

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

A regular meeting of the Board of Supervisors of East Homestead Community Development District was held on Friday, September 13, 2024, at 9:00 a.m. at the Oasis Community Clubhouse, 171 NE 30th Road, Homestead, Florida 33033.

Present and constituting a quorum were:

Raymond Harris	Chairman
Stephen Walker	Vice Chairman
Al Torres	Assistant Secretary
Officer Phillip Beaver	Assistant Secretary
Saens Dorcely	Assistant Secretary (via telecommunication)

Also present were:

Luis Hernandez	District Manager
Ben Quesada	GMS
Terry Glynn	GMS (via telecommunications)
Gregory George	District Counsel
Donna Bonilla	Club Manager (via telecommunication)
Damian DeLaVega	BrightView
Vincent Fernandez	BrightView
Craig Souby	Master HOA
Sal Gugliuzza	Master HOA
David Hicks	Master HOA

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Hernandez called the meeting to order, called the roll, and led the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

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

A. Correspondence from Resident Berry Brown

Mr. Quesada presented and reviewed with the Board an email from Mr. Berry Brown.

Mr. Quesada provided pictures and a survey of the resident's property showing that the palm trees removed were 70% on the District property.

Mr. Quesada indicated that the resident stated that he believed that the palm trees were removed in error and devalued his property.

After a discussion the Board decided to notify the resident that they would replace the palm trees and directed staff to email the Board as to how the issue will be resolved.

Mr. Hernandez asked if anyone attending virtually had any comments to the Board, hearing none, the Board moved to the next agenda item.

THIRD ORDER OF BUSINESS Oasis Master HOA Requests

A. Modification to the Existing Fence on the West Side of Atlantis (by the Turnpike) to Include Gate

B. Installation of New Fence Along North Side of Lake #3

Mr. Gugliuzza and Mr. Souby from the Oasis Master HOA presented a request to the Board regarding modifications to the existing fence on the west side of Atlantis to include a gate.

After a discussion, the Board gave permission for a gate to be installed with BrightView having access to the area for maintenance.

Mr. Hernandez asked the Board for a motion authorizing the proper officials to execute documents needed for permits for the gate that will be installed.

On MOTION by Mr. Harris seconded by Mr. Walker with all in favor, Modification of the existing fence on the west side of Atlantis by adding a gate and authorizing the proper officials to execute documents for permits needed was approved.

The Oasis Master Association also presented a request to install a black chain-link fence along the north side of Lake #3 that had previously existed before construction.

After a discussion by the Board and the Oasis Master HOA Board, Mr. Hernandez indicated that the fence should be installed at the end of the District property and that he would check with the surveyor to determine where the fence should be installed.

Mr. Hernandez asked for a motion to authorize the installation of a chain-link fence in the area north of Lake #3 with the cost being paid by the two subdivisions – Atlantis

and Caribbean adjacent to the lake and authorize any officials to execute any documents related to the installation.

On MOTION by Mr. Torres seconded by Officer Beaver with all in favor, a motion to authorize the installation of a chain-link fence in the area north of Lake #3 with the cost being paid by the two subdivisions – Atlantis and Caribbean adjacent to the lake and to authorize any officials to execute any documents related to the installation was approved.

Mr. Gugliuzza stated that a homeowner asked about the circle and indicated that he would take it to the CDD.

Mr. Hernandez indicated that the project was the obligation of the developer and paid for by the developer, Lennar, and any modifications to that roundabout would have to go through the city.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 9, 2024 Meeting

Mr. Hernandez presented the minutes of the August 9, 2024 meeting, asked for any comments or corrections, and upon not hearing any, asked the Board for a motion to approve them.

On MOTION by Officer Beaver seconded by Mr. Torres with all in favor, the Minutes of the August 9, 2024 Meeting were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. George indicated that he didn't have anything new to report to the Board.

B. Engineer

Mr. Hernandez stated that there was nothing to report under the engineer.

C. Club Manager

1) Club Report

2) Requested Pool Lift

Ms. Bonilla presented the Club report and asked if the Board had any questions.

The Board expressed get well wishes to her.

Mr. Hernandez presented three proposals to the Board to install a pool lift that was requested by a resident. After discussing the different options the Board gave directions to staff to purchase the pool lift not to exceed \$10,000 and to train a District employee to operate the pool lift.

On MOTION by Mr. Walker seconded by Mr. Torres with all in favor, a not to exceed amount of \$10,000 to purchase a pool lift was approved.

Mr. Hernandez presented a proposal to the Board to install a gate at the entrance of the parking lot. After a brief discussion, the Board approved installing a white gate at the entrance with reflectors.

On MOTION by Mr. Harris seconded by Mr. Walker with all in favor, a proposal in the amount of \$6,500 to install a white gate at the entrance of the parking lot was approved.

D. Field Manager

- 1) **Field Report**
- 2) **Drainage Inquires to the Landscape Company**
- 3) **Drainages After the Last Meeting**
- 4) **Lake Fountains Necessary Maintenance**

Mr. Quesada presented and reviewed the Field manager's report, then presented a proposal to the Board from Ortiz Construction to provide bi-annual maintenance services to the fountains.

Mr. Walker asked what that service would entail.

Mr. Hernandez indicated that Ortiz would pull each one of the fountains out of the lake, service them, and reinstall them in the lake.

The Board agreed to a not to exceed \$10,000 with Ortiz Construction for the fountain maintenance.

On MOTION by Mr. Torres seconded by Mr. Harris with all in favor, a not to exceed amount of \$10,000 with Ortiz Construction for lake fountain maintenance was approved.

Mr. Harris indicated that the fountain on Lake #4 is running all the time and at Lake #5 there is an electrical panel that is no longer being used and can it be removed.

Mr. Hernandez stated that they would look into both issues.

Mr. Walker made a comment to BrightView about trimming the bushes in front of the electrical panels for the lake fountains to try not to trim them too low, so they are not exposed.

Mr. DeLaVega addressed the Board in regard to how they go about clearing the drains if they are blocked with debris causing areas to flood. He indicated that most of the debris is coming from the trees.

Mr. Hernandez stated that there needs to be a more proactive approach to resolve the issue.

Mr. DeLaVega indicated that per their contract the porter is to every day pick up trash, debris and look for issues and asked what the District would like their porter to do differently during their rounds.

There was further discussion about drainage issues in the communities.

Mr. Walker made a comment that GMS and BrightView collectively are doing an incredible job and thanked them for the work they do.

Mr. Harris seconded Mr. Walker's comments and asked if the piles of branches in the easement behind Martinique in the canal were picked up.

Mr. Quesada indicated that everything was clean after the clean-up by BrightView. Since then, he believed South Florida Water Management, or the City of Homestead was working along the canal bank.

E. CDD Manager – Consideration of Performance Measures and Standards as Required by Florida Statutes

Mr. Hernandez presented and reviewed the Performance Measures and Standards document as required by the Florida Statutes and asked for a motion from the Board to accept the form.

Mr. Harris stated that after reading through the documents that he believed that the District was already implementing those standards.

On MOTION by Mr. Harris seconded by Mr. Torres with all in favor, the Performance Measures and Standards as Required by Florida Statutes was approved.

Mr. Hernandez stated that the walking paths around the roundabout and by the outdoor gym equipment have been painted with white stripes for pedestrian walking. After a discussion, the Board approved having white stripes added to the four previously painted pedestrian pads in the amount of \$2,000.

On MOTION by Mr. Walker seconded by Mr. Torres with all in favor, a proposal in the amount of \$2,000 to add stripes to four pedestrian pads previously painted was approve.

SIXTH ORDER OF BUSINESS Financial Reports

- A. Acceptance of Check Register**
- B. Acceptance of Unaudited Financials**

Mr. Hernandez presented the check register and the unaudited financials and asked for any questions or comments.

On MOTION by Officer Beaver seconded by Mr. Harris with all in favor, the Check Register and Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests

Mr. Hernandez asked for any Supervisor requests.

Mr. Harris asked if there was any update on the police details.

Officer Beaver indicated he was waiting for the City to sign the agreement between the City and the CDD.

Mr. Harris mentioned that there were a few streetlights out in the community.

Mr. Hernandez stated that Ben had already reported that.

Mr. Harris asked about BrightView doing some lifting of the trees before the end of the month.

Mr. Hernandez stated that he would get Mr. Harris the status of the lifting.

Mr. Torres asked about the hole on Mediterranean and 147th with AT&T.

Mr. Hernandez mentioned that Ben would be taking care of that.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Hernandez asked for any further District business, hearing none, asked for a motion to adjourn.

On MOTION by Mr. Harris seconded by Officer Beaver with all in favor, the meeting was adjourned.



Assistant Secretary/Secretary



Raymond J. Harris (Oct 9, 2024 08:43 EDT)
Chairman/Vice Chairman









10-04-24docstosign-EastHomestead

Final Audit Report

2024-10-09

Created:	2024-10-08
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAd30EhsTRZTYX_qBJVDG0WwKpmJkTzwgi

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