut a lot of the cost that was initially presented, and what this document deals with is with those two factors to clear up and have everything included, so your questions are?

Ms. Genther: Clarification about who's taking care of the annuals?

Mr. Hernandez: The annuals?

Ms. Genther: Yes.

Mr. Hernandez: BrightView.

Ms. Genther: Ok so we're sure that Rusty is not going to do it, it's going to be left to BrightView, I just want to be clear on that.

Mr. Hernandez: The only part that Rusty does is the fertilization and pest control, so if the fertilization for the plants require him to be preparing something for the beds, that's the only part where you'll be getting them both but, the flowers themselves are still coming from whoever BrightView is using or picking for that purpose.

Ms. Genter: But our annuals have been looking like they're on steroids for the last couple of years because of how Vince has been fertilizing them, and that's what I was hoping would continue.

Mr. Hernandez: Let me tell you this, Vince is not a certified fertilizer, he's no chemist. Now he can provide as many comments as he has, and provide as much opinion as he wants, but we have hired a company that all they do is mix and prepare fertilizers. So, whatever he has done to start and I didn't know that, it is illegal for a person to be mixing fertilizers unless you're licensed. So, if he's mixing it, I don't want that to be on the record.

Ms. Genter: I don't know that he's mixing it, or it's how he's applying it, I have no idea.

Mr. Hernandez: The second thing that I can tell you is that the person who we hired for it specializes in just having fertilization taken care of. Part of what is going to be done is that at the time that we prepare the beds, Vince and Rusty will be talking to them, and whatever Vince has been doing will be taken into consideration.

Ms. Genter: Well, I don't want it just to be taken into consideration, are annuals have been gorgeous the last few years.

Mr. Harris: I don't think you can tell them.

Ms. Genter: Well, this was one of the things that I talked about when we talked about hiring Rusty to begin with.

Mr. Harris: Yes, but I don't think you cannot allow a certified chemical fertilizing expert to not try something different, or accept what he's been doing.

Ms. Genter: Are you willing to have our annuals decline? Are you willing to take that risk?

Mr. Harris: I'm willing to have the expert tell us what should be done, there might be an alternative.

Ms. Genter: To me, my thinking is if it's not broken, or if it's working don't break it, or don't try to fix it, because right now we've got something that's working.

Mr. Harris: Then how do you separate the annual fertilization from the rest of the fertilization that's needed for the community?

Ms. Genther: The same way they've been doing it all along, they fertilize the flower beds, they don't fertilize the turf with what they put in the flower beds, I wouldn't think. Well, you've been on the drives and you've heard Vince talk about it.

Mr. Harris: No, I know, I said I wouldn't think either, I agree with you but, as I said, how do you separate one from the other, if we've got a contract that includes all of the landscaping.

Ms. Genther: And this was a concern that I expressed when I specifically had asked about that to get excluded from Rusty's contract and it was, oh ok we can exclude it from the contract but then it was like, oh maybe not, and now I'm seeing that BrightView out of the fertilization and I just want clarification. I'm concerned about that look of the annuals because we went a few years with annuals not looking good.

Mr. Walker: Have they declined so far?

Ms. Genther: It hasn't been changed yet.

Mr. Hernandez: The only way you can manage something is by quantifying it. So, let me quantify what would be the cost that is incurring in fertilizing the beds for the flowers. Let me define what the cost is that BrightView is going to be claiming that they spend fertilizing and as long as it's comparable I won't have any problem taking the administrative steps of how we're going to go forward, so that's one section. The other part that I don't want the Board to be getting themselves involved in is with the facts of why we're hiring companies for. We're hiring the company to sell us some flowers, and they provide some warranty, and if they don't work for whatever reason it is, the warranty still needs to be available, so that's the number one step. If they're going to agree to plant them and the fertilization starts to fail for whatever reason, let the two vendors pick a fight, that has nothing to do with the District, and it's the part where I try to allow people to do their work, if not, everything would become unmanageable. My biggest concern is not of flowers that are failing, but my biggest concern is when areas need to be cleaned, they clean it, and service that needs to be given, are being provided.

Ms. Genther: Well, that is a different issue, yes.

Mr. Hernandez: But still, we need to give priorities and the priorities are defined as to how easy it would be for us to determine it. So, I completely agree with you that anything that can proactively be done so that we don't have problems with the flowers,

will be done but, at the same time, it gives us the easiest steps that is unnoticeable that we all see it right away.

Ms. Genther: Well, and this is one of the things for me because the appearance of the annuals is one of the things that gives us such a huge impact when you come into the community. You can't help but see them, people take pictures of their children in front of our annuals, they've just been spectacular, and I'd hate to lose that, and that was why I had expressed it before and then I saw the contract and I was like, now I'm confused, and then also reading in the minutes, it was confusing, and I just wanted to clarify that our annuals are going to continue being spectacular.

Mr. Hernandez: And I think that respectfully you are mixing two different items, one is the fact of having a contract with the vendor, and another one is your concern with a particular specific service. The particular specific service as I indicated, it could be controlled and managed through management steps and administrative steps. The contract itself, all it gives us is the powers to define who is doing what.

Ms. Genther: Exactly.

Mr. Hernandez: If, once again, from the administrative side, if it is defined that it could ensure that further process of the annuals is going to be better served by providing and paying for fertilization directly to BrightView, then the administrative steps will be taken, but that has nothing to do with the contract.

Ms. Genther: No, but it does, that is part of the contract, it's taking care of the annuals, right, and I don't mean to go back and forth and being argumentative but, if the contract says I'm not doing fertilizing in this contract, and this contract says I am doing fertilizing, then the people over here shouldn't be doing fertilizing. The people over here being the first contract, that's all I'm saying, and so I just wanted clarification on that because I had expressed this concern. I'm on the record as having expressed my concern, and we'll see how it plays out, we'll see what happens with our next set of annuals.

Mr. Walker: I have a question regarding the dollars.

Mr. Hernandez: Yes sir.

Mr. Walker: The new adjusted compensation is \$26,640 annually for taking care of Portovita, if I'm reading it correctly.

Mr. Hernandez: Including Portovita it would be \$27,867 that's the total, the monthly fee, the total annual for this contract is \$334,414.

Mr. Walker: Alright, I'm lost I guess, but that's the total contract, but Portovita part is going to \$26,000 correct?

Mr. Hernandez: This is the way you explain it, so Portovita is \$18,273.89.

Mr. Walker: That is just the fertilization, right?

Mr. Hernandez: Yes, \$2,220 per month.

Mr. Walker: Right, which is \$26,000, so here's my question, is that in line with what we approved for annexing them, or however the proper term would be stated into the CDD? Do you have a projection of what we would spend over there, and is that in line with what we approved?

Mr. Hernandez: We are continuing to be in line with what we had, yes. It is within the amount that we estimated, and we not only included Portovita but we did it in the budget that was already adopted.

Mr. Walker: Ok, thank you.

Ms. Genter: But Steve brought up another point, and it's somewhere in here where the statement was made that the city would be taking care of all of the swales in Portovita.

Mr. Harris: Yes.

Mr. Walker: Do you mean the center divider?

Ms. Genter: No, the swales, all the sides of the roads.

Mr. Hernandez: If you see that's in the 7th amendment, and if you go back to the exhibit, the 7th amendment was for \$900 a month, and it was a total of \$10,800 a year, that was the portion for the swales, and that has been taken out with this final amendment.

Ms. Genter: But is it the swales outside of the community, or inside the community?

Mr. Hernandez: The swales, and it was the part where I made the first statement that while you were walking back to get your water, that the District is only responsible from the sidewalk in, all the way up to the wall.

Mr. Walker: And that's for \$26,000.

Mr. Hernandez: Plus the 3 entrances, they have 3 entrances.

Mr. Walker: Right.

Ms. Genter: And I know where I found it.

Mr. Hernandez: Where the swale refers to the sidewalk all the way to the road, that one is part of the responsibility of the city that initially we were being told that it was going to be the CDD, and it was driving us a little bit out of the original estimated amount.

Mr. Walker: So, the city, to summarize what you just said, the city is taking care of the center divider here.

Mr. Hernandez: Not only the center divider but it's also the swale that goes from the road to the sidewalk.

Mr. Walker: Ok.

Mr. Harris: But the center divider, they already do the center divider.

Mr. Hernandez: Yes, they have been doing it.

Ms. Genter: The reason I had brought it up, I know where I saw it, it's in the field manager's report where it says, all swales within the Portovita parcel will be maintained by the city.

Mr. Hernandez: Yes, because there is nothing, inside is BrightView.

Ms. Genter: But it says, all swales within the parcel.

Mr. Hernandez: Got it.

Ms. Genter: It shouldn't say that, and that's why I was confused.

Mr. Hernandez: At the time that was created, the way my office saw it, Portovita is outside of the wall. The only part that the District has within that community that is inside is the lake, other than that, we don't have anything else.

Mr. Harris: And the drains.

Mr. Hernandez: The drains, well it would eventually be passed on, but as of yet it hasn't been passed on, and the easement around the lake but, other than that, the District does not have any, and that map is actually being corrected to include all that but, part of the problem that George has been facing is that the transfer hasn't been made yet.

Mr. Harris: Ok, so you don't know what you're going to take.

Mr. Hernandez: Right, so when it takes place it will be done, but just to correct that, you are absolutely right, the statement was a general statement when it should have indicated the outside part of the wall.

Ms. Genter: It was just confusing to me.

Mr. Hernandez: Not a problem.

Mr. Harris: And I could see how, so I agree with you.

Mr. Walker: And things that are transferred are not always necessarily functioning as they should so obviously, we need to be diligent prior to acceptance to make sure everything is working properly.

Mr. Graupera: Well, that's why they haven't been transferred yet, we're not going to allow the CDD to take ownership of say the lake tract until at least all the homes around there have been constructed and there's no construction debris and that the future District property isn't negatively impacted by construction around there, so we're on it.

Mr. Harris: So, they will observe it but the inspection will only happen prior to us taking over responsibility of that.

Mr. Hernandez: Yes.

Mr. Walker: Ok, thank you.

Mr. Hernandez: So, unless you have any other questions a motion to approve the consideration of the amendment to the agreement with BrightView for landscape services would be in order and by making that motion authorizing the appropriate officials to execute the document.

On MOTION by Mr. Harris seconded by Ms. Genter with all in favor, accepting the Eighth Amendment to Agreement with BrightView Landscape Services, Inc. and authorizing the proper District officials to execute the document was approved.

FOURTH ORDER OF BUSINESS

Ratification of Agreement for Use of Oasis Clubhouse Facility as a Polling Place

Ms. Steinerts: Item No. 4 is the ratification of an agreement for use of Oasis Clubhouse facility as a polling place, and this is with the Miami-Dade County Supervisor of Elections.

On MOTION by Ms. Genter seconded by Mr. Harris with all in favor, ratifying the agreement for use of Oasis Clubhouse facility as a polling place was approved.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with CDI Including Portovita

Ms. Steinerts: Item No. 5 is a consideration of an agreement with CDI for doing business as Christmas Designers as you know them, for holiday lighting for the years, I believe this is 2019 through 2023 and it includes Portovita.

Ms. Weil: I'm sorry, could you please speak up, I'm having difficulty hearing you, I can't hear.

Ms. Steinerts: Yes, it includes Portovita.

Mr. Walker: This is about Christmas décor in Portovita, holiday lighting, excuse me.

Ms. Weil: Thank you.

Ms. Genter: I have a question.

Mr. Hernandez: Sure.

Ms. Genter: Did the owner ever provide us with a suggested discount if we did a pre-Halloween installation?

Mr. Harris: That I thought was part of this proposal, right?

Ms. Genter: He had said that he would give us that information and that he would give us a discount if we would let them go ahead and put the stuff up before Halloween, and I don't think he ever got back to us on that.

Ms. Steinerts: I think this agreement has one price, there's no change from year to year.

Mr. Harris: But didn't it show it being done, and I'm not going to try and find the page but I thought it was being installed prior to Halloween, if my memory serves me right.

Ms. Steinerts: It is in here I know.

Mr. Walker: I remember that as well.

Mr. Harris Yes, I do too.

Ms. Genther: But I remember this as kind of being the price that it was on the agreement.

Mr. Harris: That I don't remember.

Ms. Genther: And he had talked about that maybe he would give us a discount if we let them install early.

Ms. Steinerts: If I recall the prior agreement had an increase each year, a slight increase, and this one doesn't.

Mr. Hernandez: It's a fixed one, and it gives multi-year discount of \$7,494 to be exact.

Mr. Walker: That's a multi-year discount, it's not an install by Halloween discount.

Mr. Harris: Right, which is what Susie is asking.

Ms. Genther: His name is Joe, is that correct?

Mr. Hernandez: Yes.

Mr. Walker: Well, we could approve this subject to Luis verifying that.

Ms. Genther: Well, if we approve it, why would he give us a discount?

Mr. Harris: But he doesn't know that until Luis talks to him.

Mr. Hernandez: Why don't we do this, the Board approves it pending to Susie's confirmation and comfort with the agreement and as we get to finish this meeting, Susie and I will be calling Joe Campbell which is the name of the gentleman and we get it resolved right there because all I know is that I received the copy that we used and Christmas Designers has signed it and that's as much as I know. So, in order to expedite the process, and move on with what we have, my suggestion would be for the Board to accept it. It's within the numbers that were provided and after we finish the meeting everything will be pending, and Susie is the one who is going to be signing it so

if she's comfortable with it she will be able to finalize that, and if not, we just go ahead and bring it back to the next meeting.

Ms. Steinerts: If you look at the page that says general terms, it's after each area.

Mr. Harris: What page is it?

Ms. Steinerts: Well, I don't have a page number, well I guess you would call it page 10 of the proposal, it's after each area as a separate page proposal and it's the general terms, and it provides that lighting may be installed beginning the second week of September with other jobs in the area.

Mr. Harris: Well, I think it's worth having it discussed.

Ms. Genther: The bottom line is, we like the company, and we're comfortable with this price, but he did offer a discount if we'd let him put the lights in before Halloween.

Mr. Hernandez: He may have forgotten about it.

Ms. Genther: Well, we'll remind him.

Mr. Harris: Right.

Ms. Genther: And I'm on the record I realize but this would not be a make or break deal for me, I'm just saying if we could save some money by having the lights put up or the stuff put up, all the decorations put up early.

Mr. Harris: But Luis' comment satisfies that question.

Ms. Genther: Yes.

Mr. Hernandez: Well if you are not satisfied for any particular reason coming back to the next meeting in October, it's going to be too late so I think let's make it that she will be tailoring and defining with the vendor what needs to be done for the benefit of the community.

Ms. Genther: How about if you say it this way, we will approve this in the amount not to exceed the \$53,668 or whatever it comes out to, so approving to not exceed that, and then if we get it for less than that, so much the better, but I don't think we're not going to take the contract at this price.

Ms. Steinerts: And it is a multi-year agreement but you can terminate it if you wanted to, so you're not tied in for the multi-year agreement.

Mr. Walker: Can you word the motion then?

Mr. Hernandez: What I would suggest for the Board to approve would be a motion to approve the service agreement with CDI Enterprises, LLC acting as Christmas Designers in an amount not to exceed \$53,668 and by approving you would be authorizing the appropriate officials to execute it, so you're just giving us a maximum amount, and Susie and I will do our best to obtain the discount.

On MOTION by Ms. Genther seconded by Mr. Walker with all in favor, accepting the Service Agreement with CDI Enterprises, LLC for holiday decorations in an amount not to exceed \$53,668 and authorizing the proper District officials to execute the document was approved.

Mr. Hernandez: Thank you.

Ms. Steinerts: We will recess the meeting and move into the workshop portion of the meeting.

Segment II: Workshop Section

(At this point the Board went into the workshop section to discuss the following items)

- A. Consideration of Minutes of the June 14, 2019, July 12, 2019 and July 31, 2019 Meetings
- B. Gym Improvement Project and Timetable
- C. Updates on Status of Any Projects and Workshop Items

Segment III:

SIXTH ORDER OF BUSINESS

**Authorization or Approvals
Requiring Board Action for Items
Discussed During Workshop**

- A. Approval of the Minutes of the June 14, 2019, July 12, 2019 and July 31, 2019 Meetings
- B. Any Other Approvals

Mr. Hernandez: Coming back on the record, the first item that we have will be consideration of the approval of the minutes of June 14, 2019, with the corrections that were made on pages 3, 7, 11, 35, 51 and 52, also we have consideration of the minutes for July 12, 2019 with corrections that were made on page 21, 24 and 26, and lastly we have consideration of the minutes from July 31, 2019 with corrections that were made on page 2. A motion to approve with all the indicated changes would be in order.

On MOTION by Ms. Genter seconded by Mr. Harris with all in favor, the Minutes of the June 14, 2019, July 12, 2019 and July 31, 2019 Meetings with the indicated page changes as stated on the record by Luis Hernandez and discussed in the workshop were approved.

Mr. Hernandez: Moving on, at the next meeting we're going to be considering the use of the pool while renting the gazebo. The District is going to include that as a line item, and the District is going to be discussing internally with staff if there is a need for any type of release from the users. The District has requested to get a public records request for all the permits on the property that have extended into the District's property on Capri and for the adjacent properties that were being used by the developer as the sales center and model homes to do a survey in the amount not to exceed \$3,000 would be requested. I just need a motion to approve the expenditure.

On MOTION by Mr. Harris seconded by Ms. Genter with all in favor, authorizing a not to exceed amount of \$3,000 to obtain a survey for the properties that were used by the developer as the sales center and model homes as discussed in the workshop was approved.

Mr. Hernandez: Moving on, the next item that I have is, and I will make all this as part of the same agreement since it is the same vendor. It would be with Ortiz to do the fountains for lake #9 and lake #3. The fountain on lake #9, the total amount is \$34,200, and lake #3, the fountain will be \$18,597, and the electrical cost for them will continue to be the same, \$20,000, \$10,000 per fountain.

On MOTION by Ms. Genter seconded by Mr. Harris with all in favor, accepting the two proposals from Ortiz Construction to install a fountain in lake #3 for \$18,597 and lake #9 for \$34,200, and the electrical hookup for \$10,000 per fountain as discussed in the workshop was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

Mr. Hernandez: Moving on we have staff reports, Vanessa anything you need to present?

A. Attorney

Ms. Steinerts: No thank you.

B. Engineer

Mr. Hernandez: The engineer has already presented his report.

C. Club Manager – Monthly Report

Mr. Hernandez: Moving on to club manager, Alex?

Ms. Garcia: Ok, so there's the regular report in the agenda, where you have the monthly report and there is nothing out of the ordinary in that. Then in the club manager's report, and there are two things, the water was out for an hour in the area.

Ms. Genther: That was a city pipe break.

Ms. Garcia: Yes, and then we also closed a little earlier and opened 2 hours later due to the hurricane that thankfully missed us.

Ms. Genther: I had a question about that though.

Ms. Garcia: Yes.

Ms. Genther: Because the way it was written, it was closed early and then opened late due to weather, and we didn't have any weather.

Mr. Hernandez: No, but I can explain because I was the one involved in that.

Ms. Genther: Ok, and that's all the explanation I need, as long as somebody gave approval for that because we literally had like one gust of wind and that was it.

Mr. Hernandez: At the next meeting we're going to be spending more time on that because we have gone further than what we usually do, but we need to go back to hurricane preparedness and how those priorities are going to be set. Since there was no given rule, I personally took the steps that I was covering from beginning to end as to what parts were being done. The part that I took as an important factor is what the Weather Channel was indicating could be taking place and another determining factor is, number one the facility was opened Saturday, Sunday and Monday, and Monday when I

authorized to close it, there was a potential for a big rain event to take place on that evening and early the next morning.

Ms. Genther: Ok, and honestly you didn't need to explain that, I just needed to know that it wasn't some decision that was made here by the staff who decided oh it's cloudy and we're leaving.

Ms. Garcia: Ok, and then the other thing was to have the Little Swimmers sign in and the Oasis Clubhouse pool attendants that we're doing every month. We also started a check list for our hanging templates for our staff so whatever they do, as we talked about at the last meeting, so that's implemented, and I don't have it here but it's at the front desk. Then the last thing, the most important thing that I have is for the Halloween event, and this is the flyer that we put together, the color is horrible I'm so sorry, I don't have any ink but obviously it's going to be a better color and that's the original date that we had picked.

Ms. Genther: We picked a Sunday?

Ms. Garcia: Yes, but we can change it, but that's the one that we originally had selected, and that's what I had on the calendar.

Mr. Hernandez: Why don't we review it?

Ms. Garcia: I would think it would be better to do it on Saturday.

Ms. Genther: Yes.

Mr. Hernandez: What date do you have currently?

Ms. Garcia: The 27th.

Ms. Genther: Ok, so here we go, look I have the 26th in my calendar.

Ms. Garcia: Ok, so then we can change that to the 26th.

Mr. Hernandez: In my eyes it makes more sense to have it on the 26th.

Ms. Garcia: Yes.

Mr. Harris: Yes because of school and stuff.

Mr. Hernandez: Yes, and not only that if it goes a little bit longer, the kids don't need to go to school on the next day.

Mr. Harris: Right, and 7:00 to 10:00 p.m. on a school.

Mr. Hernandez: Ok.

Ms. Genther: Ok, so we'll change the date.

Ms. Garcia: Yes, we'll change the date to Saturday and then we did talk with Patricia Fairclough from the City of Homestead, and she got some donations for the back to school event and she's going to be getting more donations also.

Mr. Harris: Ok, next.

Mr. Hernandez: Do you need anything approved by the Board?

Ms. Garcia: No.

Mr. Hernandez: Ok.

D. Field Manager – Monthly Report

Mr. Hernandez: Moving on to field manager, I think that is self-explanatory. There is only one item that I do want to highlight because of all the emails that went back and forth, there was one subdivision Bimini where an alligator was seen and when they saw it, someone from the management company was not expected for the CDD to take any actions, the CDD approached them and I said we provided them with all the phone numbers to call Wildlife, and they were not happy, nor satisfied, they were kind of pushing that they wanted the CDD to do something. The only thing is we made sure and went to confirm that all the signs were stood up and in fact we confirmed that everything was being presented as indicated. At the same time, I do want the Board to keep in mind, we have been given oversight on that in Barbados that the developer is constructing and creating some damage to the grass, and we're keeping an eye on that. The developer is aware of it and I'm just letting them finish damaging it and before they leave, they need to come back and restore all that back to normal. The last item that I have for the field report is in the community on the other side which is Atlantis, there is a guardrail that covers and protects the lake and for some reason it was destroyed.

Mr. Harris: It had to be a heavy machine.

Mr. Hernandez: But we don't have anything to prove who did it, and I have decided to go ahead and bite the bullet, I have another District that has the same situation, and it will cost \$1,800 to get that resolved but, if anyone were to have an accident in that area, I would rather go ahead and fix it. So, it will be replaced, and if it hasn't been done, it will be finished sometime soon. The last item that I have is for the field manager's report, and there is a proposal the District has received to plant

seagrapes at the inside of Martinique. The total cost of the proposal is \$7,176.06, yes ma'am?

Ms. Genther: If I may along that line, first of all it was my understanding it wasn't going to be just at Martinique, they were going to be kind of spread out throughout the community, so that was one thing but, I'd like us to find an alternate tree, seagrapes get huge, they're really messy trees and they're going to plant them behind people's homes that have lake views which is one thing that I have heard.

Mr. Hernandez: No, not only that, the part that concerns me is that part of the area when it was being requested to plant it, is Martinique who was just cutting the trees because they're hitting the street lights. So, if you want to approve a not to exceed amount we can do that.

Ms. Genther: No, I would like to find a different tree, I don't want seagrapes in there at all.

Mr. Hernandez: Ok, so get other options.

Ms. Genther: Yes, if we could.

Mr. Hernandez: Ok, you got it.

Ms. Genther: Ok, and while Steve is still here please let me say this because I want Steve to hear this, we don't have to discuss it today but I want you to hear it. I have revisited my position on restricting guest's participation on our holiday days and I may have a valid argument for saying we should actually not do that anymore, but I do have other reasons for my viewpoint and I would like for the Board to discuss it and we have plenty of time before the next meeting.

Mr. Hernandez: So, you want to include it as a line item?

Ms. Genther: Yes, at the next meeting.

Mr. Hernandez: And you want it to be discussion of guest policy during holidays?

Ms. Genther: On the summer holidays is the easiest way to put it.

Mr. Hernandez: Alright.

E. CDD Manager

Mr. Hernandez: As for the CDD manager's report, I have nothing to report.

EIGHTH ORDER OF BUSINESS Financial Reports

- A. Approval of Check Run Summary**
- B. Balance Sheet and Income Statement**

Mr. Hernandez: Moving on to financial reports, Tab A contains the check run summary, and tab B has the balance sheet and income statement. Is there a motion to approve?

On MOTION by Ms. Genter seconded by Mr. Walker with all in favor, the Check Run Summary and the Balance Sheet and Income Statement were approved.

NINTH ORDER OF BUSINESS Supervisors Requests

Mr. Hernandez: Are there any Supervisors requests? Not hearing any, we can move to the last item.

TENTH ORDER OF BUSINESS Adjournment

Mr. Hernandez: Unless there are any other Supervisors items, a motion to adjourn would be in order.

On MOTION by Ms. Genter seconded by Mr. Walker with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

This instrument was prepared by:
Jonathan S. Marcus, Esq.
HOLLAND & KNIGHT LLP
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, FL 33301

FOLIO NUMBER: Portions of 10-7916-027-0010 and 10-7916-027-0030

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this 30 day of August, 2019, by **East Homestead Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes** ("Grantor"), whose post office address is 5385 N. Nob Hill Road, Sunrise, FL 33351 to **RENAISSANCE JOINT VENTURE, a Florida joint venture**, whose post office address is 730 N.W. 107th Avenue, Suite 300, Miami, FL 33172 ("Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, said Grantor does hereby remise, release and quit-claim unto the said Grantee forever, the following described real property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

EAST HOMESTEAD DEVELOPMENT DISTRICT, a
local unity of special purpose government established
pursuant to Chapter 190, Florida Statutes

Christopher Segui
Print name: Christopher Segui

Luis Hernandez
Print name: Luis Hernandez

By: Susan Genter
Name: SUSAN GENTER
Title: Chairperson

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30 day of August, 2019, by Susan Gentles, as Chairman, of EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the District, who is known to me or who has produced as identification.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

Parcel 1:

The West 64.95 Feet of the following described Parcel of Land:

That portion of Tract "A," of "OASIS ROADS", according to the plat thereof, as recorded in Plat Book 164, at Page 27, of the Public Records of Miami-Dade County, Florida, being bounded on the East by the East line of said Tract "A" and bounded on the West by the Southerly projection of the West line of Tract "D" of said "OASIS ROADS".

Parcel 2:

The East 42.64 Feet of the following described Parcel of Land:

That portion of Tract "C", of "OASIS ROADS," according to the plat thereof, as recorded in Plat Book 164, at Page 27 of the Public Records of Miami-Dade County, Florida, being bounded on the West by the West line of said Tract "C" and bounded on the East by the Southerly projection of the East line of Tract "L" of said "OASIS ROADS".

This Instrument Prepared by:
JEFF R. COOPERMAN, ESQ.
SOLOMON, COOPERMAN & RECONDO, LLP
1200 BRICKELL AVENUE, PH 2000
MIAMI, FLORIDA 33131

Property Appraiser's Folio No.: Portions of 10-7916-027-0010
and 10-7916-027-0030

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made as of the 21 day of August 2019, between RENAISSANCE JOINT VENTURE, a Florida joint venture ("**Grantor**"), having offices at 730 NW 107th Avenue, Suite 300, Miami, Florida 33172, and OASIS COMMUNITY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("**Association**"), having offices at c/o Alton Madison Property Management, Inc., 381 N. Krome Avenue, Suite 205, Homestead, Florida 33030.

RECITALS:

A. In connection with the residential subdivision in Miami-Dade County, Florida known as Oasis (the "**Community**"), that certain Declaration for Oasis was recorded in Official Records Book 24255, at Page 3984, as amended, of the Public Records of Miami-Dade County, Florida, as amended (the "**Declaration**").

B. Pursuant to the Declaration, all of the Common Areas (as defined in the Declaration) within the Community which are the maintenance responsibility of Association are to be conveyed to Association.

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Association, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does hereby remise, release and quitclaim unto Association and Association's successors and assigns forever, all the right, title, interest, claim and demand that Grantor has in and to the following described parcels of land, situate, lying and being in the County of Miami-Dade and State of Florida, to wit:

See Exhibit A attached hereto

This conveyance is subject to the following:

- (a) the Declaration;
- (b) a perpetual nonexclusive easement in favor of governmental agencies for the maintenance and repair of existing road, speed and directional signs, if any;
- (c) matters reflected in the plat of the Community;
- (d) perpetual non-exclusive easements in favor of Developer (as defined in the Declaration), its successors, and assigns in, to, upon and over all of Common Areas for the purposes of vehicular and pedestrian ingress and egress, installation of utilities, landscaping and/or drainage, without charge, including, without limitation, the right to use such roadways for construction vehicles and equipment. The easements reserved herein shall run in favor of Developer, and its employees, representatives, agents, licensees, guests, invitees, successors and/or assigns;
- (e) all restrictions, easements, covenants and other matters of record; and

(f) in the event that Association believes that Developer has failed in any respect to meet Developer's obligations under the Declaration or has failed to comply with any of Developer's obligations under law or the Common Areas conveyed herein are defective in any respect, Association shall give written notice to Developer detailing the alleged failure or defect. Once Association has given written notice to Developer pursuant to this paragraph, Association shall be obligated to permit Developer and their agents to perform inspections of the Common Areas and to perform all tests and make all repairs/replacements deemed necessary by Developer to respond to such notice at all reasonable times. Association agrees that any inspection, test and/or repair/replacement scheduled on a business day between 9 a.m. and 5 p.m. shall be deemed scheduled at a reasonable time. The rights reserved in this Section include the right of Developer to repair or address, in Developer's sole option and expense, any aspect of the Common Areas deemed defective by Developer during its inspections of the Common Areas. Association's failure to give the notice and/or otherwise comply with the provisions of this paragraph will damage Developer. At this time, it is impossible to determine the actual damages Developer might suffer. Accordingly, if Association fails to comply with its obligations under this Section in any respect, Association shall pay to Developer liquidated damages in the amount of \$250,000.00 which Association and Developer agree is a fair and reasonable remedy.

Without limiting the foregoing, Grantor specifically reserves the right (so long as Grantor owns any portion of the Community) to require that Association reconvey all or a portion of the property conveyed herein by quitclaim deed in favor of Grantor in the event that such property is required to be owned by Grantor for any purpose, including, without limitation, the reconfiguration of any adjacent property by replatting or otherwise.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Association and Association's successors and assigns forever, and "as is" without any representations or warranties, express or implied, in fact or by law, as to the condition or fitness of the property conveyed hereto and improvements thereon.

IN WITNESS WHEREOF, Grantor has hereto set its hand and seal the day and year first above written.

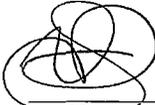
WITNESSES:

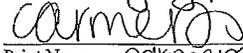
RENAISSANCE JOINT VENTURE, a Florida joint venture

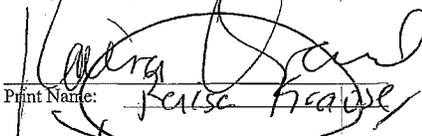
By: LHI RENAISSANCE, LLC, a Florida limited liability company

By: LENNAR HOMES, LLC, a Florida limited liability company, its Member

By: _____
Name: Greg McPherson
Title: VP

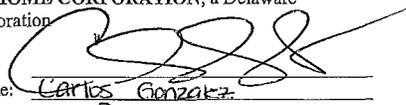

Print Name: Diana Perez


Print Name: Carmela Crocco


Print Name: Faisa Fawad


Print Name: Fawesha Baluja

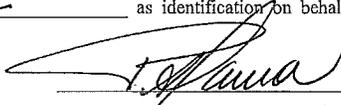
By: US HOME CORPORATION, a Delaware corporation

By: 
Name: Carlos Gonzalez
Title: VP

STATE OF FLORIDA)
) SS.:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 21 day of August, 2019, by Greg McPherson, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, as member of LHI RENAISSANCE, LLC, a Florida limited liability company, on behalf of RENAISSANCE JOINT VENTURE, a Florida joint venture, and (ii) as VP of US HOME CORPORATION, a Delaware corporation, on behalf of RENAISSANCE JOINT VENTURE, a Florida joint venture, who is personally known to me or who has produced _____ as identification on behalf of the companies, corporation and joint venture.

My commission expires:



NOTARY PUBLIC, State of Florida at Large

Print Name: Patricia Llama

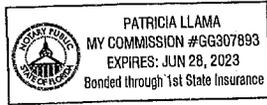


Exhibit A

Parcel 1:

The West 64.95 Feet of the following described Parcel of Land:

That portion of Tract "A," of "OASIS ROADS", according to the plat thereof, as recorded in Plat Book 164, at Page 27, of the Public Records of Miami-Dade County, Florida, being bounded on the East by the East line of said Tract "A" and bounded on the West by the Southerly projection of the West line of Tract "D" of said "OASIS ROADS".

Parcel 2:

The East 42.64 Feet of the following described Parcel of Land:

That portion of Tract "C", of "OASIS ROADS," according to the plat thereof, as recorded in Plat Book 164; at Page 27 of the Public Records of Miami-Dade County, Florida, being bounded on the West by the West line of said Tract "C" and bounded on the East by the Southerly projection of the East line of Tract "L" of said "OASIS ROADS".



Oasis Clubhouse Monthly Report

Maintenance/Repaires

Date	Location	Status	Description	Updates
9/18/2019	Pool Area	Complete	Pool furniture and area was in need off a deep cleaning.	Porter pressure cleaned pool furniture and complete pool area.
Daily	Clubhouse	Complete	Porter is required to do the following <ul style="list-style-type: none"> • Open umbrellas • Wipe down tables and chairs • Sweep pool area • Pick up trash in pool and parking area • Take out trash • Clean outside windows 	Porter fills in weekly reports and provides them to management at the end of each week.

Incidents

Date	Location	Description	Status
N/A			

East Homestead Community Development District



Club Manager Pool Maintenance Service Report

Date	Incident	Location	Details
9/16/2019 – 9/18/2019	Maintenance	Pool	Pool was closed due to pool cleaning and pump fixture. Members were allowed to sun bath, but not enter the water. Pool was reopened 9/19/2019 as usual.
9/30/2019	Pump	Splash Pad	Splash Pad has remained closed due to the pump not wanting to allow the unit to shut off after the hour. Pending.

Malfunction or Technical Problems

None to report

East Homestead Community Development District



Club Manager Report

Date	Incident	Location	Details
N/A			

Malfunction or Technical Problems

None to report

OASIS CLUBHOUSE POOL

MONTH : September

YEAR : 2019

Day of the Month	6:00AM	7:00AM	8:00AM	9:00AM	10:00AM	11:00AM	12:00PM	1:00PM	2:00PM	3:00PM	4:00PM	5:00PM	6:00PM	7:00PM	8:00PM	9:00PM	10:00PM	Daily TOTAL
1	0	0	0	2	11	25	60	67	50	72	63	82	32	22				486
2	0	0	0	0	2	9	11	9	19	20	11	4	0	0				85
3	0	0	3	11	12	15	19	17	10	28	22	14	18	5				174
4	0	0	0	2	5	11	8	12	17	6	4	8	10	12				95
5	0	0	0	0	1	0	0	1	0	4	7	11	15	7				46
6	0	2	3	2	3	11	14	13	6	4	4	13	23	14				112
7	0	0	1	4	10	20	65	51	32	67	52	58	79	10				449
8	0	0	0	2	5	13	40	32	56	63	65	82	94	46				498
9	0	2	0	0	2	9	7	4	5	1	6	17	19	23				95
10	0	0	1	0	0	0	1	0	3	6	8	7	25	12				67
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12	0	1	0	0	2	1	3	2	3	7	11	22	14	6				72
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22	0	0	0	4	0	3	5	8	4	12	17	19	13	10				95
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27	0	3	0	1	0	3	8	6	16	22	26	32	16	8				141
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29	0	0	0	2	4	7	3	8	29	36	41	32	57	29				248
30	0	0	0	1	0	5	9	9	17	26	37	22	17	4				147

GYM Area Head Count

MONTH : September

YEAR : 2019

Day of the Month	6:00AM	7:00AM	8:00AM	9:00AM	10:00AM	11:00AM	12:00PM	1:00PM	2:00PM	3:00PM	4:00PM	5:00PM	6:00PM	7:00PM	8:00PM	9:00PM	10:00PM	Daily TOTAL
1	0	0	0	0	3	4	7	9	9	2	5	4	1	6	0	0	0	50
2	2	2	5	3	5	9	15	4	7	8	3	1	0	0	0	0	0	62
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7	0	0	3	4	2	6	0	1	3	2	1	0	0	5	0	0	0	27
8	0	0	1	3	8	8	7	1	4	3	1	1	2	4	0	0	0	43
9	8	8	7	9	7	9	6	4	6	4	4	7	9	4	9	10	0	103
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14	0	0	1	9	10	5	3	5	6	2	3	1	3	5	0	0	0	53
15	0	0	0	2	3	4	0	0	6	5	1	1	3	4	0	0	0	29
16	4	4	10	10	7	6	5	4	5	6	5	5	8	11	12	8	0	106
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27	5	4	9	5	4	5	7	6	7	5	9	7	6	5	4	3	0	86
28	0	0	2	5	4	6	7	4	5	1	6	3	2	0	0	0	0	45
29	0	0	3	4	5	4	3	2	1	3	3	0	3	4	0	0	0	35
30	3	2	6	3	4	3	4	5	8	10	8	6	5	6	6	6	0	82
TOTAL																		2,278



QUOTATION

Date	8/31/2019
Quote #	6935

5415 NW 72 AVENUE,
MIAMI, FL. 33166

Name / Address
East homestead CDD 171 NE 30 ROAD HOMESTEAD, FL 33033

Ship To
ISLE OASIS CLUBHOUSE 171 NE 30 ROAD HOMESTEAD, FL 33033 ATTN: Alexandra Garcia 786-349-1580

P.O. No.	Terms	Due Date	Rep	FOB	Ship Via
	Net 15	9/15/2019	Rob	MIAMI	OUR TRUCK

Qty	Item	Description	Price E...	Total
47	REP-SLG-CH	OPTION 'A'/ REPAIRS Sitting Chair New One piece Replacement Sling with Double-Fold Hem and UV Bonded Stitch.	60.00	2,820.00
25	REP-SLG-CHLG	Chaise Lounge 24" wide Replacement Sling with Double-Fold Hem and UV Bonded	127.00	3,175.00
7	REPAIR UMB...	Umbrella Frame Repair:	55.00	385.00
1	*CDP	Corporate Discount Programs 5%	-319.00	-319.00
2	FREIGHT "A"	Miami Assist Pick-up and Delivery Service/DOOR TO DOOR	120.00	240.00
		FABRIC:SLING #FT-105/SEA BREEZE		
	* Approval	By signing this quote, the customer acknowledge Terms, Prices, Quantities, Description, Colors, and approximate ship date of 2 weeks from receipt of PO, 50% deposit all approvals/ selections and date of pickup. Balance due upon delivery on all orders. PLEASE SIGN QUOTE/ORDER AND RETURN BY FAX OR E-MAIL. APPROVE BY: _____ PRINTED NAME: _____ TITLE AND DATE: _____	0.00	0.00

APPROVAL:
By signing this quote, the customer acknowledges Terms, Prices, Quantities, Description, Colors and Receipt of Sign PO, and 50% Deposit.
APPROVED BY: _____
PRINTED NAME: _____
TITLE AND DATE: _____

Subtotal	\$6,301.00
Sales Tax (0.0%)	\$0.00
Total	\$6,301.00

Phone #	Fax #	E-mail	Web Site
305-885-3406	305-885-3946	robertsalum@aol.com	www.robertsaluminum.com



QUOTATION

Date	8/31/2019
Quote #	6936

5415 NW 72 AVENUE,
MIAMI, FL. 33166

Name / Address
East homestead CDD 171 NE 30 ROAD HOMESTEAD, FL 33033

Ship To
ISLE OASIS CLUBHOUSE 171 NE 30 ROAD HOMESTEAD, FL 33033 ATTN: Alexandra Garcia 786-349-1580

P.O. No.	Terms	Due Date	Rep	FOB	Ship Via
	50% Bal. C.O.D	8/31/2019	Rob	MIAMI	OUR TURCK

Qty	Item	Description	Price E...	Total
25	SL KW151	NEW FURNITURE OPTION "B" Key West Stacking Sling Chaise Lounge, 1.25" Round Extrusion.	229.95	5,748.75
47	SL KW50	Key West Stacking Sling Arm Chair, 1.25" Round Extrusion	119.90	5,635.30
7	MUFA854FM...	Monterey Marked Umbrella, 9 ft., octagon, 8 fiberglass ribs, two piece 1.5" polished aluminum center pole, Pulley and Pin, Marine Grade A Fabric, Single wind vent, reinforced rib pockets and exterior ties.	345.00	2,415.00
1	*CDP	Corporate Discount Programs 5%	-689.95	-689.95
1	FREIGHT "A"	Miami Assist Pick-up and Delivery Service/DOOR TO DOOR	120.00	120.00
	COLORS	Construction: Aluminum Frames, Stainless Steel Hardware, Powder Coated Finish. Frame Finish: WHITE /Sling Fabric FT-105/SEA BREEZE /Umbrella Frame: WHITE /Umbrella Fabric: SUNBRELLA MARINE GRADE/PACIFIC BLUE	0.00	0.00
	* Approval	By signing this quote, the customer acknowledge Terms, Prices, Quantities, Description, Colors, and approximate ship date of 5-6 weeks from receipt of PO, 50% deposit all approvals/ selections and date of pickup. Balance due upon delivery on all orders. PLEASE SIGN QUOTE/ORDER AND RETURN BY FAX OR E-MAIL. APPROVE BY: _____ PRINTED NAME: _____ TITLE AND DATE: _____	0.00	0.00

APPROVAL:
By signing this quote, the customer acknowledges Terms, Prices, Quantities, Description, Colors and Receipt of Sign PO, and 50% Deposit.
APPROVED BY: _____
PRINTED NAME: _____
TITLE AND DATE: _____

Subtotal	\$13,229.10
Sales Tax (0.0%)	\$0.00
Total	\$13,229.10

Phone #	Fax #	E-mail	Web Site
305-885-3406	305-885-3946	robertsalum@aol.com	www.robertsaluminum.com









EAST HOMESTEAD CDD

FIELD REPORT



LANDSCAPE

- Brightview (BV) provided scheduled services during the month of September and the estimated time that will be provided in October as described in Attachment A. Additionally within the same exhibit, a copy of the latest wet check has been included.
- Easement in general has been improved, it is important to coordinate regular services to those areas and regular inspections.

LAKE

- Lake Management services was provided by Eco-Blue Aquatic. Services were performed on September 17th and 26th, as indicated by the vendor, next service will be provided on October 2, 2019. Service Report provided as Attachment B.

FERTILIZATION

- Tropical Plant provided the following services during the month of September:
Weed control in all turf grass.
Liquid fertilizer treatment on all stressed palms.
Caterpillar treatment on all poincianas.
Liquid fertilizer on plants and palms at entryways into all communities.
Soil sample pulled for October fertilization.

DRAINAGE CLEAN UP

- Cliff Berry finished all subdivisions. Copies of the reports are included as Attachment C.

Miscellaneous

- Work on fountains on Lake 4 (between Fiji and Aruba) Lake 8 (between Antillean and Martinique) pending for electric connection to have final inspection. District already working on permits for Lake #9 (between Bali and Mirage) and Lake #3 (between Caribbean and Atlantis).

October

2019

Isles of Oasis

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Trimming (CommEntrance) Herbicide	2 Mowing Herbicide	3 Herbicide	4 Herbicide	5
6	7	8	9 Herbicide	10 Herbicide	11 Herbicide	12
13	14 Trimming	15 Trimming	16 Mowing Trimming	17 Trimming	18 Trimming	19
20	21	22	23	24	25	26
27	28	29 Mowing	30	31 		

Attachment A



4155 East Mowry Dr. Homestead FL 33033
 Ph: (305) 258-8011. Fax: (305) 258-0809

Date: **September 27, 2019** Time: **9:00pm**
 Job Name: **Oasis**
 Job Address: **171 NE 30 Road**
Homestead FL, 33033
 Attention:

Water Management:
 Program A: **see below**
 Program B:
 Adjustments:

Wet Check for September
 Servicing Tech: **Eduardo Coto**
 Report prepared by: **Liz Romero**

Scope of Work / Labor & Materials

Timer 1	Timer 2	Timer 3
Program A: Mon. Wed. and Fri. @ 9:00pm	Program A: Mon. Wed. Fri. @ 8:00pm	Program A: Mon. Wed. and Fri. @ 9:00pm
Program C: Tues. Thurs. Sat. @ 4am annuals	Program C: Tue. Thu. Sat. @ 4:00am	Program C: Tues. Thurs. Sat. @ 4am annuals
Repairs As Per Contract	Repairs As Per Contract	Repaired Broken Mainline. \$495.00
Zone4: Replaced broken pop-up.	Zone3: Replaced 1 bad rotor not turning.	
Zone7: Replaced broken rotors.	Zone7: Replaced 1 bad rotor not turning.	
Zone8: Replaced 3 clogged nozzles.	Zone19: Replaced 2 broken pop-up.	Repairs As Per Contract
Zone11: Replaced 4 clogged nozzles.	Zone20: Need to replace bad valve not closing.	
Zone13: Replaced bad rotor not turning.	Zone22: Replaced one broken pop-up.	Zone1: Replaced 2 broken rotors.
Zone16: Replaced 3 clogged nozzles.	Zone25: Replaced 1 broken pop-up.	Zone7: Need to repair broken pipe 2" by new sign.
Zone18: Ok	Zone30: Replaced 1 bad rotor not turning.	Zone10-13: Replaced 3 broken rotors.
Zone21: Replaced 2 broken rotors.	Zone40: Replaced 2 broken rotors.	Zone24: Replaced 3 broken rotors.
Zone23: Replaced 1 broken pop-up.	Zone42: Repaired 2 broken funny pipe.	Zone25: Replaced 7 clogged nozzles.
Zone24: Straight 3 rotors for better coverage.	Zone45: Replaced 1 broken pop-up.	Zone40: Replaced 4 broken pop-up.
Zone29: Replaced broken rotor.	Rest of zone OK	Zone42: Straight 9 pop-up for better water coverage.
Zone33: Need to replace bad decoder.		Zone48: Repaired broken funny pipe.
Zone not coming on.		Zone54: Replaced broken rotor not turning.
Zone42: Replaced 1 broken pop-up.		Rest of zone OK
Zone43: Repaired 2 broken funny pipe.		
Rest of Zone OK		



Necessary Repairs Need further Approval

Timer2:
 Need to replace bad valve not fully closing, 2" \$450.00
 Timer3:
 Repaired broken mainline, \$495.00
 Need to replace broken pipe 2" by new sign. \$150.00

Total Labor & Materials, including Sales Tax \$1,095.00

THIS IS NOT AN INVOICE

Attachment B



SERVICE & INSPECTION REPORT

CUSTOMER: East Homestead

ACCOUNT#: _____ DATE: 9-17-19

WEATHER CONDITIONS: Sunny

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O <u>67</u> °F	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
DISSOLVED OXYGEN <u>6.1</u> ppm	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
pH READING <u>7</u>	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
WATER CLARIYY <u>good</u>	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
WATER LEVEL <u>good</u>	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low

REMARKS: Water quality look good

LAKE MANAGEMENT

<input checked="" type="checkbox"/> ALGAE CONTROL	Lake(s): <u>1, 2, 3, 4, 5, 6</u>
<input type="checkbox"/> GRASSES & EMERGENTS	Lake(s): _____
<input checked="" type="checkbox"/> SUBMERSED AQUATICS	Lake(s): <u>1, 2, 3, 4, 5, 6</u>
<input checked="" type="checkbox"/> FLOATING PLANTS	Lake(s): <u>1, 2, 3, 4, 5, 6</u>
<input checked="" type="checkbox"/> INSPECTION	Lake(s): <u>All</u>
<input type="checkbox"/> DEBRIS	Lake(s): _____

REMARKS: We apply a treatment to remove algae and some aquatic weeds we also remove garbage at the edge of the lake

WETLAND AREA MAINTENANCE

<input type="checkbox"/> INVASIVE / EXOTIC SPECIES	WETLAND(S) #: _____	
<input type="checkbox"/> GRASSES	<input type="checkbox"/> HERBICIDE TREATMENT	<input type="checkbox"/> DEBRIS
<input type="checkbox"/> VINES	<input type="checkbox"/> MANUAL REMOVAL	<input type="checkbox"/> REMOVAL
REMARKS: _____	<input type="checkbox"/> INSPECTION	

LITTORAL SHELF

<input type="checkbox"/> SHORELINE GRASSES & EMERGENTS	SHELVES #: _____	
<input type="checkbox"/> FLOATING PLANTS	<input type="checkbox"/> HERBICIDE TREATMENT	<input type="checkbox"/> DEBRIS
<input type="checkbox"/> INVASIVE / EXOTIC SPECIES	<input type="checkbox"/> MANUAL REMOVAL	<input type="checkbox"/> REMOVAL
REMARKS: _____	<input type="checkbox"/> INSPECTION	

MOSQUITO / MIDGE LARVAE CONTROL

<input type="checkbox"/> INSECTICIDE TREATMENT	LAKE(S): _____
REMARKS: _____	<input type="checkbox"/> INSPECTION

FISH & WILDLIFE OBSERVATIONS

FISH:	<input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Bream	<input type="checkbox"/> Catfish	<input checked="" type="checkbox"/> Tilapia	<input type="checkbox"/> Grass carp	<input checked="" type="checkbox"/> Mosquitofish	<input type="checkbox"/> Shad
BIRDS:	<input checked="" type="checkbox"/> Duck	<input type="checkbox"/> Wood stork	<input type="checkbox"/> Shorebird	<input type="checkbox"/> Wading bird	<input type="checkbox"/> Songbird	<input type="checkbox"/> Vulture	<input type="checkbox"/> Gallinule
REPTILES:	<input type="checkbox"/> Alligator	<input type="checkbox"/> Snake	<input checked="" type="checkbox"/> Turtle	<input type="checkbox"/> Tortoise	<input type="checkbox"/> Lizard	<input type="checkbox"/> Amphibians	<input checked="" type="checkbox"/> Insects
NATIVE PLANTS NOTED							
<input type="checkbox"/> Cypress	<input type="checkbox"/> Wax myrtle	<input type="checkbox"/> FL Pine	<input type="checkbox"/> Red Maple	<input type="checkbox"/> Waterlily	<input type="checkbox"/> Mangrove	<input type="checkbox"/> Pond Apple	<input type="checkbox"/> Oak
<input type="checkbox"/> Cocoplum	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Blue flag iris	<input type="checkbox"/> Strangler fig	<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Thalia	<input type="checkbox"/> Palms
<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Spikerush	<input type="checkbox"/> Buttonbush	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Fakahatcheegrass	<input type="checkbox"/> Spatterdock	<input type="checkbox"/> Ferns
<input type="checkbox"/> Baby tears	<input type="checkbox"/> Naiad	<input type="checkbox"/> Chara	<input type="checkbox"/> Duckweed	<input type="checkbox"/> Bladderwort	<input type="checkbox"/> Pondweed	<input type="checkbox"/> Slender spikerush	<input type="checkbox"/> Bacopa
INVASIVE & EXOTIC PLANTS NOTED							
<input type="checkbox"/> Brazilian pepper	<input type="checkbox"/> Melaleuca	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Bischofia	<input type="checkbox"/> Earleaf Acacia	<input type="checkbox"/> Australian pine	<input type="checkbox"/> Shoebutton	<input type="checkbox"/> Sedge
<input type="checkbox"/> Climbing Fern	<input type="checkbox"/> Air potato	<input type="checkbox"/> Torpedograss	<input type="checkbox"/> Azolla	<input type="checkbox"/> Salvinia	<input type="checkbox"/> Floating Hearts	<input type="checkbox"/> Primrose	<input type="checkbox"/> Hydrilla
<input type="checkbox"/> Lantana	<input type="checkbox"/> Alligatorweed	<input type="checkbox"/> Hygrophilla	<input type="checkbox"/> Water Lettuce	<input type="checkbox"/> Water Hyacinth	<input type="checkbox"/> Downy rose myrtle	<input type="checkbox"/> Java plum	<input type="checkbox"/> Cattail

Remarks: _____



SERVICE & INSPECTION REPORT

CUSTOMER: East Homestead
ACCOUNT#: _____ DATE: 9-26-19

WEATHER CONDITIONS: Sunny

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H2O <u>67</u> °F	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
DISSOLVED OXYGEN <u>6.2</u> ppm	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
pH READING <u>6.9</u>	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
WATER CLARITY <u>good</u>	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low
WATER LEVEL <u>good</u>	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Low

REMARKS: Water quality look good

LAKE MANAGEMENT

<input checked="" type="checkbox"/> ALGAE CONTROL	Lake(s): <u>7, 8, 9, 10</u>
<input type="checkbox"/> GRASSES & EMERGENTS	Lake(s): _____
<input checked="" type="checkbox"/> SUBMERSED AQUATICS	Lake(s): <u>7, 8, 9, 10</u>
<input checked="" type="checkbox"/> FLOATING PLANTS	Lake(s): <u>7, 8, 9, 10</u>
<input checked="" type="checkbox"/> INSPECTION	Lake(s): <u>All</u>
<input type="checkbox"/> DEBRIS	Lake(s): _____

REMARKS: We treat the lake for algae and coontail, we remove trash

WETLAND AREA MAINTENANCE

<input type="checkbox"/> INVASIVE / EXOTIC SPECIES	WETLAND(S) #: _____	<input type="checkbox"/> HERBICIDE TREATMENT	<input type="checkbox"/> DEBRIS
<input type="checkbox"/> GRASSES		<input type="checkbox"/> MANUAL REMOVAL	REMOVAL
<input type="checkbox"/> VINES		<input type="checkbox"/> INSPECTION	

REMARKS: _____

LITTORAL SHELF

<input type="checkbox"/> SHORELINE GRASSES & EMERGENTS	SHELVES #: _____	<input type="checkbox"/> HERBICIDE TREATMENT	<input type="checkbox"/> DEBRIS
<input type="checkbox"/> FLOATING PLANTS		<input type="checkbox"/> MANUAL REMOVAL	REMOVAL
<input type="checkbox"/> INVASIVE / EXOTIC SPECIES		<input type="checkbox"/> INSPECTION	

REMARKS: _____

MOSQUITO / MIDGE LARVAE CONTROL

<input type="checkbox"/> INSECTICIDE TREATMENT	LAKE(S): _____
	<input type="checkbox"/> INSPECTION

REMARKS: _____

FISH & WILDLIFE OBSERVATIONS

FISH:	<input type="checkbox"/> Bass	<input type="checkbox"/> Bream	<input type="checkbox"/> Catfish	<input type="checkbox"/> Tilapia	<input type="checkbox"/> Grass carp	<input type="checkbox"/> Mosquitofish	<input type="checkbox"/> Shad
BIRDS:	<input type="checkbox"/> Duck	<input type="checkbox"/> Wood stork	<input type="checkbox"/> Shorebird	<input type="checkbox"/> Wading bird	<input type="checkbox"/> Songbird	<input type="checkbox"/> Vulture	<input type="checkbox"/> Gallinule
REPTILES:	<input type="checkbox"/> Alligator	<input type="checkbox"/> Snake	<input type="checkbox"/> Turtle	<input type="checkbox"/> Tortoise	<input type="checkbox"/> Lizard	<input type="checkbox"/> Amphibians	<input type="checkbox"/> Insects
NATIVE PLANTS NOTED							
<input type="checkbox"/> Cypress	<input type="checkbox"/> Wax myrtle	<input type="checkbox"/> FL Pine	<input type="checkbox"/> Red Maple	<input type="checkbox"/> Waterlily	<input type="checkbox"/> Mangrove	<input type="checkbox"/> Pond Apple	<input type="checkbox"/> Oak
<input type="checkbox"/> Cocoplum	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Blue flag iris	<input type="checkbox"/> Strangler fig	<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Thalia	<input type="checkbox"/> Palms
<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Spikerush	<input type="checkbox"/> Buttonbush	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Fakahatcheegrass	<input type="checkbox"/> Spatterdock	<input type="checkbox"/> Ferns
<input type="checkbox"/> Baby tears	<input type="checkbox"/> Naiad	<input type="checkbox"/> Chara	<input type="checkbox"/> Duckweed	<input type="checkbox"/> Bladderwort	<input type="checkbox"/> Pondweed	<input type="checkbox"/> Slender spikerush	<input type="checkbox"/> Bacopa
INVASIVE & EXOTIC PLANTS NOTED							
<input type="checkbox"/> Brazilian pepper	<input type="checkbox"/> Melaleuca	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Bischofia	<input type="checkbox"/> Earleaf Acacia	<input type="checkbox"/> Australian pine	<input type="checkbox"/> Shoebutton	<input type="checkbox"/> Sedge
<input type="checkbox"/> Climbing Fern	<input type="checkbox"/> Air potato	<input type="checkbox"/> Torpedograss	<input type="checkbox"/> Azolla	<input type="checkbox"/> Salvinia	<input type="checkbox"/> Floating Hearts	<input type="checkbox"/> Primrose	<input type="checkbox"/> Hydrilla
<input type="checkbox"/> Lantana	<input type="checkbox"/> Alligatorweed	<input type="checkbox"/> Hygrophilla	<input type="checkbox"/> Water Lettuce	<input type="checkbox"/> Water Hyacinth	<input type="checkbox"/> Downy rose myrtle	<input type="checkbox"/> Java plum	<input type="checkbox"/> Cattail

Remarks: _____

Attachment C



Cliff Berry, Incorporated
Environmental Services

April 12, 2019

Attention: Juliana Duque

RE: East Homestead CDD Pacific Blvd. & Mediterranean Ave. & Club House. The storm drains at East Homestead CDD Pacific Blvd. Mediterranean Ave. & Club House were inspected and found to have a considerable amount of debris in the sumps upon inspection.

Cliff Berry, Inc. cleaned the catch basins on Pacific Blvd, Mediterranean Ave. & Club House, the basins as of 4/12/2019 are clean & the baffle system found, appear to be in place and system is in proper working order.

Sincerely,

Thomas (Mike) Dean

Underground Utilities Manger
Cliff Berry, Inc.



Cliff Berry, Incorporated
Environmental Services

April 12, 2019

Attention: Juliana Duque

RE: East Homestead CCD, Aruba at the Oasis. The storm drains at Aruba at the Oasis were inspected and found to have a considerable amount of debris in the sumps upon inspection.

Cliff Berry, Inc. cleaned the catch basins at Aruba at the Oasis as of 7/12/2019 are clean & the baffle system found, appear to be in place and system is in proper working order.

Sincerely,

Thomas (Mike) Dean

Underground Utilities Manger
Cliff Berry, Inc.



Cliff Berry, Incorporated
Environmental Services

Sep. 9, 2019

Attention: Juliana Duque

RE: East Homestead CCD Capri at the Oasis pacific Blvd. And 152nd Ave. The storm drains at Capri at the Oasis were inspected and found to have a considerable amount of debris in the sumps upon inspection.

Cliff Berry, Inc. cleaned the catch basins at Aruba at the Oasis as of 7/26/2019 are clean & the baffle system found, appear to be in place and system is in proper working order.

Sincerely,

Thomas (Mike) Dean

Underground Utilities Manger
Cliff Berry, Inc.



Cliff Berry, Incorporated
Environmental Services

Sep. 9, 2019

Attention: Juliana Duque

RE: East Homestead CCD Caribbean at Pacific Blvd. And 152nd Ave. The storm drains at Caribbean were inspected and found to have a considerable amount of debris in the sumps upon inspection.

Cliff Berry, Inc. cleaned the catch basins at Aruba at the Oasis as of 7/25/2019 are clean & the baffle system found, appear to be in place and system is in proper working order.

Sincerely,

Thomas (Mike) Dean

Underground Utilities Manger
Cliff Berry, Inc.



Cliff Berry, Incorporated
Environmental Services

Sep. 9, 2019

Attention: Juliana Duque

RE: East Homestead CCD Bali at the Oasis at Pacific Blvd. And 152nd Ave. The storm drains at Bali at the Oasis were inspected and found to have a considerable amount of debris in the sumps upon inspection.

Cliff Berry, Inc. cleaned the catch basins at Aruba at the Oasis as of 7/26/2019 are clean & the baffle system found, appear to be in place and system is in proper working order.

Sincerely,

Thomas (Mike) Dean

Underground Utilities Manager
Cliff Berry, Inc.



Cliff Berry, Incorporated
Environmental Services

Sep. 9, 2019

Attention: Juliana Duque

RE: East Homestead CCD Bimini at the Oasis at Pacific Blvd. And 152nd Ave. The storm drains at Bimini at the Oasis were inspected and found to have a considerable amount of debris in the sumps upon inspection.

Cliff Berry, Inc. cleaned the catch basins at Bimini at the Oasis as of 7/26/2019 are clean & the baffle system found, appear to be in place and system is in proper working order.

Sincerely,

Thomas (Mike) Dean

Underground Utilities Manager
Cliff Berry, Inc.



Cliff Berry, Incorporated
Environmental Services

Sep. 9, 2019

Attention: Juliana Duque

RE: East Homestead CCD Winward at the Oasis at Pacific Blvd. And 152nd Ave. The storm drains at Winward at the Oasis were inspected and found to have a considerable amount of debris in the sumps upon inspection.

Cliff Berry, Inc. cleaned the catch basins at Winward at the Oasis as of 8/8/2019 and are clean & the baffle system found, appear to be in place and system is in proper working order.

Sincerely,

Thomas (Mike) Dean

Underground Utilities Manager
Cliff Berry, Inc.



Cliff Berry, Incorporated
Environmental Services

Sep. 9, 2019

Attention: Juliana Duque

RE:East Homestead CCD Antillean at pacific Blvd. And 152nd Ave. The storm drains at Antillean were inspected and found to have a considerable amount of debris in the sumps upon inspection.

Cliff Berry, Inc. cleaned the catch basins at Antillean as of 6/22/2019 are clean & the baffle system found, appear to be in place and system is in proper working order.

Sincerely,

Thomas (Mike) Dean

Underground Utilities Manger
Cliff Berry, Inc.

Proposal for Extra Work at Oasis - East Homestead CDD

Property Name	Oasis - East Homestead CDD	Contact	Dennis Baldis
Property Address	128 SE 28th Terrace Homestead , FL 33033	To Billing Address	East Homestead CDD (Oasis) 5385 N Nob Hill Rd Sunrise , FL 33351

Project Name Equipment for Hurricane Cleanup
Project Description Backhoe reserved for post Hurricane Cleanup

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	DAY	8-30-2019: Backhoe to be onsite for post hurricane cleanup, with tree boom attachment. (does not include operator)	\$479.00	\$479.00
1.00	DAY	8-31-2019: Backhoe to be onsite for post hurricane cleanup, with tree boom attachment. (does not include operator)	\$479.00	\$479.00
1.00	DAY	9-01-2019: Backhoe to be onsite for post hurricane cleanup, with tree boom attachment. (does not include operator)	\$479.00	\$479.00
1.00	DAY	9-02-2019: Backhoe to be onsite for post hurricane cleanup, with tree boom attachment. (does not include operator)	\$479.00	\$479.00
1.00	DAY	9-03-2019: Backhoe to be onsite for post hurricane cleanup, with tree boom attachment. (does not include operator)	\$479.00	\$479.00

For internal use only

SO# 7024947
JOB# 352100030
Service Line 130

Total Price \$2,395.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
4155 E Mowry Dr, Homestead, FL 33030 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
15. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature

Title

Dennis Baldis

September 05, 2019

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager

Signature

Title

Vicente Fernandez

September 05, 2019

Printed Name

Date

Job #: 352100030

Proposed Price: \$2,395.00

SO #

EAST HOMESTEAD

COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

October 11, 2019

Fund	Date	Check No.s	Amount
<i>General</i>	9/10/19	2988-2992	\$ 4,971.70
	9/19/19	2993-2999	\$ 39,195.48
	9/25/19	3000-3006	\$ 44,183.99
Total Invoices for Approval			\$ 88,351.17

EAST HOMESTEAD - GENERAL FUND
BANK A EAST HOMESTEAD - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/10/19	00005	9/04/19	I0000422	201909	310	51300	48000		ALM MEDIA, LLC	*	107.18	107.18	002988
9/10/19	00145	8/30/19	6497364	201908	320	53800	46205		BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	1,440.00	1,940.00	002989
		9/30/19	6496119	201908	320	53800	46205			*	500.00		
9/10/19	00065	8/28/19	0791174-	201909	320	57200	41005		COMCAST	*	307.02	307.02	002990
9/10/19	00018	8/23/19	0097326-	201908	310	51300	31100		FORD ENGINEERS, INC.	*	317.50	317.50	002991
9/10/19	00054	8/28/19	27581	201908	320	57200	46000		CLUBHSE REPAIRS & MAINT	*	2,000.00	2,300.00	002992
		9/03/19	27601	201908	320	57200	46002		CLUBHSE/AC MAINTENANCE	*	300.00		
9/19/19	00072	9/05/19	0446-090	201909	320	57200	41000		AT&T	*	412.26	412.26	002993
9/19/19	00107	9/17/19	39716	201909	320	57200	45301		BLUE MAGIC POOL SERVICES	*	500.00	500.00	002994
9/19/19	00145	9/12/19	6502491	201909	320	53800	46205		BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	829.22	829.22	002995
9/19/19	00064	9/05/19	12911	201908	320	57200	34501		DELTA FIVE SECURITY	*	224.00	224.00	002996
9/19/19	00029	9/12/19	9568	201909	300	15500	10000		EGIS INSURANCE ADVISORS, LLC	*	36,209.00	36,209.00	002997
9/19/19	00061	9/09/19	IN000009	201909	320	53800	49100		ENVERA SYSTEMS	*	771.00	771.00	002998

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/19/19	00119	9/10/19	41284	201909	320-57200-46001				MAINTENANCE SVC	*	250.00		
									FITNESS SOLUTION			250.00	002999
9/25/19	00145	9/17/19	6505138	201909	320-53800-35000				REPLC VALVE/DECODER TIMER	*	450.00		
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			450.00	003000
9/25/19	00003	9/17/19	6-739-52	201909	310-51300-42000				DELIVERIES 9/19	*	76.82		
									FEDEX			76.82	003001
9/25/19	00161	9/17/19	INV-0202	201909	320-57200-52000				JUNE-AUGUST ADD'L STAFF	*	513.00		
									NFC AMENITY MANAGEMENT			513.00	003002
9/25/19	00054	9/13/19	27605	201909	320-53800-49100				FIELD SPECIAL PROJECT	*	500.00		
		9/13/19	27605	201909	320-57200-46000				CLUBHSE REPAIRS/MAINT	*	750.00		
		9/13/19	27605	201909	320-57200-46000				CLUBHSE REPAIRS/MAINT	*	50.00		
		9/13/19	27605	201909	320-57200-46000				CLUBHSE REPAIRS/MAINT	*	125.00		
		9/17/19	27620	201909	300-15500-10000				FIELD SPEC PROJ LAKE 3&9	*	10,000.00		
		9/17/19	27621	201909	300-15500-10000				FIELD SPEC PROJ LAKE 3	*	9,298.50		
		9/17/19	27622	201909	300-15500-10000				50% DEPOSIT	*	17,100.00		
									ORTIZ CONSTRUCTION SERVICES			37,823.50	003003
9/25/19	00136	9/19/19	9172019B	201909	320-57200-46000				ACCESS CONTROL REPLC/INST	*	1,954.00		
									OSNETWORK LLC			1,954.00	003004
9/25/19	00048	9/22/19	15097	201909	320-53800-46004				PRESSURE CLEANING	*	3,150.00		
									PEOPLE'S CHOICE PRESSURE CLEANING			3,150.00	003005
9/25/19	00063	8/08/19	082019	201908	320-57200-52000				PETTY CASH REIMBURSEMENT	*	216.67		
									CASH			216.67	003006
TOTAL FOR BANK A											88,351.17		
EH EAST HOME SROSINA													

**EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts

Fiscal Year 2019

ASSESSED THROUGH COUNTY							\$1,355,664.85	\$854,398.07	\$1,462,962.92	\$3,673,025.84
							ASSESSED THROUGH COUNTY			
							36.91%	23.26%	39.83%	100.00%
							.300.36300.10000	.700.36300.10000	.700.36300.10000	
DATE	DESCRIPTION	GROSS AMOUNT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2013A DSF Portion	2015A DSF Portion	Total
10/19/18	6/1/18-10/13/18	\$7,616.35	\$376.24	\$72.40	\$0.00	\$7,167.71	\$2,645.51	\$1,667.31	\$2,854.89	\$7,167.71
11/20/18	11/1/18-11/9/18	\$113,378.62	\$4,535.16	\$1,088.44	\$0.00	\$107,755.02	\$39,770.94	\$25,065.35	\$42,918.73	\$107,755.02
11/30/18	11/10/18-11/23/18	\$423,261.25	\$16,930.56	\$4,063.30	\$0.00	\$402,267.39	\$148,471.53	\$93,573.12	\$160,222.74	\$402,267.39
12/10/18	11/24/18-11/30/18	\$2,174,481.16	\$86,979.30	\$20,875.02	\$0.00	\$2,066,626.84	\$762,764.40	\$480,726.81	\$823,135.63	\$2,066,626.84
12/21/18	12/01/18-12/14/18	\$299,658.34	\$11,474.06	\$2,881.82	\$0.00	\$285,302.46	\$105,301.33	\$66,365.41	\$113,635.72	\$285,302.46
01/14/19	11/02/18-12/31/18	\$164,697.79	\$5,669.56	\$1,590.31	\$0.00	\$157,437.92	\$58,108.24	\$36,622.30	\$62,707.38	\$157,437.92
01/28/19	INTEREST	\$0.00	\$0.00	\$0.00	\$1,767.97	\$1,767.97	\$652.53	\$411.25	\$704.18	\$1,767.97
02/08/19	01/01/19-01/31/19	\$191,074.21	\$3,941.42	\$1,871.32	\$0.00	\$185,261.47	\$68,377.54	\$43,094.45	\$73,789.48	\$185,261.47
03/08/19	02/01/19-02/28/19	\$57,920.89	\$623.13	\$572.97	\$0.00	\$56,724.79	\$20,936.36	\$13,194.99	\$22,593.43	\$56,724.79
04/09/19	03/01/19-03/31/19	\$84,522.92	\$14.36	\$845.10	\$0.00	\$83,663.46	\$30,879.07	\$19,461.31	\$33,323.08	\$83,663.46
05/03/19	INTEREST	\$0.00	\$0.00	\$0.00	\$574.19	\$574.19	\$211.93	\$133.56	\$228.70	\$574.19
05/09/19	04/01/19-04/30/19	\$54,358.70	(\$1,065.37)	\$554.24	\$0.00	\$54,869.83	\$20,251.72	\$12,763.50	\$21,854.60	\$54,869.83
06/10/19	05/01/19-05/31/19	\$26,772.06	(\$803.17)	\$275.75	\$0.00	\$27,299.48	\$10,075.87	\$6,350.25	\$10,873.36	\$27,299.48
06/24/19	06/01/19-06/30/19	\$75,283.55	(\$3,387.79)	\$786.71	\$0.00	\$77,884.63	\$28,746.18	\$18,117.07	\$31,021.38	\$77,884.63
07/23/19	INTEREST	\$0.00	\$0.00	\$0.00	\$546.09	\$546.09	\$201.55	\$127.03	\$217.51	\$546.09
TOTAL		\$3,673,025.84	\$125,287.46	\$35,477.38	\$2,888.25	\$3,515,149.25	\$1,297,394.71	\$817,673.73	\$1,400,080.81	\$3,515,149.25

**Gross Collected
100.00%**

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$1,355,664.85	36.9087%	\$1,297,394.71	(\$1,297,394.71)	\$0.00
EBT SERVICE 2013	\$854,398.07	23.2614%	\$817,673.73	(\$800,237.97)	\$17,435.76
EBT SERVICE 2015	\$1,462,962.92	39.8299%	\$1,400,080.81	(\$1,369,441.93)	\$30,638.88
TOTAL	\$3,673,025.84	100.00%	\$3,515,149.25	(\$3,467,074.61)	\$48,074.64

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	2013A	2015A
11/21/2018	2693/2694	\$26,732.66	\$45,773.62
12/13/2018	2711/2712	\$93,573.12	\$160,222.74
	DISSEMINATION	\$1,145.87	\$0.00
1/23/2019	2741/2742	\$583,297.84	\$999,478.73
3/6/2019	2781/2782	\$43,505.71	\$74,493.66
4/12/2019	2826/2827	\$13,194.99	\$22,593.44
5/13/2019	INV#1700040	\$3,769.50	\$0.00
5/22/2019	2852/2853	\$15,275.13	\$33,323.08
7/8/2019	2903/2904	\$19,143.15	\$32,956.66
7/16/2019	GRAU INV#18519	\$600.00	\$0.00
8/6/2019	GRAU INV#18575	\$0.00	\$600.00
TOTAL		\$800,237.97	\$1,369,441.93
Amount due:		\$17,435.76	\$30,638.88

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET

August 31, 2019

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$209,471	---	---	\$209,471
Petty Cash	\$500	---	---	\$500
Due from Other Funds	---	\$4,613	---	\$4,613
Investment - State Board	\$1,639,080	---	---	\$1,639,080
Investments:				
Series 2011B				
Reserve B	---	\$16,909	---	\$16,909
Revenue B	---	\$9,825	---	\$9,825
Prepayment B	---	\$389,493	---	\$389,493
Deferred B	---	---	\$12,300	\$12,300
Series 2013				
Reserve A	---	\$402,942	---	\$402,942
Revenue A	---	\$669,530	---	\$669,530
Interest A	---	\$114	---	\$114
Sinking	---	\$32	---	\$32
Construction A	---	---	\$365,242	\$365,242
Series 2015				
Reserve A	---	\$140,314	---	\$140,314
Revenue A	---	\$468,594	---	\$468,594
Series 2019				
Reserve A	---	\$180,950	---	\$180,950
Interest A	---	\$185,998	---	\$185,998
Revenue A	---	\$1,824	---	\$1,824
Construction A	---	---	\$5,638	\$5,638
Deposits-Electric	\$15,119	---	---	\$15,119
Prepaid Expenses	\$23,770	---	---	\$23,770
TOTAL ASSETS	\$1,887,940	\$2,471,138	\$383,180	\$4,742,257
LIABILITIES:				
Accounts Payable	\$58,043	---	---	\$58,043
Due to Other Funds	\$104	\$4,509	---	\$4,613
TOTAL LIABILITIES	\$58,147	\$4,509	\$0	\$62,657
FUND BALANCES:				
Nonspendable:				
Deposits and prepaid items	\$38,889	---	---	\$38,889
Restricted:				
Debt Service	---	\$2,466,629	---	\$2,466,629
Capital Projects	---	---	\$383,180	\$383,180
Assigned	\$0	---	---	\$0
Unassigned	\$1,790,903	---	---	\$1,790,903
TOTAL FUND BALANCES	\$1,829,792	\$2,466,629	\$383,180	\$4,679,601
TOTAL LIABILITIES & FUND BALANCES	\$1,887,940	\$2,471,138	\$383,180	\$4,742,257

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended August 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/19	ACTUAL THRU 08/31/19	VARIANCE
REVENUES:				
Maintenance Assessments	\$1,294,884	\$1,294,884	\$1,297,395	\$2,510
Developer Contributions	\$0	\$0	\$56,607	\$56,607
Interest Income	\$13,500	\$12,375	\$39,052	\$26,677
Clubhouse Income	\$10,000	\$9,167	\$34,428	\$25,262
FEMA Revenue	\$0	\$0	\$202,097	\$202,097
TOTAL REVENUES	\$1,318,384	\$1,316,426	\$1,629,579	\$313,153
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fee	\$24,000	\$22,000	\$12,800	\$9,200
Fica Expense	\$1,836	\$1,683	\$979	\$704
Engineering Fees	\$10,000	\$9,167	\$27,027	(\$17,861)
Attorney Fees	\$40,000	\$36,667	\$42,982	(\$6,315)
Annual Audit	\$5,900	\$5,900	\$5,900	\$0
Trustee Fees	\$12,399	\$11,366	\$12,884	(\$1,519)
Dissemination Agent	\$2,500	\$2,292	\$2,292	\$0
Arbitrage	\$1,200	\$1,100	\$600	\$500
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Management Fees	\$42,970	\$39,389	\$39,389	(\$0)
Computer Time	\$1,000	\$917	\$917	\$0
Telephone	\$175	\$160	\$210	(\$50)
Postage	\$1,300	\$1,192	\$728	\$464
Printing & Binding	\$2,750	\$2,521	\$2,952	(\$432)
Rentals & Leases	\$2,400	\$2,200	\$2,200	\$0
Insurance	\$7,914	\$7,914	\$7,194	\$720
Legal Advertising	\$900	\$825	\$2,458	(\$1,633)
Other Current Charges	\$1,000	\$917	\$744	\$172
Website Management	\$2,500	\$2,292	\$2,292	\$0
Office Supplies	\$400	\$367	\$249	\$117
Dues, Licenses	\$175	\$175	\$175	(\$1)
TOTAL ADMINISTRATIVE	\$163,318	\$151,041	\$166,973	(\$15,932)
FIELD:				
Field Management	\$22,168	\$20,321	\$20,321	\$0
Parking Lot Monitoring Fees	\$10,164	\$9,317	\$10,164	(\$847)
Electricity	\$32,500	\$29,792	\$29,526	\$266
Landscape Maintenance	\$290,833	\$266,597	\$254,302	\$12,296
Landscape Materials	\$20,000	\$20,000	\$92,244	(\$72,244)
Irrigation Maint & Repairs	\$5,000	\$4,583	\$9,147	(\$4,563)
Janitorial Supplies	\$5,000	\$4,583	\$0	\$4,583
Lake Maintenance	\$10,000	\$9,167	\$8,488	\$678
Pressure Washing	\$10,000	\$10,000	\$10,800	(\$800)
Lights Repair and Maintenance	\$5,000	\$4,583	\$1,525	\$3,058
Monuments Maintenance/Repairs	\$10,000	\$9,167	\$32,421	(\$23,254)
Sign/Decor Maintenance	\$5,000	\$4,583	\$4,525	\$59
Stormwater Services	\$4,573	\$4,573	\$18,950	(\$14,377)
Holiday Lighting	\$28,968	\$28,968	\$33,346	(\$4,378)
Sidewalk Repairs	\$10,000	\$9,167	\$23,354	(\$14,187)
Special Projects	\$19,064	\$19,064	\$69,894	(\$50,830)
Contingency	\$22,826	\$20,924	\$8,266	\$12,658
TOTAL FIELD	\$511,096	\$475,389	\$627,271	(\$151,883)

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended August 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/19	ACTUAL THRU 08/31/19	VARIANCE
CLUBHOUSE				
Access Control	\$2,400	\$2,200	\$3,709	(\$1,509)
Active Video Monitoring	\$0	\$0	\$8,803	(\$8,803)
Alarm Monitoring	\$1,000	\$917	\$540	\$377
Air Conditioning Maint Contract	\$3,600	\$3,300	\$5,290	(\$1,990)
Fitness Equipment Maintenance	\$6,250	\$5,729	\$5,593	\$136
Equipment Repair	\$5,000	\$4,583	\$300	\$4,283
Electric	\$60,000	\$55,000	\$59,583	(\$4,583)
Cable/Internet Services	\$3,750	\$3,438	\$4,109	(\$672)
Holiday Lighting	\$9,730	\$9,730	\$9,730	\$0
Insurance	\$30,796	\$30,796	\$29,681	\$1,115
Landscape Maintenance	\$28,710	\$26,318	\$23,925	\$2,393
Landscape Replacement	\$10,000	\$9,167	\$5,841	\$3,325
License, Music	\$1,450	\$1,450	\$1,483	(\$33)
Irrigation Maintenance	\$2,100	\$1,925	\$0	\$1,925
Office Equipment Maintenance	\$500	\$458	\$0	\$458
Janitorial Supplies	\$6,500	\$5,958	\$16,784	(\$10,826)
Office Supplies/Clubhouse Supplies	\$2,500	\$2,292	\$129	\$2,163
Onsite Club Management Fees	\$211,368	\$193,754	\$176,140	\$17,614
Benefits - Club Management	\$20,160	\$18,480	\$0	\$18,480
Pest Control	\$1,020	\$935	\$935	\$0
Pool & Spa Maintenance	\$42,600	\$39,050	\$39,050	\$0
Pool-Splash Pad	\$6,000	\$5,500	\$5,500	\$0
Pool and Spa Repairs	\$15,000	\$13,750	\$4,661	\$9,090
Permits	\$750	\$688	\$750	(\$63)
Pool Monitoring	\$18,576	\$17,028	\$18,576	(\$1,548)
Pool Emergency Cleaning	\$2,000	\$1,833	\$0	\$1,833
Repairs and Maintenance	\$50,000	\$45,833	\$59,194	(\$13,360)
Special Events	\$6,000	\$5,500	\$1,645	\$3,855
Security-Roving Guard	\$2,000	\$1,833	\$5,783	(\$3,950)
Telephone	\$5,000	\$4,583	\$4,039	\$545
Trash Collection	\$5,000	\$4,583	\$6,027	(\$1,443)
Water & Sewer	\$1,500	\$1,375	\$2,669	(\$1,294)
Contingency	\$10,000	\$9,167	\$4,760	\$4,407
Replacements	\$22,710	\$22,710	\$23,385	(\$675)
Capital Reserve	\$50,000	\$45,833	\$0	\$45,833
TOTAL CLUBHOUSE	\$643,970	\$595,696	\$528,612	\$67,084
TOTAL EXPENDITURES	\$1,318,384	\$1,222,126	\$1,322,857	(\$100,731)
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$94,300</u>	<u>\$306,722</u>	<u>\$212,422</u>
Net change in fund balance	<u>\$0</u>	<u>\$94,300</u>	<u>\$306,722</u>	<u>\$212,422</u>
FUND BALANCE - Beginning	\$0		\$1,523,070	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,829,792</u>	

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2011B

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended August 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/19	ACTUAL THRU 08/31/19	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$8,865	\$8,865
Special Assessments - Direct B	\$146,454	\$146,454	\$137,385	(\$9,069)
Special Assessments - Prepayments	\$0	\$0	\$1,182,450	\$1,182,450
TOTAL REVENUES	\$146,454	\$146,454	\$1,328,699	\$1,182,246
EXPENDITURES:				
<i>Series 2011B</i>				
Interest - 11/1	\$75,763	\$75,763	\$75,763	\$0
Interest - 2/1	\$0	\$0	\$4,259	(\$4,259)
Interest - 5/1	\$72,319	\$72,319	\$54,194	\$18,125
Interest - 8/1	\$0	\$0	\$7,069	(\$7,069)
Special Call - 11/1	\$95,000	\$95,000	\$360,000	(\$265,000)
Special Call - 2/1	\$0	\$0	\$235,000	(\$235,000)
Special Call - 5/1	\$0	\$0	\$305,000	(\$305,000)
Special Call - 8/1	\$0	\$0	\$390,000	(\$390,000)
TOTAL EXPENDITURES	\$243,081	\$243,081	\$1,431,284	(\$1,188,203)
Excess (deficiency) of revenues over (under) expenditures	(\$96,628)	(\$96,628)	(\$102,585)	(\$5,957)
Net change in fund balance	(\$96,628)	(\$96,628)	(\$102,585)	(\$5,957)
FUND BALANCE - Beginning	\$96,628		\$501,480	
FUND BALANCE - Ending	\$0		\$398,895	

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended August 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/19	ACTUAL THRU 08/31/19	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$17,689	\$17,689
Special Assessments A	\$811,678	\$811,678	\$817,674	\$5,996
TOTAL REVENUES	\$811,678	\$811,678	\$835,363	\$23,685
EXPENDITURES:				
<i>Series 2013</i>				
Interest - 11/1	\$286,959	\$286,959	\$286,959	(\$0)
Principal - 11/01	\$220,000	\$220,000	\$220,000	\$0
Interest - 05/1	\$282,422	\$282,422	\$282,422	(\$0)
TOTAL EXPENDITURES	\$789,381	\$789,381	\$789,381	(\$0)
Excess (deficiency) of revenues over (under) expenditures	\$22,297	\$22,297	\$45,981	\$23,685
OTHER FINANCING SOURCES/(USES):				
Dissemination	(\$1,250)	(\$1,146)	(\$1,146)	(\$0)
Arbitrage	(\$600)	(\$600)	(\$600)	\$0
Trustee Fees	(\$3,847)	(\$3,847)	(\$3,770)	\$77
TOTAL OTHER FINANCING SOURCES/(USES)	(\$5,697)	(\$5,592)	(\$5,515)	\$77
Net change in fund balance	\$16,600	\$16,705	\$40,466	\$23,762
FUND BALANCE - Beginning	\$615,504		\$1,018,949	
FUND BALANCE - Ending	\$632,104		\$1,059,415	

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended August 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/19	ACTUAL THRU 08/31/19	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$14,823	\$14,823
Special Assessments A	\$1,389,815	\$1,389,815	\$1,400,081	\$10,266
TOTAL REVENUES	\$1,389,815	\$1,389,815	\$1,414,904	\$25,089
EXPENDITURES:				
<i>Series 2015</i>				
Interest - 11/1	\$383,550	\$383,550	\$383,550	\$0
Interest - 05/1	\$383,550	\$383,550	\$383,550	\$0
Principal - 05/01	\$630,000	\$630,000	\$630,000	\$0
TOTAL EXPENDITURES	\$1,397,100	\$1,397,100	\$1,397,100	\$0
Excess (deficiency) of revenues over (under) expenditures	(\$7,285)	(\$7,285)	\$17,804	\$25,089
OTHER FINANCING SOURCES/(USES):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Dissemination	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	(\$600)	(\$600)
Trustee Fees	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES/USES)	\$0	\$0	(\$600)	(\$600)
Net change in fund balance	(\$7,285)	(\$7,285)	\$17,204	\$24,489
FUND BALANCE - Beginning	\$480,515		\$622,343	
FUND BALANCE - Ending	<u>\$473,230</u>		<u>\$639,547</u>	

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended August 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/19	ACTUAL THRU 08/31/19	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$3,681	\$3,681
TOTAL REVENUES	\$0	\$0	\$3,681	\$3,681
EXPENDITURES:				
<i>Series 2019</i>				
Interest - 11/1	\$0	\$0	\$0	\$0
Interest - 05/1	\$0	\$0	\$0	\$0
Principal - 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$3,681	\$3,681
OTHER FINANCING SOURCES/(USES):				
Bond Proceeds	\$0	\$0	\$365,085	\$365,085
Interfund Transfer In/(Out)	\$0	\$0	\$7	\$7
TOTAL OTHER FINANCING SOURCES/USES)	\$0	\$0	\$365,091	\$365,091
Net change in fund balance	\$0	\$0	\$368,772	\$368,772
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$368,772	

**EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2019**

Series 2011B, Special Assessment Bonds		
Interest Rate:	7.25%	
Maturity Date:	5/1/2021	
Bonds outstanding - 9/30/2018		\$2,090,000.00
Less:		
	November 1, 2018 (Special Call)	(\$360,000.00)
	February 1, 2019 (Special Call)	(\$235,000.00)
	May 1, 2019 (Special Call)	(\$305,000.00)
	August 1, 2019 (Special Call)	(\$390,000.00)
Current Bonds Outstanding		\$800,000.00

Series 2013, Special Assessment Bonds		
Interest Rate:	4.125%	
Maturity Date:	11/1/2023	\$1,470,000.00
Interest Rate:	5.00%	
Maturity Date:	11/1/2033	\$3,555,000.00
Interest Rate:	5.625%	
Maturity Date:	11/1/2043	\$5,965,000.00
Bonds outstanding - 9/30/2018		\$10,990,000.00
Less:	November 01, 2018 (Mandatory)	(\$220,000.00)
Current Bonds Outstanding		\$10,770,000.00

Series 2015, Special Assessment Bonds		
Interest Rate:	3.750%	
Maturity Date:	5/1/2020	\$1,285,000.00
Interest Rate:	4.25%	
Maturity Date:	5/1/2025	\$3,705,000.00
Interest Rate:	4.750%	
Maturity Date:	5/1/2036	\$11,820,000.00
Bonds outstanding - 9/30/2018		\$16,810,000.00
Less:	May 1, 2019 (Mandatory)	(\$630,000.00)
Current Bonds Outstanding		\$16,180,000.00

Series 2019, Special Assessment Bonds		
Interest Rate:	3.550%	
Maturity Date:	11/1/2020	\$95,000.00
Interest Rate:	3.75%	
Maturity Date:	11/1/2024	\$415,000.00
Interest Rate:	4.125%	
Maturity Date:	11/1/2029	\$625,000.00
Interest Rate:	4.75%	
Maturity Date:	11/1/1939	\$1,725,000.00
Interest Rate:	5.000%	
Maturity Date:	11/1/2049	\$2,770,000.00
Bonds outstanding - 2/21/19		\$5,630,000.00
Current Bonds Outstanding		\$5,630,000.00

Total Current Bonds Outstanding		\$33,380,000.00
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EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2006
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended August 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/19	ACTUAL THRU 08/31/19	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$225	\$225
TOTAL REVENUES	\$0	\$0	\$225	\$225
EXPENDITURES:				
Capital Outlay A	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$225	\$225
Net change in fund balance	\$0	\$0	\$225	\$225
FUND BALANCE - Beginning	\$0		\$12,075	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$12,300</u>	

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended August 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/19	ACTUAL THRU 08/31/19	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$6,724	\$6,724
TOTAL REVENUES	\$0	\$0	\$6,724	\$6,724
EXPENDITURES:				
Capital Outlay A	\$0	\$0	\$33,691	(\$33,691)
TOTAL EXPENDITURES	\$0	\$0	\$33,691	(\$33,691)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(\$26,967)	(\$26,967)
Net change in fund balance	\$0	\$0	(\$26,967)	(\$26,967)
FUND BALANCE - Beginning	\$0		\$392,209	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$365,242</u>	

EAST HOMESTEAD
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended August 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/19	ACTUAL THRU 08/31/19	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$8,155	\$8,155
TOTAL REVENUES	\$0	\$0	\$8,155	\$8,155
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$4,968,887	(\$4,968,887)
Cost of Issuance	\$0	\$0	\$298,539	(\$298,539)
TOTAL EXPENDITURES	\$0	\$0	\$5,267,426	(\$5,267,426)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(\$5,259,271)	(\$5,259,271)
OTHER FINANCING SOURCES/(USES):				
Bond Proceeds	\$0	\$0	\$5,264,915	\$5,264,915
Interfund Transfer In/(Out)	\$0	\$0	(\$7)	(\$7)
TOTAL OTHER FINANCING SOURCES/USES)	\$0	\$0	\$5,264,909	\$5,264,909
Net change in fund balance	\$0	\$0	\$5,638	\$5,638
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$5,638	

East Homestead
Community Development District
Series 2006A/B Special Assessment Revenue Bonds

1. Recap of Capital Project Fund Activity Through August 31, 2019

Opening Balance in Construction Account	2006A	\$8,519,403.00
	2006B	\$23,039,700.90
Source of Funds: Interest Earned	2006A	\$103,245.16
	2006B	\$1,187,060.64
Interfund Transfer In	2006A	\$30,225.69
	2006B	\$90,257.98
Use of Funds:		
Disbursements:		
Land		(\$11,859,028.02)
Earthwork/Demolition		(\$7,333,763.86)
Survey		(\$329,457.81)
Storm Drain		(\$2,244,976.53)
Water/Sewer		(\$5,468,187.03)
Permits		(\$715,057.16)
Lift Stations		(\$566,512.68)
Force Main		(\$210,299.54)
Pavement		(\$380,407.75)
Guardrail		(\$22,949.20)
Irrigation		(\$67,278.62)
Maint Bond		(\$107,427.05)
Concrete		(\$387,025.85)
Lighting		(\$252,948.44)
Lakes		(\$51,886.24)
Landscaping		(\$1,718,522.14)
Entrance		(\$504,497.35)
Cost of Issuance		(\$737,368.10)
Adjusted Balance in Construction Account at August 31, 2019		<u><u>\$12,300.10</u></u>

2. Funds Available For Construction at August 31, 2019

Book Balance of Construction Fund at February 28, 2019	\$12,300.10
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3. Investments - US Bank

August 31, 2019	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$12,300.10
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 08/31/2019	<u><u>\$12,300.10</u></u>

East Homestead
Community Development District
Series 2013 Special Assessment Revenue Bonds

1. Recap of Capital Project Fund Activity Through August 31, 2019

Opening Balance in Construction Account	\$11,129,398.95
Source of Funds: Interest Earned	\$18,965.37
Interfund Transfer In	(\$3,739.57)
Use of Funds:	
Disbursements:	
Clubhouse Purchase	(\$9,017,616.57)
Public ROW Improvements	(\$345,024.79)
Lake Fountains	(\$66,463.50)
Clubhouse Improvements	(\$616,220.67)
Clubhouse Equipment	(\$185,695.86)
Miscellaneous	(\$23,302.00)
Cost of Issuance	(\$525,059.63)
Adjusted Balance in Construction Account at August 31, 2019	<u><u>\$365,241.73</u></u>

2. Funds Available For Construction at August 31, 2019

Book Balance of Construction Fund at February 28, 2019	\$365,241.73
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3. Investments - Wells Fargo Bank

August 31, 2019	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.010%			\$365,241.73
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 08/31/2019	<u><u>\$365,241.73</u></u>

East Homestead
Community Development District
Series 2019 Special Assessment Revenue Bonds (Expansion Area Project)

1. Recap of Capital Project Fund Activity Through August 31, 2019

Opening Balance in Construction Account	\$5,264,915.45
Source of Funds: Interest Earned	\$8,155.19
Interfund Transfer In	(\$6.61)
Use of Funds:	
Disbursements:	
Roadways Improvements	(\$350,987.01)
Stormwater Management System	(\$2,828,841.90)
Water Distribution	(\$741,290.66)
Sewage Collection System	(\$1,042,795.25)
Softcost	(\$4,972.00)
Miscellaneous	\$0.00
Cost of Issuance	(\$298,539.46)
Adjusted Balance in Construction Account at August 31, 2019	<u><u>\$5,637.75</u></u>

2. Funds Available For Construction at August 31, 2019

Book Balance of Construction Fund at February 28, 2019	\$5,637.75
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3. Investments - US Bank

	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
August 31, 2019					
Construction Fund:	Overnight	0.010%			\$5,637.75
				ADJ: Deposit/Prepaid	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 08/31/2019	<u><u>\$5,637.75</u></u>