

**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 on Friday, November 3, 2017 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
Stephen Walker	Assistant Secretary
Saens Dorcely	Assistant Secretary

Also present were:

Ginger Wald	District Counsel
Luis Hernandez	District Manager
George Graupera	District Engineer
Juliana Duque	Governmental Management Services
Adrian Valverde	KW Property Management
Katalina Cruz	KW Property Management
Paula Villabonna	D-Essentials
Dagoberto Cabral	Worldwide Pools
Angel Quinapallo	Belize HOA
Wayne Bell	Master HOA

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

Mr. Hernandez called the roll at 9:00 a.m. and stated that all Supervisors were present, with the exception of Mr. Harris. The Pledge of Allegiance was recited.

**SECOND ORDER OF BUSINESS**

**Audience and Supervisors Comments**

Mr. Wayne Bell, a resident and representative of the Master Association (MA), reported palm fronds and trash at the SW 147<sup>th</sup> Avenue gate and requested that roads not be conveyed to the MA because the MA could not pay for the maintenance. Ms. Duque stated that palm fronds and stumps would be picked up by the City. Mr. Hernandez stated that the roads were conveyed in error to the CDD.

Mr. Walker recommended replacing stones in three areas by the pool bathroom. Mr. Valverde asked for a quote to seal the stones and for a Thermostat. Ms. Duque would follow up on the new plants for the Fiji entrance.

**THIRD ORDER OF BUSINESS**

**Update and Presentation from D-Essentials, Inc.**

This item was tabled until later in the agenda.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the October 13, 2017 Meeting**

Ms. Wald asked for any additions, corrections or deletions to the October 13, 2017 minutes. Ms. Genter presented corrections, which would be incorporated.

On MOTION by Ms. Genter, seconded by Ms. Weil, with all in favor, the Minutes of the October 13, 2017 Meeting, as amended, were approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

The District Engineer was discussing the speed bumps and crosswalks with Miami-Dade County.

**C. Club Manager - Monthly Report**

Mr. Valverde presented the Club Manager Report.

Mr. Walker reported that the heavy weight bench was cracked and Ms. Genter suggested a Trunk-or-Treat event for next Halloween.

Mr. Valverde recommended installing cameras at the Splash Pad and pump areas, a lock box for the Splash Pad timer and closing the pool for repairs on January 8, 2018.

Ms. Duque would obtain a proposal for a railing. Mr. Walker requested that the contractor be ready with all details and coordinate with the vendors.

*After further discussion, the Board agreed to close the pool on January 8, 2018 for repairs.*

On MOTION by Mr. Walker, seconded by Ms. Weil, with all in favor, allocating \$300 for a Clubhouse Employee Thanksgiving Dinner on November 17, 2017, was approved.

Mr. Valverde asked about the District participating in Toys4Tots. Discussion ensued.

On MOTION by Ms. Weil, seconded by Ms. Genther, with all in favor, participating in Toys4Tots, was approved.

Mr. Valverde recommended five tables with chairs or one table with 10 chairs for the Splash Pad area. The last inspection of the Splash Pad was today and the Board would be informed about the opening date. Final payment for the Splash Pad was due upon final inspection. Estimates were provided for sidewalk and gutter repairs, which the Board would consider after touring the project. The Oasis Clubhouse will be open on Tuesday, November 7, 2017 for Election Day.

The Board discussed an incident at the gym involving children. The rule was reviewed by the Board and Ms. Genther suggested that the rules be placed on the next agenda.

*The meeting was recessed at 10:10 a.m.*

*The meeting was reconvened at 10:15 a.m.*

- **Update and Presentation from D-Essentials, Inc.**

Ms. Villabonna, of D-Essentials presented the revised Clubhouse drawings and a lengthy discussion ensued. The Board requested removal of the access door, showing music videos on television and installing fans. Cost estimates would be provided at the next meeting. Mr. Hernandez stated that six fans would be installed in the next two weeks. Mr. Walker requested healthy foods for the vending machines and Ms. Genther requested new gym equipment. Ms. Duque will evaluate the current equipment.

**D. Field Manager**

**1) Monthly Report**

Ms. Duque presented the monthly Field Manager Report. BrightView proposed \$2,040 to cut the tree that fell on a CDD lake. Mr. Walker requested a second proposal. If it was lower than BrightView, Ms. Duque would engage them.

On MOTION by Ms. Weil, seconded by Mr. Dorcely, with all in favor, cutting and removing a tree from the CDD's lake easement, in an amount not-to-exceed \$2,040, was approved.

**2) Consideration of Proposal from BrightView for Landscape Repair at Clubhouse**

Ms. Duque stated that BrightView would fill a trench from the pump to the Splash Pad with mulch, landscaping and sod and place Fakahatchee grass from the kiddie pool to the Splash Pad. Mr. Walker proposed going out for landscape maintenance bids.

On MOTION by Mr. Walker, seconded by Ms. Weil, with all in favor, the BrightView Proposal for the Splash Pad landscaping, in an amount not-to-exceed \$2,670.68, subject to the Field Manager obtaining a second bid, was approved.

**3) Consideration of Proposal from BrightView for New Hanging Baskets Installation and Materials**

Mr. Walker requested detailed proposals with the size of the baskets and material. Mr. Hernandez suggested renting plants.

**4) Consideration of Proposal from Fitness Solution, Inc. for Parts and Installation**

On MOTION by Mr. Walker, seconded by Ms. Genther, with all in favor, the Fitness Solution Proposal for parts and installation of gym equipment, in the amount of \$606.78, was approved.

**5) Report from Rockline Vac Systems, Inc.**

Ms. Duque stated that Rockline Vac Systems cleaned all of the drainage basins and inspected the system. It was in working condition. Discussion ensued regarding all sidewalks and curbs that were broken and a hazard. The cost for repairs was \$6,000.

On MOTION by Ms. Genter, seconded by Ms. Weil, with all in favor, the sidewalks and curbs repairs, in the amount of \$6,000, and proceeding with the repairs immediately, was approved.

Mr. Dagoberto Cabral, of Worldwide Pools, reported that the majority of all inspections for the Splash Pad were completed and landscaping should be installed by Friday. Pavers chipped by the hurricane were filled in. Mr. Walker requested that future contracts over \$50,000 include timeframes for performance and penalties for failing to meet timeframes.

Discussion ensued regarding the streetlights on SW 147<sup>th</sup> Avenue. Ms. Duque reported that a portion of lights belonged to the City and the other by Florida Power & Light (FPL).

**E. CDD Manager**

**1) Informational Letter from Miami-Dade County Regarding Usage of Oasis Clubhouse as a Polling Place for the Homestead General Election on November 7, 2017**

This item was discussed.

**2) Current Projects Financed and Costs**

Mr. Hernandez presented a list of projects financed and a reconciliation of all expenditures.

**3) Consideration of Engagement Letter with Carr, Riggs & Ingram to perform the Audit for Fiscal Year Ending September 30, 2017**

On MOTION by Ms. Genther, seconded by Mr. Walker, with all in favor, the Carr, Riggs & Ingram Engagement Letter to Perform the Audit for the Fiscal Year Ending September 30, 2017, and authorizing the proper officials to execute same, was approved.

**SIXTH ORDER OF BUSINESS                      Financial Reports**

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

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

**SEVENTH ORDER OF BUSINESS              Supervisors              Requests              and Audience Comments**

*Prior to the presentation of this items, the Board Members toured the Splash Pad.*

Ms. Genther suggested that Splash Pad timer be set for six hours. Mr. Cabral has an app to control the Splash Pad.

On MOTION by Mr. Walker, seconded by Ms. Weil, with all in favor, amending the prior motion to move the Thanksgiving Dinner to a date and time when there was no conflict, was approved.

On MOTION by Ms. Genther, seconded by Mr. Dorcely, with all in favor, the purchase of five tables with chairs for the Splash Pad, was approved.

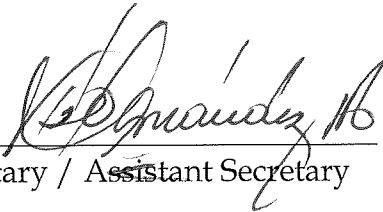
On MOTION by Mr. Dorcely, seconded by Ms. Genther, with all in favor, scheduling the opening ceremony for the Splash Pad for Friday, November 10, 2017 at 10:00 a.m., was approved.

A Resident requested that the Board address miscommunication issues with Clubhouse Management and change LED lights to a standard color.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Weil, seconded by Ms. Genter, with all in favor, the meeting was adjourned.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman