

**MINUTES OF MEETING
SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South-Dade Venture Community Development District was held on Tuesday, January 23, 2024, at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Jessica Cabrera	Chairman (by phone)
Mike Cruz	Vice Chairman
Curtis Cooper	Supervisor
Victor Valladares	Supervisor (by phone)
Desiree Rivera	Supervisor

Also present was:

Scott Cochran	District Counsel
Paul Winkeljohn	District Manager
Ben Quesada	Governmental Management Services
Mayra Padilla	Governmental Management Services
Damian DeLaVega	BrightView
Zualett Brill	Resident
Several Residents	

(PLEASE NOTE: Due to audio recording difficulties, these minutes were transcribed to the best of our ability.)

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Cruz called the meeting to order, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
November 28, 2023 Meeting**

Mr. Cruz: With that, we need approval of the minutes of the November 28, 2023 meeting.

January 23, 2024

South-Dade Venture CDD

On MOTION by Mr. Cooper seconded by Ms. Rivera with all in favor, the Minutes of the November 28, 2023 Meeting were approved.

THIRD ORDER OF BUSINESS

Staff Reports

Mr. Cruz: Moving on to staff reports, attorney.

A. Attorney

Mr. Cochran: Yes, good afternoon, everybody. We've been following up with the Homestead city attorney regarding the issue, and I did have a phone conversation with the city councilman, and I met him yesterday, and so the current state of things according to him was that, and since the last meeting they had asked for traffic studies that we did back at the original time when we put in a soft gate system because that was one of the requirements they had asked us before with the traffic study, so we're trying to see if the ones that we had already done would suffice, or if they would need new ones, so we sent them those, and they said no, we need new ones. So, according to the city we basically do have to go through the process from their development director's office which is completing these applications, doing a traffic study, and doing various other things that will be a bit time-consuming, and that's it. In addition, he advised me yesterday, that apparently because of the Charter School, in addition to getting the city involved, we will need to have somebody at the county sign off on what we're trying to do as well. So, I'm not exactly sure which person in the county that is, the city attorney didn't have that specific information but, the city attorney offered to basically set up a call where we can have the city development services director and the whoever at the county needs to be a part of this with District staff to kind of figure out how we can go forward on this. He mentioned something about the fact that the, I guess the initial discussion between the city development office and the county personnel, they were looking at things that the gate that's off Campbell Drive doesn't have a turnaround that is in front of the gate, or beyond the gates if somebody turns in I guess incorrectly and needs to get back out, they'd have to go through the gate. (inaudible comment) So, there's lots of options that none of them would result in a logjam if somebody came in and wanted to go back out, so I don't think that should be an issue but, he did mention that. So, that's where we're at on that, so basically as long as the Board is still in favor of progressing with this, we're just looking for direction from the Board to go ahead and

January 23, 2024

South-Dade Venture CDD

set up that call with management, myself, and the city development director, someone at the county, and whoever else the city attorney thinks should be on that call. They did mention that the reason why this is difficult, both at the city level and the county level, is because of the school. If the school wasn't here, there would just be the normal process, so if it weren't for the school, it probably wouldn't be as difficult as it is but, because of the school there's a lot of politics involved and that's why they're wanting us to essentially go through everything. So, it's not the news we were hoping for, we were hoping there would be a more streamlined process to do it but, that's what it is. So, what do you all have to say?

Mr. Cruz: What do you think, keep going?

Mr. Cooper: I mean, I think we're at a crossroads here that, I mean we want to look for savings for obviously reducing the guard staff and being able to proceed with this if we don't continue, we won't know if this is a potential for us to be able to do that and having a successful system. I think it would also give us an opportunity to explore maybe getting the school on board and putting some pressure on them to do something with the traffic that they're causing negatively impacting our community. So, if there are certain requirements that we have to make by us to be able to have this option, then it would be equally nice for them to have some requirements for them to reduce this congestion that we have because it hasn't gotten better because the other day trying to make a left turn here into Waterstone, there were cars backed up all the way to Malibu Bay and so whatever they're doing obviously it's not a fix, but it's really causing an inconvenience to all the residents that we represent.

Mr. Winkeljohn: To give my reaction to this, I just had this conversation just as Scott did, in the last 24 hours and there were some pros and cons out there. You could do a traffic study, capture some things that they may not even know about, and hypothetically, you could feasibly do the traffic study and provoke much bigger problems for the city, the county, and the school, and we could show what we've done, what it was before, what it would have been like if we had done nothing, and now what it's like, which is a vast improvement. Nobody would argue with that given a little bit of education in the process. First of all the school was not developed, it was just a piece of land that they put a Charter School in and then the county realized it was a school, and that's another part of the history, but I'm happy to put that out in front of them and the school, the city, and the county are going to be the ones that may need to write a check and pay for these corrections if there are corrections because the gates, we're actually, and you know this, are advocating less interruptions at

January 23, 2024

South-Dade Venture CDD

the gate, not more, and that would be how the system would be presented, that's what we're advocating. (inaudible comment) So, we lay that out for you, I don't think there's a blowback to us because we've done everything to help the situation, they've done next to nothing. (inaudible comment) I think the biggest risks are to the city, the county, and the school because if they found out they warrant a traffic problem that is unmanageable then that would become a public record, so I can try that offline with the city and see if they're sure they want us to develop a traffic study, or we could do the traffic study with Juan Calderon, he's still in business, he's a colleague of mine, we do a lot of projects together, he'll give you an excellent price I assure you, a couple of thousand dollars tops. (inaudible comment)

Mr. Quesada: I think just overall if we're looking at dollars here, the investment is going to pay for itself with the savings that you're going to incur once we get everything agreeable to the city and the county.

Mr. Winkeljohn: What do you think?

Ms. Cabrera: I agree, we need to move forward with it.

Mr. Winkeljohn: So, if you want to authorize a traffic study that's fine, I can go get a price from Juan, I can do the homework and find out what they want in the traffic study because they'll just reject ours if they don't tell us what they want in advance because it would be a waste. So, I don't think we'll have that ready by the next meeting, or it will probably be ready by the next meeting, so we don't have to act today but if you want to direct me to do that, I will do that.

Mr. Cooper: Yes, I'd like to see that.

Mr. Winkeljohn: Ok.

Mr. Cooper: Do you need a motion for that?

Mr. Winkeljohn: No, just direction is fine.

Mr. Cochran: Other than that, I don't have anything else, other than, over the weekend our office sent out for the next meeting what we discussed last year was the ethics training requirements that are in place for this calendar year for you all, the Supervisors, and we have identified some options that allow you to fulfill the training requirement. Some of them are at no cost, some of them have a cost that you can pick, some of them cover all 4 hours, and some of them are two sessions for the 4 hours, so we've sent a memo out and it will probably be in your hands by the next meeting, so that would give you some options for completing that training. You don't have to fulfill that requirement until the end of this year,

January 23, 2024

South-Dade Venture CDD

until December 31, 2024, but just to let you know that's on the way. Other than that, that's all I have right now unless anyone has any questions.

Mr. Cruz: No.

B. Engineer

Mr. Cruz: Moving on to the engineer.

Mr. Quesada: I mean we covered the engineering topic with the attorney report, and we'll have some more information from the engineer at the next meeting as far as the traffic study and whatnot, so we can jump down into field manager if you'd like.

Mr. Cruz: Yes, let's go.

C. Field/Club Manager – Field Report

Mr. Quesada: Mayra, you want to give your report.

Ms. Padilla: Yes, so for the field report, BrightView maintained our landscaping, we did have one of the contractors, Allstar, they damaged some of our sod by Waterstone Grand, and we did talk to them by email and they replaced it for us. (inaudible comment) We also looked into options, I know we discussed this last meeting, we discussed options for the signs, or we talked about the signs around the community and how they look.

Mr. Quesada: Just so you know we had a price from a painting contractor already, it was in the low \$40,000s and I'm sure the price of paint has gone up since then. We went ahead at the Board's direction and reached out to another GC who spoke to 6 different contractors, he's just waiting on proposals, and he told us as of now he hasn't received any pricing on that. So, this is another GC that we have used for small jobs but not the GC that we typically use so, at the request of Curtis, we spoke to another GC and he spoke to 6 people and we still haven't gotten pricing on those signs yet. Go ahead Marya, sorry for interrupting.

Ms. Padilla: So, we did notice that a lot of lights were out and have sent an email to FPL, and I did one probably 2 weeks ago and a lot of them have been addressed but, we keep reporting them. This time there were so many lights out, so we're still working on that. In the guardhouses, we repaired some things, there was a flag that was damaged, so we replaced that, the door was damaged, we also had some electrical outlets that Ortiz Construction fixed.

January 23, 2024

South-Dade Venture CDD

Mr. Quesada: So, there were some plumbing issues at guardhouse #3, and it's a long story but, we had to get the plans because it was the lift station, or the city was saying it was the lift station that did it, and there was some confusion with the city as far as where the plumbing for guardhouse #3 goes, so we shared the plans with them and we were able to resolve it. The problem was in the line between the guardhouse and the lift station, and it was resolved, so it took a little bit of back and forth but, we were able to get that fixed.

Ms. Padilla: We were also looking into options for the playground. As you guys can see in the picture there on page 7 of the field report, we are between doing mulch or turf, we did provide you guys two proposals that are attached, and I don't know if you guys want to take a look at it, one of them is from BrightView, and the other one is from First Property Solutions.

Mr. Quesada: So, the problem we're having there is we're having a lot of erosion issues with under the earth is shifting where it is shifting in the playground area, so every time we go, and you spend about \$1,000 a year on average adding playground safe mulch in there, but it just washes away within a few months. So, the problem is the foundation is causing the issues so you're starting to see some roots exposed. We did talk to BrightView about, I believe they're from the cocoplums just based on the location, but cutting some of those roots out before we do any work there but, we wanted to look and thought this would be the appropriate time. What BrightView is proposing if we go the mulch route, adding a significant amount of mulch and dirt down there, it's going to be about \$5,000 and change. So, compare that versus putting something like artificial turf which has a little bit more longevity as far as having to go back and revisit that year to year.

Ms. Padilla: So, for the turf, it's \$10,380 that's from BrightView.

Ms. Cabrera: What about an option for outdoor mats?

Ms. Padilla: It was \$14,00 for the other one, so outdoor mats?

Ms. Cabrera: Yes, and you see them in playgrounds, a lot of our city parks have it, where they have like rubber mats.

Mr. Quesada: So, yes, I'm going to tell you, and that is an option, we could look into it if that's what you guys all want but, I can tell you because Oasis, their clubhouse, had a lot of issues where they had to several times go over those because again, a lot of things are not built for South Florida humidity and weather, and again, we'll look into it so it is an option but, I'm telling you on the maintenance side it's high maintenance. It's going to have

January 23, 2024

South-Dade Venture CDD

to be revisited on a per-inspection basis to have some work done on it because the glue they use when it's improperly done pops up from time to time, and so you do get some tripping hazards and whatnot involved in that. Again, we're happy to look into it, we just felt like artificial turf would be the lowest maintenance option as far as switching the look of the playground and the ground but, again I could come back if you guys want rubber mats options, if that's what you guys want to do.

Ms. Cabrera: It would be like, and I'm looking at it now, they are tiles but like rubber square tiles.

Mr. Quesada: I know exactly what you're talking about, yes, I'm very familiar with it, and I'm also familiar with some of the issues they have getting it up to standard, so it is a little bit more work involved as far as labor but, it's an option, so whatever you guys want to explore.

Mr. Cooper: Do we have a lot of use for the playground? I mean in comparison with the cost, I mean is it something where it would make more sense to repurpose that area maybe say for a pickleball court or something along those lines that may get a little bit more use on a regular basis?

Mr. Quesada: Well, it does get used pretty frequently, I see just here and there, but during the summer it's used by at least 3 different families coming through there on average per day.

Ms. Rivera: I can see people using it all the time too but, is it a lot, I'm not sure but, I do see it especially when people come to the clubhouse, and they have kids and the day their husbands are here they take the kids to go play while they resolve other issues.

Mr. Quesada: Yes, so I would say ages 2 to 5 or 2 to 6, somewhere in that range is what you typically see as far as age level there but, again it's just something that we're just trying to find something because the walking surface there is not doing well, so we have to do something sooner than later as far as getting that at least in a manageable condition until we figure out whatever long term plans you guys want to discuss.

Mr. Cruz: Ok.

Mr. Quesada: And we can come back to you guys next meeting with some rubber mat proposals if that's what you guys want to look into, is that something you want to explore?

Mr. Cruz: I mean to me, it sounds good, I don't know about the rest.

January 23, 2024

South-Dade Venture CDD

Ms. Rivera: What's the life of the artificial?

Mr. Winkeljohn: They usually have a warranty of 10 years.

Ms. Rivera: Ok.

Mr. Quesada: Right, it's about 10 years with the turf.

Ms. Cabrera: Ok, so me, turf would be 100% the way to go but, it's obviously much more expensive.

Mr. Quesada: Well, the way I look at it is, the way you guys were spending money on mulch, you're looking at 2 years for it to pay for itself.

Ms. Cabrera: Do we have pricing on the rubber mulch at all?

Mr. Quesada: So, she's asking about rubber mulch, playground safe mulch, rubber mulch, and turf on the pricing scale.

Mr. DeLaVega: I couldn't tell you that off the top of my head but, I know it would be a lot, the first time to apply it, and then you might lose some, and in a year to two you might need to refresh it a little bit more. (inaudible comment)

Ms. Cabrera: I'm sorry, there's a lot of background noise, and I don't know what he's saying.

Mr. DeLaVega: A lot of it washes off, and you do have to replenish every so often. (inaudible comment)

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

Mr. Quesada: One thing I did ask because I did my homework on this was, which is with the artificial turf, the preparation that goes into the ground pipe, but our issue that we're having right now is just that, they have to fix that.

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

Mr. Cooper: I mean if the Board doesn't want to reconsider moving to some other different venue there, I mean then to do it right would be to do the turf, I mean we've been mulching it, or we've been having mulch issues so does that fix the erosion, like are we still going to have erosion there?

Mr. Quesada: So, again, my focus in discussing things with BrightView since they're the experts as far as the earth part of this goes was just that, how do we prevent further

January 23, 2024

South-Dade Venture CDD

erosion. So, they spoke to, or they're using a subcontractor who they work with on these types of installations and they were given assurances that the preparation that goes into it, the amount of sand that they use, some type of other material underneath it that helps prevent that erosion, and what happens is, let's say it does rain, some of it will sit on the surface but, it would slowly drain.

Mr. Winkeljohn: They put a border around it which keeps any of that section from disappearing so you don't have washouts, and that's why they guarantee it for 10 years.

Mr. Cruz: Yes, I've seen them before, I think they're great.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: Exactly, we did make sure they would have it up to code.

Mr. Cruz: And how much were they charging for this one, \$10,380?

Mr. Quesada: Yes.

Mr. Cruz: That's not bad, in today's market, that's not bad for that area. Is that something that we need to vote on right now?

Mr. Quesada: No.

Mr. Winkeljohn: You probably don't have to do it right now.

Mr. Cruz: I'm ok with it but, does anybody else have anything, Jessica?

Ms. Cabrera: On regarding the turf, \$10,000?

Mr. Cruz: Yes.

Ms. Cabrera: I would like to see that happen, especially since that specific area doesn't get a lot of attention maintenance-wise, other than the occasional broken piece or whatnot. I just want to make sure that if we go ahead and spend that money there, that we don't have anything that would be more of a priority first than the turf in that area. So, yes, I agree, the turf in the long term would last longer and be more cost-effective but, I just want to make sure that we don't have any other priorities that supersede that area right now.

Mr. Quesada: Not currently.

Ms. Cabrera: Ok.

Mr. Cooper: So, the pool, nothing along those lines?

Mr. Quesada: As of right now, you do not have any leaks, we repaired the last leak and again, just for now I just want you guys to know, within your budget, we're going to be discussing the pool I believe, they're asking for an increase as far as pool service goes but, I looked at your budget and it would still fall within your budget, you guys would still have an

January 23, 2024

South-Dade Venture CDD

additional \$5,000 a year to be able to use towards any type of miscellaneous repairs on the pool.

Mr. Winkeljohn: The only other thing that's still pending is if you wanted to put in some sort of shade because you have those columns and I think you could do that for a nominal amount and just have a nice canvas cover type, very inexpensive, and replace it every couple of years and just do that with it.

Mr. Cooper: And Damian, just a real quick question in regards to your turf, this one says high traffic turf, it's very easy to put that high-traffic turf on there, are there different types?

Mr. DeLaVega: There are different types and they're different prices, so I'm not sure of the price of the turf that's provided there but, we could provide samples of them, so I could bring the samples,, yes there are different other ones. (inaudible comment)

Mr. Quesada: I have an idea of what type works since I've worked with this material before but, I'll talk with Damian, and I'll bring you guys some samples. So, Paul and I have both experimented with turf and I have an idea of what you guys like, and I can bring you some samples just to make sure.

Mr. Cooper: Yes, because we need to make sure whatever we install is like the material, not the rubber because rubber is hotter than the other types that are out there, so I just want to make sure we're not going to put something on there and then it's going to be too hot for families and then we're going to have to talk about putting some type of canopy or whatever.

Mr. Quesada: Your playground is 80% shaded anyway, so I think we'll be alright, you have those little trees there.

Ms. Cabrera: And is the playground pet friendly?

Mr. Quesada: No, I wouldn't say it's pet friendly turf because it has to do with, if you think about it, a dog has to do certain things on those turfs, so if somebody spills their juice or a drink, again, rainfall is what I always think about, it has built-in micro drainage pulls, and it's better for the pipe.

Ms. Cabrera: Ok, and does the turf come with some kind of a warranty if it was to get damaged in order to repair it?

Mr. Quesada: So, on the material, it's 10 years.

Ms. Cabrera: 10 years, ok.

January 23, 2024

South-Dade Venture CDD

Mr. Winkeljohn: So, we'll bring in some samples.

Mr. Cruz: Ok.

Mr. Quesada: Do you guys want to approve a not to exceed number, and then we can work within that budget, we could just bring the sample back, is that ok?

Mr. Cooper: Well, I just want to make sure because there's two proposals, that one of them is priced accordingly and we're not mixing apples with oranges, or lemons or anything like that, so it would be nice to see the different options that you have.

Mr. Quesada: Damian, are you comfortable as far as the number you guys put out in front of us that we could just look at different sample options and work within that budget?

Mr. DeLaVega: Yes.

Mr. Cruz: Ok.

Mr. Cooper: So, I'd like to make a motion not to exceed \$10,380 based on the scope of work in the contract.

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, authorizing a not to exceed amount of \$10,380 pending samples of different options to install turf for the Waterstone Bay Clubhouse playground surface was approved.

Mr. Quesada: Anything else that might cover landscaping while we're on the subject since we have Damian here, and he's going to come back to us at the next meeting and we were talking about the roundabouts, I know it's something we kind of tabled before in the past. So, he'll come up with some options for now, and just keep in mind we have a budget every year for plant replacement so I'm trying to work within that number but, I do incorporate like filling in certain areas, making sure that there's one or two things in those three roundabouts, and I'm talking about the Boulevard as well. The Boulevard is in good shape but there will be some filling in that's required with some of the hedges.

Mr. Cruz: It needs some color.

Mr. Quesada: Yes, I know, so we're going to come back at the next meeting with some options but, it is taking your feedback, and Curtis, about filling in hedges and whatnot with those proposals.

Mr. Cruz: Ok.

January 23, 2024

South-Dade Venture CDD

Mr. Quesada: So, we'll discuss kind of like our idea for this coming fiscal year, any type of enhancement work for those areas.

Mr. Cruz: Ok.

Ms. Rivera: I have a question, how come the sign, the happy holiday sign stayed on so much longer than the train?

Mr. Quesada: You're talking about the train?

Ms. Rivera: Yes.

Mr. Quesada: So, I spoke to them yesterday.

Ms. Padilla: They were here today.

Mr. Quesada: Oh, they were here today, ok.

Ms. Rivera: No, but they didn't take it out though.

Mr. Quesada: Ok, so just let me tell you about the Christmas light company, they have three different teams, they have interior, which is inside the clubhouse, they came first, then you have décor which came next, remove all the décor, minus the train, they missed the train, and then you have lighting which I spoke to them yesterday. They are ensuring that everything is unplugged and they're already starting the removal of the lights and by next week they should be finished with everything.

Ms. Rivera: Ok.

Mr. Cooper: Actually, I do have something, so I know when we made a proposal and the Board approved it, I think we're going on year 3 for what was installed at the medians over by guardhouse #1, it's been like 3 years-ish, and so I'm just trying to understand why certain areas are filling in which there's only a few of them and the rest of them look like shrubs that are singularly planted, which is what we ended up having an issue prior with that same type of ground covering where there wasn't a hedge, it was just a planting here and a planting there going across. So, I'm trying to see what needs to happen so that we can get that look that we had on the nice renderings achieved for 2024.

Mr. DeLaVega: So, as you can see in some areas it's done and move on, but in other areas, it hasn't, just behind the clubhouse with the hurricane problems we're having an issue there, none of them are surviving that well. Yesterday I told Vince to pull soil samples from there, and that's just one area but, I want to get a few soil samples of those areas to see what really is in there, and then from there, we can amend the soil.

Mr. Cooper: Ok.

January 23, 2024

South-Dade Venture CDD

Mr. DeLaVega: So, the main area that sticks out, we've been working on that and nothing has been really making it pop so, I think we need to now start a new method.

Mr. Quesada: So, when we're talking about the roundabouts at the next meeting maybe we can go over that.

Mr. DeLaVega: Yes, I can do that.

Mr. Quesada: So, we'll cover all of that.

Mr. DeLaVega: Yes.

Mr. Quesada: Ok, thank you. So, this is kind of last minute but, they did mention it last month to be fair, we got the actual proposal there as far as the pool contract. I've compared numbers so that at least to some of your comparable Districts that don't have splash pads and whatnot as far as pricing goes, they haven't asked us for this type of increase since they came in here in 2015. I think they've been below \$1,000 since 2015, so I looked at our budget, and based on their proposed numbers, you guys still have \$5,000 worth of savings under that line item with the proposed increase. The main reason they're telling us for the increase is the cost of chlorine has skyrocketed, and obviously the growing minimum wage too for their technicians, those types of things.

Ms. Cabrera: Can you tell me what the increase is?

Mr. Quesada: Yes, so you guys were paying \$985, and the proposed number is \$1,300 a month, so that's about a little over \$300 a month times 12, so it's just shy of a \$4,000 increase annually, and again, you're already budgeted for it, you would still have an additional \$5,000 under that line item.

Mr. Cooper: What is the timeframe when they come and clean that somebody can't be in the pool? Is there a timeframe when people can be swimming?

Mr. Quesada: Very rarely do they ever do that, the only time that we try to time it intelligently like on a Monday, let's say, when a lot of people are at school or at work, where they may do a treatment or something like that. Typically, this happens more when we're having a major leak type of issue, you start to get a little black stain, so what they'll do is they'll come with a little bit of concentrated chlorine and depending on, and I've never seen them close the pool recently for that, but when they do have to do it with a wire brush or whatnot, they'll time it on a Monday when things are slow.

Mr. Cooper: Ok, because it would be nice maybe to see if we can have them come on different days versus the Monday, Wednesday, and Friday, to make it Tuesday,

January 23, 2024

South-Dade Venture CDD

Thursday, and Saturday, and then this way you have the heaviest usage on that weekend, and from Friday when it's clean, you have people using the pool in the summer, Friday, Saturday and Sunday, and the pool looks horrible and then Monday they do the cleaning for not a lot of people. So, it seems like it would be better to have that Saturday cleaning versus the Monday.

Mr. Quesada: If you guys are comfortable, again, we would have Scott draft an amendment to the agreement, but I will speak to them because all you're paying for is the number of services, I think we can change the schedule, I don't think that would be a problem.

Mr. Cooper: Ok.

Ms. Cabrera: So, we just need to vote on the increase.

Mr. Quesada: Right, so you guys approve the number, and the number of services and staff will work on the scheduling.

Mr. Cruz: Ok.

Mr. Cooper: Ok, I make a motion to approve.

On MOTION by Mr. Cooper seconded by Mr. Cruz with all in favor, accepting the proposal from Florida Bright and Blue Pools for the increase to \$1,300 per month for pool services and authorizing staff to prepare an amendment to the contract was approved.

Mr. Winkeljohn: Mayra, do you have anything else on your report?

Ms. Padilla: No, that's it.

Mr. Winkeljohn: Ok, so under club manager's report I just want to bring the Board up to date with staffing, we were hoping to start some interviews and have some people hired by now but, we've learned a little bit about the job market and as you might know, so staff handed me today a report on what it's going to cost to do that and I'll circulate that with you and we'll get direction from you at the next meeting.

Mr. Cruz: Ok.

Mr. Winkeljohn: We're fine as we are right now, but there's some decision making that needs to happen.

Mr. Cruz: Ok.

Mr. Winkeljohn: So, we'll send that around later. That's all I have.

January 23, 2024

South-Dade Venture CDD

Mr. Quesada: Ok, and this is something else, so in the past, this isn't recently but, the Board gave direction to management to explore looking into other options as far as holiday lighting. Overall, again, everybody is entitled to their opinion, I know installation-wise everything happened on time this year, and getting the maintenance going took a little bit of time but, just so you guys know, not making excuses I'm just giving an explanation, they were using a subcontractor to handle the maintenance and in the middle of installation, the subcontractor walked away from that agreement. So, they were scrambling on the maintenance side to put a team together to come out here and perform the maintenance. We did start to receive reports and we started to share it with the Board, they were giving it to us at least twice a week moving forward but, there was just a little bit of hiccup there as far as them mobilizing and getting people out here to do that. That being said, the Board not giving any direction earlier on an agreement with Christmas Designers of Florida, they reached out to us again which was Miami Christmas Lights, there was somebody we spoke to previously, and they were actually contacting the HOA, so I agreed to sit in on that phone call, and just listen, and provide some insight to this contractor as far as what the Board's expectations are but, I didn't want to pursue anything further because there was no direction given by the Board, so it was just a preliminary discussion with Miami Christmas Lights and again, they are another big company. They specialize in doing a lot of commercial work, even with governmental entities but, more with, I'll give you an example, like Lincoln Road type setups, Gulfstream, Hard Rock Casino, they have an impressive list of clients. When we asked about HOA garden-style which is more unique to what we do, I think they gave us one community they recently started, and I haven't had a chance to look at it, but it happens to be a First Service property. (inaudible comment) I know they had a limited budget, but it was just to kind of do a little bit more exploratory research on any potential changes. Again, I haven't had a chance to dive into the agreement Curtis, but I did share with you as well just so we could just see the terms, I believe we have one year left, is that correct?

Mr. Cooper: I didn't see it.

Mr. Quesada: Ok, so I'll look at it and get back to you guys at the next meeting but, just keep in mind if you guys are going to entertain other options we need to notify, and we can terminate any agreement with a 30-day notice, so that part is not going to be an issue. (inaudible comment) Again, management would need direction sooner rather than later because it takes about 90 to 120 days for anybody to fabricate custom décor and that gets

January 23, 2024

South-Dade Venture CDD

tricky, so they told us they'll get back to us by mid-February with some type of rendering, and I'll be happy to share with you guys to see what that looks like and then I guess we can go from there based on that.

Mr. Cruz: Ok.

Mr. Cooper: I would like to make a motion to give notice to CDI, which is now a different entity that purchased them, the lights were better this year but, they weren't put up in areas like there were many dim areas in the community, and a lot of lights were out for periods of time still. So, I think the entity has even gotten worse, so I'd like to go ahead and see if we can give them the 30-day notice, this way they know, and then this way we can explore other lighting contracts, and we can pick the best one for the community.

Ms. Cabrera: I don't necessarily agree with that.

Mr. Winkeljohn: Well, we have to look at where we are in the contract because we may want to pause just a little bit before we terminate them because we may have a loss of what we already paid for, so I want to make sure we don't do that.

Mr. Cooper: Would we be able to recuperate that?

Mr. Winkeljohn: I don't know, I have to look at the contract if they prorate it or if they pay, I doubt they do but, we need to look at it. I know originally that would have been a no, no but things have changed with the new company.

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

Ms. Cabrera: I know we had a lot of issues at the main gate as well but, as far as that goes, we need clarity first before we put anybody on notice.

Mr. Winkeljohn: And that would give us a chance to push back a little bit on, they had a contract problem internally, not us.

Mr. Cooper: I just don't want to make it so that we continue giving them more money if we could prevent that.

Mr. Winkeljohn: Right.

D. Manager – Discussion of Filing Form 1 Electronically in 2024 via Electronic Financial Disclosure Management System (<https://disclosure.floridaethics.gov>)

Mr. Quesada: Ok, so under manager we have discussion of filing Form 1 electronically in 2024 via the electronic financial disclosure management system. So, the

January 23, 2024

South-Dade Venture CDD

Form 1 that you guys fill out annually disclosing your financial information, it used to be a hard copy that we provided, there's been some changes on that level. The Florida Commission on Ethics is handling that now so the good news is it's all falling under one umbrella, and correct me if I'm wrong Scott, but that's also where the ethics education as far as Board member training that we're going to provide you guys at the next meeting, and the same thing with the Form 1 it's going to be on their website. So, I think it's a personal obligation but, if you need any assistance from management, we'll be happy to show you but, it's just going to be done electronically now, so we just wanted to disclose that to you all.

Mr. Cruz: Ok.

Mr. Winkeljohn: So, this is their schedule agreement, we need our agreement, our proposal, so we'll have to look at it, I don't have it right now on me and see if there's anything but, I think no matter what we ought to pause with Curtis' motion until we get all the facts and have a chance to bring them to the table, also so we have a good decision package on that. Does that sound good?

Mr. Cruz: Yes, sounds good.

Mr. Winkeljohn: Because I think we have an opportunity with them to say, hey this is what we experienced with the vendor, what can you do for us, and get their best offer and you do that before you fire them not after, because they could just say, we'll take your supplies and your decorations and go, good luck to you. So, let's get our facts together and let's hear what they have to say, and then at the next meeting we can make all the decisions and make a firm direction, does that make sense?

Mr. Cruz: Yes, that makes sense.

Ms. Cabrera: I agree.

FOURTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Cruz: Moving on to item No. 4, financial reports.

Mr. Winkeljohn: Yes, we have financial reports, nothing significant to report. If anybody has any questions I can take them, or a motion to approve.

Mr. Cruz: No questions.

Mr. Winkeljohn: Is there a motion?

January 23, 2024

South-Dade Venture CDD

On MOTION by Mr. Cruz seconded by Ms. Rivera with all in favor, the Check Run Summary and the Unaudited Financials were approved.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Cruz: So, we're at Supervisor's requests and audience comments.

Mr. Cooper: I guess this would be a question for Mayra, what are we doing here with the flooring because it seems like the flooring has gotten worse with the scratches, and we just put this nice new flooring in here. I know there was an option to do some cleaning, I think maybe it happened but, there's a lot.

Ms. Padillia: Yes, I guess we have to look into other options, I mean they did clean it and they did seal it, so I guess we'll have to look into other options.

Mr. Cooper: Ok.

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

Mr. Quesada: Just so you know it was recently disclosed to us that the HOA is going to be exploring furniture, this furniture doesn't belong to the CDD, this furniture that we're using belongs to the master association, and we were told the master association would be exploring new furniture options, including chairs, so it's something we're going to try to work with them on as far as the legs go because what you can find online and what you can find in the stores, we've tried it. The quality of these particular chairs is like a 1" diameter and they're very tricky to find, and everything they sell for scuffing to slide furniture is for sofas, tables, a little bit small in diameter as far as those types of clear options we look at all of them.

Ms. Padilla: So today I had a conversation with Kylie and we did talk about this, about the chairs and she did send me other options for replacing it.

Mr. Cruz: A better chair?

Ms. Padilla: Yes.

Mr. Quesada: Exactly.

Ms. Padilla: Because we haven't bought any new chairs in, and I've been here almost 7 years now.

January 23, 2024

South-Dade Venture CDD

Mr. Cooper: Is there a way to reach out to Roca and have them see, if this is warrantied? I know that fixes things moving forward but, the damage is already done, so what are we going to do about that?

Mr. Quesada: So, again, just so you guys know, it was a water-based sealer that was used on here, it comes off easily, they can come out here and do a muriatic acid treatment, and again, we would have to temporary close the space while they're working and then obviously do our research first. There's different ways you can go about it, and again, it is what it is, the week that we were going to have this floor sealed somebody brought a steamer here and started steaming and removing stains in certain areas prior to the contractor coming here and applying the muriatic acid and then doing the seal treatment. That was what Roca recommended, use the muriatic acid, and put a water base sealer which is something you can reapply or revisit on a regular basis but, I do feel like there was a little bit too much movement and activity going on out here while that process was playing out and so I think that lead to not having optimal results on that process but, we'll do go ahead and do more research on it. I do know now that the holidays have passed, all the heavy traffic is gone, and all the décor is gone, we need to come back and do a deep clean.

Mr. Cruz: Ok.

Ms. Cabrera: Is it just that it's dirty, or is the floor damaged?

Mr. Curtis: I mean the tiles are scratched so that would be damage to me.

Ms. Rivera: Like there it looks like more scratched but, it could be the sealer.

Mr. Quesada: Again, we'll talk to them, there is a representative who sells the material and gives those recommendations, so we will reach back out to that person just to ensure that we're doing the correct application.

Mr. Cruz: Ok.

Mr. Winkeljohn: I got a quick look at the contract, and there's good and bad news. The good news is that it ended, the lease program ended December 31st of this year, so we're at a brand-new slate, so we can start getting pricing from all vendors, and make a decision but, we can also ask them to give us a new proposal that should reflect what we experience last year, the same kind of thing.

Mr. Cooper: Now I guess is there a way to find out with regard to like say the tree that we paid for, that's our property, or if that would be something they'd hold on to because if we do move on to another vendor, it would be nice to maybe keep the tree and we could put it in

January 23, 2024

South-Dade Venture CDD

a different location or utilize that and have the other vendor put it up, or have a new tree for where we do the lighting ceremony and have that tree put over by the main roundabout.

Mr. Winkeljohn: I'll find out.

Mr. Cooper: And obviously the train.

Mr. Quesada: My understanding based on how things have been for the last 8 years with Christmas Designers, is anything that you lease as part of the lease program, you own it once the term is up but, he's just double-checking that portion but, I'll get back to you guys on that.

Mr. Cooper: Thank you. That's all I have.

Mr. Cruz: Anybody else, Desiree?

Ms. Rivera: I'm good.

Mr. Cooper: Does Jessica have anything?

Ms. Rivera: Jessica, do you have anything?

Mr. Cruz: Jessica?

Ms. Cabrera: No, I'm good, ready to adjourn.

Mr. Cruz: Anything from the audience?

A resident: I just wondering if anything was happening regarding the trees.

Mr. Quesada: No, it wasn't on the agenda yet, just so you know we're still looking into some options. So, we had them take a closer look at the trees, and we are exploring a master plan that was used to develop the community. Sometimes, depending on the species of ficus that's used, it may be part of that master plan so we just want to make sure that if anything is done out there to those trees that we're doing our due diligence as far as replacing it because what happens is, if you have a species of trees, and it's part of the master plan that was used when the community was developed you have to replace those trees. So, prior to the Board taking any actions we just got some information that was disclosed to us, and BrightView is working on classifying the exact species of ficus to ensure that and looking at the master plan, and then we'll come back to the Board with that information. Again, this is an additional expense that will come back, we were told by a contractor where something like that took place, and the governmental entity came back and said you need to replace these trees 3 to 1, so we don't want to be getting more cost in disclosing that information to the Board.

A resident: (inaudible comment)

January 23, 2024

South-Dade Venture CDD

Mr. Quesada: Ok, it depends where if you have a tree that's causing immediate harm or damage, and you have a good reason for it, you don't need to go the permit route, you can have it removed, you just need an arborist to take care of it for you.

Mr. Winkeljohn: (inaudible comment)

Mr. Quesada: So, by next meeting we'll have that information.

Mr. Cooper: Real quick, do you have an install date for the new annuals?

Mr. Quesada: Yes, they told us by the end of the month.

Ms. Padilla: They were going to remove them by the end of January, and the first week of February they were going to let it breathe for a couple weeks and then install probably the beginning of March or the second week of March.

SIXTH ORDER OF BUSINESS

Adjournment

Ms. Cabrera: Ok, if there's nothing else, we need a motion to adjourn the meeting.

On MOTION by Mr. Cooper seconded by Mr. Cruz, with all in favor, the Meeting was adjourned.

DocuSigned by:

Paul Winkeljohn

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Secretary / Assistant Secretary

DocuSigned by:

[Signature]

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Chairman / Vice Chairman