

**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, February 27, 2024, at 4:00 p.m. at 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

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

Also present was:

Scott Cochran	District Counsel
Paul Winkeljohn	District Manager
Ben Quesada	Governmental Management Services
Mayra Padilla	Governmental Management Services
Damian DeLaVega	BrightView
Vincent Fernandez	BrightView
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

Ms. Cabrera 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
January 23, 2024 Meeting**

Ms. Cabrera: Alright, so we need approval of the minutes for the January 23, 2024 meeting.

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On MOTION by Mr. Cruz seconded by Mr. Cooper with all in favor, the Minutes of the January 23, 2024 Meeting were approved.

THIRD ORDER OF BUSINESS

Staff Reports

Ms. Cabrera: Moving on to staff reports, Mr. Attorney.

A. Attorney

Mr. Cochran: Good afternoon, nothing too much to report. We're still waiting on dates from the city attorney for Homestead, and he's going to provide us dates for a call to be had with District management and a few people at the city including the development director, and somebody at the county who needs to be involved because of the school counsel and so we're still waiting for those dates, and I followed up with them on Friday, so hopefully we get that real soon so that we can get that call coordinated, and this relates to the gate issue of the city itself, that's where we are with that but, that's really all I have to report.

Mr. Quesada: Scott, and just as far as your item is concerned, I know we can include it in the next agenda for the memo that just came out for the ethics training.

Mr. Cochran: You're talking about the training?

Mr. Quesada: Yes.

Mr. Cochran: Yes.

Mr. Quesada: So, is it ok if I send it out in the meantime, and they can look at it individually, and then we can have it on our next agenda?

Mr. Cochran: Yes, absolutely.

Mr. Winkeljohn: And it's good to keep it out of the agenda package because that makes all the links clickable because it has some resources on there.

Mr. Quesada: So, just on that subject it's an annual item and it comes from the Commission on Ethics and it's two things you'll be doing there, you have a mandatory 4 hours that you're supposed to do. You have it in the memo and the first two links are free, and it covers the full 4 hours and then there's a couple of options there where you can do it in like 2 different portions but, again, it's a personal obligation, you have until your next Form 1 that you need to do it by, so not this Form 1 because it's like doing your taxes, it's talking about the previous year, so you would not check that box this year but,

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on next year's Form 1, so it's kind of confusing that way. Once you've done your ethics training, then you would mark it for next year's Form 1 but, everything is being done now through the website, the Florida Department of Ethics, and again we'll circulate the memo to you guys so that you're aware of it. Did I cover everything there?

Mr. Cochran: Yes, and so in the memo I'll send you there's some hyperlinks to some options for the training. There's others as well and I think the first two that are listed, there are two different ones that are 2 hours each, so if you do both of them that would satisfy the 4 hours, and I think the third option has all 4 hours there, it's broken up into two 2-hour segments, those are all free and then I think there's a couple after that have costs associated with them. So, I don't know why you would pay for them if you can get them free but, there are listed also.

Ms. Cabrera: Ok. So, are we good with that?

Mr. Quesada: Yes.

Ms. Cabrera: Just going back to the gate, is there anything that we can do to expedite that at all with the city, I mean we've been waiting for some time now.

Mr. Cochran: Yes, I think from my interaction with the city attorney, and everything else that's going on with the city, they obviously have their own priorities.

Mr. Winkeljohn: Those of you who are friends with the elected officials, that's going to be the most efficient way.

Mr. Cochran: Yes, so I would say if you have contact with your councilmembers to let them know that you'd like to see that happen soon. I don't know, because the county has to be involved so, I don't know where they are in the process because they obviously need availability from certain people at the city, and the county, so there's like a lot of schedules to coordinate. So, generally, the city attorney is pretty responsive to me, at least telling me what's going on but, lately, in the last two days I've tried to get a more specific update and I haven't heard back on that yet but, I think the political pressure is probably the fastest way to do that. I know Ben is lining up the District's engineer, and a traffic engineer to kind of get that going once we know what the details are.

Mr. Quesada: So, there's also I think, not to speculate but, obviously there's been some changes on the city level as far as who's in charge of what department, so I know recently the public works director, there's some recent changes there. I don't know about the attorney to be fair but, again, there's some changes happening city manager-wise as

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well, and so I feel like that's probably what is slowing down staff from responding to Scott because there might be more changes coming. So, that's the tricky part but, in the meantime, we're following the last update they gave us which we requested estimates for the traffic study, we just haven't received any yet, so as soon as we do we'll let you know.

Ms. Cabrera: Ok.

Mr. Cochran: And I got the sense from the last discussion with them that there were a lot of moving parts right now with the city because of the personnel changes.

Ms. Cabrera: Ok.

Mr. Quesada: But if you do reach out to your elected officials is that I would think whatever the investment the District has to make on their side to make this happen is significant and I think the savings will benefit you all in the long run, I think it's timing, the length of time that this is all going to take, and I know this because I've dealt with this recently in Doral where you have the city, the public works department, you have the county traffic division, and you have the District all trying to coordinate and get on the same page and it took a lot longer than they wanted it to as far as the traffic study. So, those types of things, any kind of pressure that we can, or any type of relationship that we can try to build off of, I think will get us quicker results.

Ms. Cabrera: Ok, thank you.

B. Engineer

Ms. Cabrera: Anything from the engineer's report?

Mr. Winkeljohn: We've covered it.

Ms. Cabrera: Ok.

C. Field/Club Manager – Field Report

Ms. Cabrera: Ok, field/club manager report?

Ms. Padilla: Yes, so for the field, we have a couple of things going on. We had dollar weeds in the District and BrightView is spraying, we are aware of that, and so we had Damian take care of that. Also, in Friendship Park there's some pavers that need to be fixed and Ortiz Construction is going to be fixing that. We have had an ongoing problem with the lights being out, and we have reported that to FPL. We had one on Homestead, we did have Ortiz Construction come out and fix that. I think I saw the playground, the turf was done, I think it looks pretty good, and we didn't put this on the

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report but, some of the furniture needed re-strapping and some of the tables were broken, so we're taking care of that too.

Mr. Quesada: So, half the lounge chairs were taken, and they'll bring back half of that and then they'll take the other half but, they're re-strapping as we speak, and like she said she sent over a picture to us, so we'll be ready for the peak spring season.

Ms. Cabrera: Ok, sounds good.

Mr. Quesada: I know we have Damian and Vince here, so there's some things in the field report, some exhibits there. Hold on, let me see which ones, give me a second. So, for some enhancement work, we're going to try and work within our budget for now just to identify some areas that can use some tweaking, one of them is, and let me start here with the first proposal. So, we talked about this before with the roundabouts, and keep in mind we're working all over, not just one area, when we're speaking with BrightView to try to, at least with our existing budget, try to spread the money around and get everybody, spread all the enhancement work throughout. So, with the traffic circle around at least 41st Terrace, they can explain any questions you guys may have, but it's just to remove these jatropa trees, those are the ones that have the little red flowers that bloom this time of year, but they're not really growing there, so I don't think it's worth keeping them.

Ms. Cabrera: What section is that? Ok, never mind, I got it.

Mr. Quesada: I know in the field report it's exhibit E.

Ms. Cabrera: Ok.

Ms. Padilla: I think it's page 15.

Mr. Quesada: It's page 15 of the field report but I don't know the actual page number in the agenda.

Ms. Cabrera: Ok, got it.

Mr. Quesada: So, it's about \$2,000 and it's above our individual threshold but, I wanted to run it by you also. We've looked at other proposals they provided us, I know I had some Japanese blueberry trees, but you guys weren't into that. There was another tree, I know it looked like a boxwood tree so, we talked about some of these other ideas, meanwhile, as all the years have gone by, I just want to make sure that we're giving the proper attention, so what I asked them to do for now is, we have, and you guys might know them as trinette, it's like a green and yellow arboricola species, it's not doing well,

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it's very leggy, we're looking at possibly filling it in, and I took a closer look at it and I realized they're not doing well. Vince recommended a different type of arboricola, it's a little more green but has a lot of yellow mixed in.

Mr. Fernandez: The ones you have there now are mainly yellow, with very little green, and the one we want to change it with is more green with a slight bit of yellow but, it does much better pretty much anywhere you put it, it doesn't get a disease. Once established, if you don't have water, it's not going to die because it's missing the water, and we can pretty much control what height you want it, and it grows nice and thick. So, we had to choose what plant material we could use there, so that when the seeds or palm fronds fall off it doesn't damage that material and then it takes forever to grow back and then you don't have the space or whatnot. So, I believe that the arboricola that we want to put in there would work best for there. Also, there you have like 3 or 4 different tiers and it's too much, maybe when it was first planted everything was smaller, and maybe it looked good then but, now I believe it's too crowded, the jatrophas aren't doing well, and you have a lot of plant material for a small space and they're pretty much fighting over it. So, that's why I highly recommend removing them, there's no need for it, you have the bismarck there and they're big and they're gorgeous, fill in the center with the red copper leaf, you get that color, still what you had at the center of the main roundabout, you can bring that in, and change that and fill in the boxwood, and you have some here that are dead.

Mr. Quesada: So, I was able to approve just so you guys know as far as the main roundabout getting the green boxwood filled in there, so that was done, that was within our discretion, this one was a little bit above but, again we discussed it with the Board before so I wanted to bring it back to you but, basically all three proposals that BrightView put in here. The next one is Guardhouse 2 for the Jamaican croton hedges that you have there in purple, that you see in the middle of that median there, they lived quite a long time, they've been here since I've been here in 2015, and after so many trims they start to get leggy and don't really fill in the same way, so now it's very leggy, and keep in mind they have to be trimmed regularly just because you have vehicles passing through there so they need to be able to see to a certain height. So, they recommend swapping out for red sister plants, we already have a little bed of those, there's like three different varieties of them, and we already have a little bed of those facing Campbell Drive right behind the

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Sylvester palm there. So, they've been doing well there, they are a little bit leggy but, on the bottom, not the top, so they fill in perfectly on the top, so the good news is you already have this established, and they will cover that up. So, it would just be a matter of ripping out the Jamaican croton in the middle, and putting in some red sister plants and the same idea that we did with guardhouse 2 to guardhouse 3, they have the same setup there with the Jamaican croton, take out the Jamaican croton, and that one was a little bit pricier because there were more linear feet to cover as far as the median but, the same concept there. So, all of these things were still within our threshold for plant replacement, it's just one of the things we wanted to bring to the Board for your blessing, or if you have any questions.

Ms. Cabrera: The hedge that we mentioned earlier, the green with the yellow, instead of the yellow with the green, do we have that anywhere here already?

Mr. Fernandez: I don't think so, I think we have solid green arboricola, and the other one we have over there, I don't believe we have it here.

Ms. Cabrera: Ok, so we would be removing the yellow hedge and replacing it with that one.

Mr. Fernandez: Yes.

Mr. Quesada: Yes, and it will still have some yellow in it, it would just have a little bit more green but, he's saying that variety would do better.

Ms. Cabrera: And that's the jatropha?

Mr. Fernandez: Yes, and I believe you have 3 or 4 in there, and just to make a note also Ben had previously approved and this is the larger one, the one in the center we just filled in the boxwood.

Mr. Quesada: That's an item also over by Stonebrook, at Kim's Corner, there was, overall remember we provided annuals there, so there's an additional expense and maintenance that the District is already incurring at that monument. So, what they did is they ripped out the bromeliads that were struggling there, and they were getting to the end of their lifecycle and put in some black magic ti plants, they're sisters to the red sister, and they look great.

Mr. Fernandez: And I think you want to keep the red but, it would still be too much, so we said, oh let's try this and I think they look gorgeous.

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Mr. Quesada: Yes, we did a drive-through yesterday and they look really nice, so they're like purple and green and it has a nice color and they can keep them nice and short.

Mr. Fernandez: And the good thing with that ti plant you can do your tiered look at the same time, usually when you do a tiered look, you need one and then the other, and then you trim it. With this ti plant you can add some and then just pinch it or trim it, you have to hand prune it, and then you can get your tiered look for the same planter, it's one of the few that you can do it with.

Ms. Cabrera: Alright, I think we've been talking about doing enhancements to the other roundabouts for a while.

Mr. Quesada: And just so you know, we have a \$20,000 plant replacement budget, so far we've spent only \$500 on the main roundabout, I think a little bit over \$5,000 at Kim's Corner, so again, we'll come back at the next meeting with another one for the Boulevard but, for the most part your hedges are doing better than we said they were going to, so they're filled in, so there are some areas that need to be fixed.

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

Mr. Quesada: And you'll see we didn't exclude the guardhouse, that area where those plants are struggling, so I'm just telling you we're finding plants struggling, that's what we're identifying first.

Mr. Fernandez: And on the Boulevard, so you'll see the roundabout that's doing good but, where you need the help is, in front of the guardhouse, and we've been trying a few plants for a few days, and it's not working there, so we removed it, and my coworker came up with some ideas, and he came up with a good one but it wasn't going to give you the material so we had to go back and choose something else, and we want to do something in the front. You have those trees and everybody thinks, oh they're dead, they're not, give it a month and you're going to see their little blooms, and they come back blooming but, that's a short time, so pretty much the whole holidays, they look like dead trees, so we want to work with that, we just haven't quite seen what we can do there but, we do have this.

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Mr. DeLaVega: We took soil samples, and yes, the plantings aren't doing as we expected there, so we will fix that when we do the flower rotation, so I think we're ok with the flowers but, we're still waiting for the results.

Mr. Fernandez: Unfortunately, we have to repeat it, he sent it out, and I called yesterday, and I got him this morning, he reached out to where they did the samples and they hadn't come back, so I want to make sure we see what those samples are. We have two good ideas as to what's going on but let's see the soil samples and then from there we'll have a better plan of action as to what we can do. Meanwhile, Damian just said, just get 100 or 75 and see what we can do there and start filling in and see what the soil sample says and then we can go from there.

Mr. DeLaVega: Yes. (inaudible comment)

Mr. Fernandez: So, this is what it does, what you see here. (inaudible comment) So, he's helping me to come up with better solutions, so we're not reacting to a problem, we're trying to get to it before it becomes a problem.

Mr. Cooper: Yes, and I like the idea and I'm just looking at this because there's a couple of proposals, so doing the roundabout for Marbella, is there something that we can do that you have the outside ring of trees, bismarcks, to do like some type of like a center tree of some sort that's not going to get too tall that's going to take away from it but, to keep like in that area there and have something like a display from 360, kind of like what we did here at the clubhouse?

Mr. Fernandez: That was the original proposal that we sent a couple of months ago, and like I said, it's small, and we have a lot of plant material. (inaudible comment)

Mr. Cooper: Literally, I'm saying, like here now, is there a way to, because we're removing the jatrophas trees, so instead of not putting anything back but put some type of a showcase tree there.

Ms. Cabrera: You mean when they replace the hedges when they remove the hedges?

Mr. Cooper: Well, they're removing the green arboricola, the green and yellow, and then the red plant material you'll be removing as well, and you're just filling in the boxwood, correct?

Mr. Fernandez: Yes, and the center because if I'm not mistaken you have red copper leaf.

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Mr. Cooper: So, we're filling in the center with red copper leaf.

Mr. Fernandez: Yes. (inaudible comment)

Mr. Quesada: So, Curtis, the existing plant material, with the exception of the yellow trinette, that they're going to remove and the jatropha, everything will be filled in, and then they can swap it out with trinette with a different species of arboricola but, everything else will be filled in.

Mr. Cooper: I thought the copper leaf was going to be removed, that's what I was thinking, so there's no sense of putting a tree there now.

Mr. DeLaVega: (inaudible comment)

Mr. Fernandez: The copper leaf will be the same thing too, your main will have it and the Boulevard will have it. (inaudible comment)

Mr. Cooper: I was thinking maybe even a planter, elevating a planter, like higher, and then putting a tree.

Mr. Fernandez: I think it would be too crowded, and then you're going to change the design but, you tell me what you want and then we'll go back to the drawing board.

Mr. Quesada: But your traffic circle is always a little tricky because when the construction was done and pretty much in any community, they compact the limestone because it's part of the road, it's part of the infrastructure. So, usually when you have very compacted limestone and fill, it doesn't allow a lot of room for plants to thrive because it has very little space to grow, and they're all competing with each other for nutrients. So, then we have them treating it periodically but that's always an issue.

Ms. Cabrera: Any other thoughts? I'm ok with it as it was presented, and that's just me.

Mr. Quesada: So, if you guys are ready, we can make a motion to approve the 3 estimates, and like I said it all fits within plant replacement budget and we'll take a closer look at the Boulevard, I do know of another area, and there are other things that are going on in the Boulevard that I wanted to talk to you about that I know where we have those raised berms along the side, there's a lot of mulch and anywhere where we're doing this all throughout but, anywhere that we see where mulch is starting to touch the sidewalk, and here it's a little trickier on Waterstone Way because you have these gigantic ficus trees that are bringing a lot of shade, and that makes it harder for sod, and we try and put sod there and other plants, usually they do well there but, I mean in the

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area like the Boulevard along the exit side there's full sun there and there's not a lot of trees in the way, I think those are areas where we can at least maybe attack the berm and reduce the amount of mulch that we have there.

Ms. Cabrera: Ok, so do you need a motion to approve this?

Mr. Quesada: Yes and let me just do the quick math for a total.

Mr. Fernandez: We are waiting for the annuals, and I got confirmation that they'll be here Tuesday, unfortunately, I don't know if it will be in the morning or afternoon, so we're going to be here on Wednesday to install them. (inaudible comment)

Mr. Quesada: So, it would be a total of \$6,355.59 for all three proposals, so if you're going to make a motion, you should make it not to exceed \$6,355.59 for the proposed enhancement work from BrightView on the agenda.

Mr. Cooper: You have one other item because this is just one proposal on the agenda.

Ms. Cabrera: You said three proposals?

Mr. Quesada: Well, again, if you're not ready that's fine, you don't have to make a motion, I'm just telling you what the total would be if you do approve all three.

Mr. Fernandez: He's saying the guardhouse over here. (inaudible comment)

Mr. Quesada: Correct and the math that I just gave you guys is \$2,326.91, \$2,104.34 times two because each proposal came out in the amount of that number for the guardhouses, so the total would be \$6,355.59 but I think Curtis had a question about one of the proposals.

Mr. Cooper: Yes, for the school guardhouse, the mulch in the picture you can see it here, I appreciate we're going to be doing all this wonderful addition here potentially, but what about this area here?

Mr. Fernandez: We're going to be filling that in and we're going to make that hedge a little bit fatter, so you don't see that.

Mr. Cooper: Ok.

Mr. Fernandez: So, we're going to minimize it, and then once we get the other row put in, we're going to let it grow up to the edge.

Mr. Cooper: And they're going to be able to cut it even?

Mr. Fernandez: Yes.

Ms. Cabrera: Can you tell us what you're reviewing?

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Mr. Cooper: I'm sorry, over on the picture, on that second proposal, the guardhouse 2 location.

Mr. Quesada: It's for a job ending in 0210, so when you see the picture you'll see it, but it says guardhouse 2.

Mr. Cooper: I was addressing that it's got a lot of mulch.

Ms. Cabrera: Ok, got it.

Mr. Cooper: So, based on the face of the picture.

Mr. Fernandez: So, here at the curbing, we're going to add plants to make it fatter so it blocks it, so you don't have that mulch.

Ms. Cabrera: You're going to shorten it?

Mr. Fernandez: We're going to widen the width of the hedge so you don't have the mulch.

Ms. Cabrera: Ok.

Mr. DeLaVega: And then again, the plant material where we have the big side where we have to let it grow in, and then our goal is to make this wider, and one size, so you don't have that much mulch.

Mr. Fernandez: You will still mulch but it's going to be minimal, if you don't put any, it's going to look weird.

Mr. Cooper: Of course.

Ms. Cabrera: Ok.

Mr. Fernandez: (inaudible comment)

Mr. Quesada: Yes. (inaudible comment)

Mr. Fernandez: And we are working on the date, as soon I have it, I know we want it done for Easter.

Mr. Quesada: Ok.

Mr. Fernandez: (inaudible comment)

Mr. Quesada: (inaudible comment)

Ms. Cabrera: Ok, thank you.

Mr. Copper: Thank you.

Ms. Cabrera: Victor, do you have any questions?

Mr. Valladares: No, not too much.

Ms. Cabrera: Do you have any suggestions, anything to say, are you good?

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Mr. Valladares: Yes, I'm good.

Ms. Cabrera: Ok.

Mr. DeLaVega: (inaudible comment)

Mr. Quesada: Thank you. So, one other note that we're working on, real quick and I know we're going to go back to those proposals, you guys have the brown patch fungus and we put it in the email that you have brown batch fungus and you have mosaic, so there is a possibility, and unfortunately, we have the gates close by so we wanted to use a drone but it's a little bit tricky, so we're in process of identifying just to keep track of where those areas are because untrained eyes have trouble differentiating and we'll create a map so we can identify those areas and what's brown patch versus what's mosaic. The strategy in talking to Damian is that where weeds have taken over, is typically where the fungus or where the mosaic got too strong before we could intervene but, they've done a good job as far as mitigating the spread of it, so they're doing all types of horticulture like saving those areas for last, and not mowing them when they're wet because it's tricky because this is South Florida but, they're doing the best they can but, keep in mind things like that when they're active and the ground temperature is colder, it can be spread by dogs walking and people walking on it, so it's not a bulletproof plan but, what we want to do is identify these areas and systematically concentrate on the high traffic areas and replace the sod there with the citrus blue which is resistant to the virus. So, I think long term that's what we're working on as a plan but, there's still the cost of evaluating all that, and keep in mind the ground temperature is still cold so action-wise we want to wait until things settle down anyway before we start digging those up.

Mr. Fernandez: To touch on that and explain it a little bit too, brown patch temperature is a yearly occurrence fungus that you guys have in the same spot every year, we know it's coming. It comes when there's too much water and the cold temperature of the ground. So, we usually, ahead of that, know where it's at, we know exactly where the brown patches are, we put down some granules, and that only lasts about a month, so when we do see it pop up, we get it down, and the granules only slow it down, we see it pop up, we spray it, so your maintenance shouldn't be that big, the only way to get rid of it is to take the soil out, put new soil, and new grass, so that's brown patch, it comes and goes. The virus is here and it's always here, you can only really see

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it, not because of the temperatures, when temperatures get below 60 degrees for 2 or 3 days, the virus really starts to show, it's looks like spots on the green blades of grass, year 1, year 2, year 3 go on, it gets worse and worse until it kills the grass. (inaudible comment) When grass tries to grow back in it does and it takes all year to do it, and then the cold temperature comes, and kills it again. (inaudible comment) Again, you don't see dead grass, you see mostly weeds because it's already killed the grass. Again, long term, we're going to map it, we're going to show it, and I wish I had the drawings to be able to show you guys but, we have a good map already that we have from the past. (inaudible comment)

Mr. Valladares: What causes that virus to spread, is it something that spreads fast or takes its time?

Mr. Fernandez: It depends on how it's being spread, so if I took a mower and drove over an area and kept driving, I would take it with me. (inaudible comment) but it might contaminate some of the areas, it might not contaminate any of the areas, it just depends on the conditions, it could be wet, you could have openings just like wounds, or it could be stressed turf but, it is guaranteed, once it gets it, to die in 3 years.

Mr. DeLaVega: To give you an idea Victor, mosaic, and I'm talking about 3 or 4 years ago we did what was the worst area, and I just remember it was like 9 pallets of sod to cover that area and that was 4 years ago, but now it's probably like 8 to 10, so just to give you an idea. (inaudible comment) So, literally, it was here, and it went a little bit this way, and it was right there, it just moved a little bit more, so it's still in the same area, it did spread from here to over there, and over there but, we don't have it throughout the community, no, it's in an isolated area.

Mr. Fernandez: It's a problem that's never getting away.

Mr. DeLaVega: No.

Mr. Quesada: Well, the idea is though, eventually the citrus blue would try to bring that number down.

Mr. DeLaVega: (inaudible comment)

Mr. Fernandez: (inaudible comment) That's the best recommendation moving forward, it costs a little bit more than normal, we do have to water it in, and we'll let you know when we get to it. (inaudible comment)

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Mr. Cooper: Do we have our irrigation dialed in, I've noticed recently and I don't know if anybody else has recently noticed, but I know one of the things that says on your website, excessive water irrigation, which aids in that multiplying faster and creating conditions that spread it. Have we dialed that in because I noticed at times when it's raining, and I'll be driving down Waterstone Way, and the sprinklers are on? Do we know if that system is operating accordingly?

Mr. Fernandez: Yes, and I re-set it to decrease it for plants and water, and flowers. (inaudible comment) So, it's more visual, more onsite, on time, we see it, we change it. (inaudible comment)

Mr. DeLaVega: (inaudible comment)

Mr. Cooper: Ok.

Mr. Quesada: Sorry, we have a lot to cover today but, we have a lot of maintenance going on, so I wanted to make sure you guys were aware.

Mr. Winkeljohn: Did you want to authorize the planting rotation?

Ms. Cabrera: Yes, so is there a motion?

On MOTION by Mr. Cooper seconded by Ms. Cabrera with all in favor, accepting the 3 proposals from BrightView for landscape enhancements and plant replacement not to exceed \$6,400 was approved.

Mr. Fernandez: So, we will be fertilizing the turf, and we're going to use a different fertilizer so you should see a greener lawn in March, and we'll let you know once I have the schedule to make sure because I have to work around the annuals.

Mr. Cooper: Ok.

Mr. Quesada: And I'll send you an email.

Mr. Fernandez: Ok.

Mr. Cooper: Are you stepping out now because I still have some field items?

Mr. Fernandez: That's fine.

Mr. Cooper: So, the synthetic playground turf that you guys put in, I'm looking at the picture here and, is there a specific drainage area, or channel that the water runoff goes because it's basically in a pool I guess, so water comes in and is that going to be able to get rid of it?

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Mr. Fernandez: Yes, it's designed to be opened.

Mr. Cooper: No, but when there's rain, is there a channel for drainage of the runoff?

Mr. Fernandez: Yes, it's there, and it's permeable. (inaudible comment) What he did do is around the playground itself, it's not sand, it's a sponge. (inaudible comment)

Mr. Quesada: And if you look at it, it's got holes in the bottom.

Mr. Cooper: I figure drainage-wise it was fine but, just obviously when there's a lot of water if there's no channel to drain.

Mr. Fernandez: And you have a drain that goes around that corner, and it's kind of pitched. (inaudible comment)

Mr. Cooper: Ok, that's all I was looking for.

Mr. DeLaVega: (inaudible comment)

Mr. Cooper: Thank you.

Ms. Cabrera: Great. Anything else for BrightView?

Mr. Cooper: No, that's it.

Ms. Cabrera: Ok.

Mr. Fernandez: Thank you.

Ms. Cabrera: Thank you guys for coming out.

D. Manager

Ms. Cabrera: Did we do the manager's report?

Mr. Winkeljohn: Just real quick for you guys today, the only thing is to alert you that your budget cycle will start probably next month, we'll bring you a draft probably not proposing any kind of increase but, we may have a column of what an increase might look like to cover some of your areas that you've raised, we'll move money around to cover, so you'll just have the eyes on that but, I just wanted to let you know that we'll be starting that budget cycle.

Ms. Cabrera: Ok. Anything else from the manager?

Mr. Quesada: Just a couple other maintenance items that are in the field report, no need to act at this moment, it's some things that we discussed so we didn't want you to leave empty-handed. You have the proposal, it's exhibit F in the field report, so page 18 on the field report.

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Mr. Valladares: Which one?

Mr. Quesada: It's exhibit F, page 18 on the field report, so under tab 3C, and I believe that's on page 41 on your tablets. So, we got two proposals on this, and it took a long time to get another sub out here to bid on it. So, first off, this is the one that was presented to you guys back in September for the monument signs. More than anything we're having electrical issues at these monuments, we could take off that with our existing budget but, keep in mind that the letters are starting to fade particularly on Campbell Drive more than any other location. I think if we are going to paint one monument, we should paint all three because it will stand out that one has been painted and not the others. So, this is a comprehensive proposal to remove the letters, have them painted, and also have miscellaneous electrical repairs and the modules replaced on those signs. The modules are individual tiny lights that all individually change colors through the App, so sometimes the controller is working, the phone is working, but the modules are not, so this would be kind of trying to fix all the modules, fix the electric issues we're having, which we're having several in locations where we cannot, we're trying to change the color, we're trying to connect and it's not connecting, so there's some controllers and whatnot that also need to be replaced. I believe there's also some on 137th Avenue, so all those things will be included. We did get another quote which wasn't in time for the agenda but, it is in one of your tabs, Mayra has it, so it's estimate #1085.

Ms. Padilla: It's the first tab.

Mr. Quesada: So, it's from First Team Property Solutions, so it's under the general contractor that we've done work with, and he is proposing \$15,600 to do the same scope of work. Just keep in mind that he needed to talk to an electrician and it took him awhile to find somebody but, he's never worked on the electrical part of it before, and we're trying to introduce him to this District in particular. He's done a couple of small projects as far as signs and whatnot and we haven't had any issues there, and some drywall work here inside the building, that kind of stuff.

Mr. Cooper: And you said there's an email that was sent out?

Mr. Quesada: No, we have it here, it's one of your tabs on your tablets.

Mr. Cooper: Ok.

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Mr. Quesada: So, I think it's a price difference of about \$1,700 if I'm correct between Ortiz and First Team Property.

Mr. Cooper: So, one of the proposals has a step-by-step of what they're planning on doing for the painting, and the stripping and all that preparation, and the other one doesn't, and it's nice to see things apples to apples, but it seems like they're going through a lot more steps.

Mr. Quesada: So, there is one difference in the painting process, and this one would be the baked on paint with Ortiz, to bake it on like an oven, versus having the electrostatic paint it on like the First Team Property proposal, so there is a difference as far as the application of the paint, both are considered to be effective and durable for commercial signage but, there is a little difference as far as the preparation of the paint.

Ms. Cabrera: Alright, does anybody have any other comments, what are we thinking?

Mr. Cooper: Has he done any other signs anywhere else?

Mr. Quesada: Right now, he's bidding this in another District but as far as that type of painting work, what he has done is like I said, smaller projects for us, and he's worked with Paul actually in a lot of Coral Gables properties, so Paul can attest to that better than I can on the maintenance side in Coral Gables.

Mr. Winkeljohn: I haven't done any signage though, but he's very thorough, lighting he's very good at that, good at plumbing, so it's a nice resource to have, so we have two people available, not just one.

Ms. Padilla: I think he proposed this last year, and I want to say it was in November of last year, and he said to bring it to the Board and make sure you talk to them about it. (inaudible comment)

Mr. Cooper: What would be the timeframe for each one of these?

Ms. Padilla: I'd have to get back to you on that. (inaudible comment)

Mr. Cruz: Who serviced these lights in the past?

Mr. Quesada: So, one is the maintenance of the day to day because these pop up all the time, it's been Ortiz having the electrical side, and the last time they were painted was America Tropical Signs, and they are no longer in business. So, Curtis had requested that we reach out to the original installer but they're no longer in existence.

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Mr. Cooper: On this proposal does it have anything with regards to the LEDs or is there another proposal for the second one for First Property?

Mr. Quesada: To be fair, he just gave us this proposal so, so I don't see anything in here about the electrical either, I would have to confirm that and get back to you on the electrical side but, he did make mention of it on the initial scope, no he didn't, not on the electrical. We literally got this one yesterday, so I apologize if it's missing something.

Mr. Winkeljohn: So, we can't act on it Ben, we need apples to apples, we'll bring it back.

Mr. Quesada: We'll bring it back on the monuments.

Ms. Cabrera: And if we do, we can reach out to Ortiz and ask him to be a little more thorough, does that make sense?

Ms. Padilla: Yes, ok, and then you guys probably want to know how they're going to do it and what the timeframe is.

Ms. Cabrera: Yes.

Ms. Padilla: Ok.

Mr. Cruz: Is my monument working at all?

Mr. Quesada: No, we were out there for over an hour and all the photocells are covered through multiple rotations in the golf cart and we couldn't get some of the controllers to respond, so it's typical always before and after we do the holiday lighting to have some issues with these monuments. So again, rather than piecemealing everything I just wanted to do everything comprehensively to save you guys money.

Mr. Cruz: Are there flood lights there, along the guardhouse at the roundabout?

Mr. Quesada: At the guardhouse, you have recessed lighting at the top facing down but, you don't have anything else.

Mr. Cruz: Are those controlled with a switch or are they on a photocell?

Mr. Quesada: They are on a switch but we could swap it to a photocell.

Mr. Cruz: Since that monument is not working properly, can we make sure that Guardhouse 3 does not turn off their lights at night at all, I'd rather have that on a photocell.

Mr. Quesada: Ok and take the human element out of it.

Mr. Cruz: Yes.

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

Mr. Cooper: So, while we're still on this topic, is there a way we can, the equipment boxes that we have for these monument signs have never been replaced since I've been here. It might be time, since we are going to be looking at reinvesting to actually change out the boxes that are LED-controlled, with something that's going to be weatherproof for the three locations.

Mr. Quesada: Ok. So, again, no needed action is required, but we're just pointing out what the deferred maintenance has been since we did talk about that at the beginning of the year. I just got the updated numbers, so you have the project list and I think Mayra is able to put it up here. One of the first tabs on there, we updated the project list that we revisit from time to time this time of year, just to kind of compare projects so you guys can see projects that we deferred over the years. So, you have two types of sign maintenance issues that we were discussing, one is the monuments which was tabled, and we'll come back to you with that information, the other is the community sign and the street signs. So, back in October 2021 when we went to Master Rollers which is the contractor who did the comprehensive painting project for the entire District, and they quoted us to have all the vinyl signs of our customized District signs updated, as well as all the signs painted. Correct me if I'm wrong but I think we have the counts here on the street signs, so we have 76 street signs and 22 community signs, so that's 98 signs in total. Keep in mind, the number is quite large, it was \$45,465 back in October 2021 with the same contractor who just gave us updated numbers, it would be \$65,276. So, again the price of labor and paint in particular have skyrocketed in the last 2 ½ years since we quoted this out. So, keep in mind the longer we defer things like this, the prices start to fluctuate. We'll be updating the project list because we just got these numbers today from that same contractor, and then we got other numbers from First Property Solutions which is the same contractor bidding on your monuments, well it's actually on the project list as \$86,240, that's their price. So, they were about \$20,000 higher than Master Rollers, which is your original paint contractor. So, again, you guys are looking at a pretty large amount of money if you want to tackle all the signs at once. The other idea that we had is doing it in phases, and you tend to notice that the signs that are getting full

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sun are a lot more faded than the signs that are not getting full sun, so we can work with them and be creative and target those signs, so do it in like 3 phases and that way we can spread the money around and also concentrate on what looks worse first. So, I just want to throw those numbers at you because again we're going to be talking about the budget at the next meeting, and these are deferred maintenance items and again we can be creative. (inaudible comment)

Mr. Cruz: Is that painting the whole pole and doing the sign over?

Mr. Quesada: So, literally, it's any of the, if you look at the top street sign right here that says Waterstone Way or whatever it is, they'll be updating that, and then we have our little ones and they'll be swapping out that and updating those. Just so you guys know, it's up to you guys, if you like having the community signs here with the directional arrows because it's something where again, we can be creative if you guys want to bring the cost down. I know the Boulevard in the past the Board gave us directions to remove the community signs on the Boulevard. Another thing is, that the number of community signs that we have is quite substantial, it's 22.

Mr. Winkeljohn: And you can reduce it. (inaudible comment)

Ms. Cabrera: Yes, I agree, I like that idea actually.

Mr. Quesada: Ok, so that's another way to be creative with that but, again, it's just something that Mayra will update these numbers so you guys can see where our deferred maintenance items are, and as we propose the budget you guys can kind of put your thinking hats on and let us know what you want to tackle with this budget.

Ms. Cabrera: Ok.

Mr. Quesada: We just got numbers today too for the awning at the clubhouse. So, we've discussed I think 5 options now over there. We talked to Roberts Aluminum, and they haven't been able to give us pricing yet but, they showed us cabanas. To be honest with you I don't think they have the manpower to be able to handle individual cabanas that way as nice as it sounds because it's quite a significant amount of vinyl that goes in multiple directions and it's ideal for places that have a full staff at the clubhouse with multiple pool attendants, and also think about hurricanes. It's something where we don't even have the storage to be able to put those somewhere in case of a hurricane. So, using the existing infrastructure that we have there, if you want to pass that book around, it's called polyfabric. There are other ones listed, there's marine vinyl and

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sunbrella which are all very commonly used, the prices are really significant and different as far as what kind of material, as long as it fits that spec. This is one that the subcontractor came out here today and brought to us the center one which has a 10-year warranty on it, but again, it's just something that we wanted to bring to your attention, so it would be not to exceed \$8,600 somewhere in that ballpark if we go with that option.

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

Mr. Quesada: So, right now you have nothing out there, you just have I think 15 columns and you have nothing on top of it, so you have no shading, and this is to provide shade to all that area with a canvas, using the existing columns, and then using stainless steel brackets.

Ms. Cabrera: Ok.

Mr. Quesada: And I already spoke to them, it would pitch towards where we have that landscaping by the entrance there which is where you have a storm drain. (inaudible comment)

Ms. Cabrera: What are the other options?

Ms. Padilla: (inaudible comment)

Mr. Quesada: The wooden trellis would be the same, and just looking at comparable numbers, I know in addition to that last week they repaired 11 umbrellas which is all the ribs that connect to the umbrella, and replaced all the marine grade sunbrella of all of those 11, and I think it was about \$5,000 or \$6,000, so that will give you guys an idea of what the recurring maintenance is for an umbrella system versus having a designated patio shaded area besides this one that will provide cover, that I think is a good creative way to combat that.

Ms. Cabrera: Yes. I agree that we need to replace it with some kind of shade, and I like that we would keep the current structure there because I prefer that. I think it covers more ground but I would not go with cabanas at all. I'm not sure about the canopy kind of thing but, I've heard a number of things, I know they sell these like these sheets that are, and I don't know if they're like a cardboard or whatever, and you set that and they come in colors too but, I don't know.

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Mr. Quesada: So, usually what you have is like a pergola, like a wood frame first, or you do like he said a composite, something like that.

Ms. Cabrera: I mean you would install them to the existing structure that we have now. My only concern with the canopy is first of all the wear over time, and then secondly, just from experience, and obviously these are probably a better grade too but, are they going to be drooping, are they going to hold water?

Mr. Quesada: So, they would be pitched, and the water runs off towards the storm line.

Ms. Cabrera: But even then, it will hold some water, and so that's my concern with that, the sagging and is it going to be drooping, and water won't filter through, right?

Mr. Winkeljohn: They're waterproof.

Ms. Cabrera: So, the water doesn't filter through so the water will settle on it. I mean obviously they put it so there's an incline so that the water can run off it but, I mean I have one installed at home, and I removed it because even though it had pitch and most of the water would come down, there was always some water that would puddle anyway, and over time instead of drooping I just didn't like it.

Mr. Quesada: So, do you want to look at options with panels? (inaudible comment)

Ms. Cabrera: Yes, and this looks like a more solid thing.

Mr. Quesada: Just give us some feedback. (inaudible comment) It's one of the things where we talked about multiple options, and I want to be able to pinpoint exactly what you guys want.

Ms. Cabrera: Something that's almost built in like that, I think would be better.

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

Ms. Cabrera: So, I would really like to move on that because it's been like that for a while and summer is coming, so yes, I do want to move on that, so if there's any way in between the meetings you can email us the options or whatever.

Mr. Quesada: Ok. That covers new business.

Mr. Winkeljohn: Financials reports are next.

FOURTH ORDER OF BUSINESS

Financial Reports

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A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Cabrera: Ok, so we need a motion to approve the check run summary and the unaudited financials.

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

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Cabrera: So, moving on to Supervisor's requests and audience comments, obviously we have no audience, is there anybody on the phone?

Mr. Quesada: No, just Desiree.

Ms. Cabrera: Ok. Any Supervisor's requests?

Mr. Valladares: Yes, I'd just like to know in what direction we're moving in reference to the clubhouse manager, and how is that going to be handled in the future.

Mr. Winkeljohn: The cost comparisons of different ways of managing it were sent out to you, right now we're staffed in a way where Ben and Mayra can provide the day-to-day supervision between their schedules. The cost to bring in a more senior manager to fill that hole, the cost was significantly more expensive. So, the idea is to try this for a little while and apply one or more part-time people for cost savings, and we've been able to demonstrate that their schedules fit into that successfully.

Mr. Valladares: So, the way it is working is fine up to now but, should we have a more conclusive idea as to when they're here, when they're not as far as two days a week or three days a week.

Mr. Winkeljohn: They have a schedule.

Mr. Valladares: Because people come over, not the Supervisors but anybody who wants to come see Mayra, or who wants to come see Ben, so you can give the public a little better idea of when they're here.

Mr. Winkeljohn: We can do that.

Ms. Padilla: And when they come looking for us, we always tell the clubhouse attendant to give them our cards so usually what happens is they reach out to us.

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Mr. Valladares: Yes, I understand all of that, and I'm very happy with the way that it has been worked out among your people but, what I'm saying is Mayra or whoever, now that person then has to come back a second time to see you. If you can tell them, for arguments sake, Monday and Thursday, from 9:00 to 12:00, you can tell that person, and they can tell the person as opposed to, here's their card, and call them and find out when they're around, that's a little impersonal in my opinion.

Ms. Cabrera: What are the hours right now? What are our hours?

Ms. Padilla: Of operation?

Ms. Cabrera: For the CDD.

Ms. Padilla: So, they do E-Passes and all of that, we have Arie here from 12:00 to 7:00 and I'm here at 9:30 to cover because we hadn't discussed the schedule yet, and I'm in and out, I'm out in the field sometimes, and stuff like that.

Ms. Cabrera: Ok. Do, and this is specifically for us Board of Supervisors, do we see any shortfalls or any areas where we're not meeting or exceeding expectations or is there some kind of discrepancies or anything?

Mr. Cruz: As far as me, no, I'm here maybe twice or three times a month, so I don't see anything.

Ms. Cabrera: Ok.

Mr. Valladares: I have no problem, I'm the one that probably comes around the most at this time, and I have no problems with that. (inaudible comment) Because Ben or Mayra are, they're in the field, and I understand that a schedule would be flexible, what I mean is to give the people at the clubhouse an idea of what they can tell the person.

Mr. Winkeljohn: Right, I think we know what to do.

Ms. Cabrera: Well, I didn't ask that because of that, I'm just asking overall, I don't think we've ever had a conversation amongst us here at a meeting of how we feel that everything has been running, like we're in and out of the office, some of you guys more frequently than I am and I want to know, have you seen any shortfalls, do you feel like it's working, do you feel like it's not working?

Mr. Valladares: I have no problem with it.

Ms. Cabrera: I honestly, at this point it's so confusing to me that I don't know who is doing what because I know that we had a fulltime person that we got rid of, and so I don't know how their time is being split, I have no clue. I don't know, do we need to hire

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somebody to fill that position that's void now, do we not need to hire them, are we not hiring them but, then they're being split thin because I don't want that either? Are we fine? I really don't know.

Mr. Valladares: Well, that's something, like I said.

Ms. Cabrera: Well, that's why I asked because I would like feedback, I would like everybody's feedback.

Mr. Valladares: Paul will have to explain that at the next meeting.

Mr. Winkeljohn: Sounds good.

Mr. Cooper: I haven't been here recently on the weekends, that's kind of where I noticed a lot of shortfalls before we started with this whole approach that we're doing now, so I don't know but, I know when I used to come, I haven't been here recently because it's been cold but, there's always been some type of an issue where there's some are leaving early, the attendants. The customer service I think is what you were saying, are we getting the customer service that we need to the residents that we're representing. I can't answer that as of right now, I know before we weren't and we were looking into this approach now, and hopefully either by hiring some additional eyes and hands that will be here at the clubhouse, at least on that aspect of it might help address some of that stuff, I don't know. I don't know if you guys have been getting any complaints from anybody.

Ms. Padilla: So, we have a clubhouse attendant Curtis, that we had, and he had some shortfalls so we put him on an improvement plan, and I'm not going to discuss that on the record but, he is going to the City of Homestead, Tommy reached back out to us and kind of said, hey, I really miss you guys, I miss working with you guys, so he's going to be covering the clubhouse now, which I think he's been with us a long time, he's known us a long time, he knows that we operate things, so he's going to start next week, just to let you know. So, I think that's really going to help, sometimes it hard to find a good fit because the market is crazy and sometimes when you hire young people with a lot of direction, but I think he would be a good fit.

Mr. Valladares: Ok, again, Tommy is coming next week, is someone going to walk him through what is expected?

Ms. Padilla: Yes, so I'm going to do that, he asked me if I could come and train him.

Ms. Cabrera: He's been here too, he's done the job already.

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Ms. Padilla: Right, and he's been with us many years, and he did say, hey Mayra, I do need you to come and spend half a day with me so that you can teach me and you can tell what's expected of me, which I think is fair, so I'm going to come on Saturday and I'm going to train him.

Mr. Quesada: And just keep in mind, he was working at guardhouse 2, he was like a fill in, a floater, one weekend at the clubhouse so every now and then I remember we had a young person here, and he would go on vacation maybe once or twice a year, and Tommy was the one that was coming here on the weekends and covering for him, so there's already some familiarity with how to oversee the pool operation, so I don't think that's an issue but, again, we made some technological advances here so that's what Mayra is going to assist him with that learning curve.

Mr. Winkeljohn: That's a plus.

Ms. Cabrera: Ok, so does that help answer your question?

Mr. Cooper: Yes, I guess we'll just see.

Mr. Quesada: Actually, like I said, we'll pass that schedule out, we're going to try and do like office hours, like the other professional company did. Again, I go through her, and I've been taking a team approach when it comes to the clubhouse so, if you don't see her usually near, and when I'm not here, trust me, I'm still working on your behalf as far as emails and phone calls and whatnot, so we'll work something out. (inaudible comment)

Mr. Cooper: Ok.

Ms. Padilla: Also, we're in February, I wanted to see if we could set a date for the ceremony if you guys want to have one.

Ms. Cabrera: Yes, so Thanksgiving is on the 28th, we have the 9th, the 16th and the 23rd.

Mr. Cooper: I like the 16th.

Ms. Cabrera: So, the 16th?

Mr. Valladares: Yes, the 16th.

Mr. Quesada: Keeping to our pattern, I know we always have it on the 18th, or 19th, so the 16th usually falls within that range.

Ms. Cabrera: Yes.

Mr. Quesada: She's looking at the city calendar just to make sure, there's nothing else major on their side.

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Ms. Padilla: Nothing.

Mr. Quesada: Ok.

Mr. Cooper: They have their tree lighting event, the city already has theirs?

Mr. Quesada: Last year they did it on December 1st, I remember.

Ms. Padilla: They haven't even set a date yet Curtis, that's why I was checking the calendar to see because I didn't want to have it the same day.

Mr. Quesada: But last year in 2023 they did it the first Saturday in December.

Ms. Padilla: And they usually announce it like two months before, so what day, November?

Ms. Cabrera: November 16th.

Ms. Padilla: From what time, 5:00 to 9:00 like last year, well, I'll schedule a workshop.

Ms. Cabrera: Ok. I was trying to go back to what we were talking about before we moved on, I don't remember what that was now.

Mr. Winkeljohn: I wanted to bring up the treats for tonight, is that something you guys would like to repeat?

Mr. Cruz: I appreciate it, yes.

Ms. Cabrera: I do as well, I would like for it to be a normal thing.

Mr. Winkeljohn: Ok, we'll take that as direction if no one objects, thank you.

Ms. Cabrera: Are there any other comments or questions from the Supervisors?

Mr. Valladares: Yes, Mayra you had mentioned a few weeks ago that the commissioners from the city weren't able to make the meeting because we had switched to Tuesdays.

Ms. Padilla: Yes, so sometimes when we do the meetings at this time, the city has their meetings during that time too, so we have our meetings at 4:00 and they usually have theirs at 6:00, so they're usually not able to make it.

Mr. Valladares: Plus, they have to prepare for their meeting.

Ms. Padilla: Yes, because they have to prepare, do what they have to do and then go to their meeting, so they did tell me that sometimes it interferes.

Mr. Valladares: So, was a question raised for us as to whether or not it would be convenient for all parties involved to move back to Thursdays?

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Ms. Padilla: Yes, so I had a drive with Erica on Friday, and she did ask me, do you think it's possible because I'm not able to attend sometimes.

Mr. Quesada: She had a meeting the other day with us, and asked if we would like attendance from some of the city council members, like you see from time to time, that I think the fourth Thursday of the month which is what we originally did before we started making some changes to the schedule fit their activity as well. So, that was basically what was said that we could still communicate, chat offline with you guys with people who were available but, as far as attending the meetings regularly, that's the conflict on Tuesdays.

Ms. Cabrera: Ok, and as far as GMS goes?

Mr. Winkeljohn: The fourth Thursday is still yours if you want it, in our world.

Ms. Cabrera: Ok, I mean I don't have a problem with Thursdays.

Mr. Winkeljohn: Are you good Scott?

Mr. Cochran: Yes, I'm fine.

Ms. Cabrera: Desiree?

Ms. Rivera: I don't have a problem with that, I'm good, that's fine.

Ms. Cabrera: So, the fourth Thursday of every month at 4:00 p.m., yes?

Mr. Valladares: That's fine.

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

Mr. Winkeljohn: So, I think we need a motion from the Board.

Mr. Cabrera: Ok, so is there a motion?

Mr. Cruz: Ok, I make a motion to have the meetings now on the fourth Thursday of the month at 4:00 p.m.

On MOTION by Mr. Cruz seconded by Mr. Cooper with all in favor, authorizing to move the CDD Board meetings to the fourth Thursday of each month at 4:00 p.m. as stated on the record was approved.

Ms. Cabrera: So, the fourth Thursday of every month now at 4:00 p.m. Anything else, Curtis go ahead.

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Mr. Cooper: Yes, we had discussed and I'm assuming this is time sensitive, what's the plan or where are we at with the holiday lighting ceremony, is everything on track and all of that?

Mr. Quesada: So, again, the emails were sent out to Miami Christmas Lights who was the first person we talked to back in January, and the person who was working on that had a loss in the family so, they got delayed a week and I sent another follow up this week but, I haven't heard anything back on it, so I imagine we should have something by March because they were promising it by mid-February that we would have something. In the meantime we did reach out to CDI, the same thing they're going to have something ready for us in March and we reached out to a third company which they're putting something together as well, that's Christmas Palace, so they're working with a different sub now so they're offering maintenance, as far as the maintenance part goes, which I think was a big sticking point for you guys to make sure that somebody out here can come regularly and inspect it and fix whatever they need to fix.

Mr. Winkeljohn: Next month.

Mr. Cooper: But as far as the current contract that we have now?

Mr. Quesada: So, yes, speaking to Scott because he looked into it as well, we finished, as far as lights in installation in 2023 calendar year/fiscal year 2024 but, we're still in fiscal year 2024 and we're still paying for that service, the final payment will be in September, you know the end of September, so come October 1st, beginning of fiscal year 2025, and holiday season 2024, or fiscal year 2025, starting October 1st, we are open for business as far as who we have Christmas light installation from.

Mr. Winkeljohn: So, we're good.

Mr. Cochran: So, it's in the current agreement the services have already been provided, so that term has expired, we just, unlike their usual payment plan, we have a monthly payment plan so we're still making payments.

Mr. Cooper: Ok, so we're still making payments towards what we've already had.

Mr. Cochran: Yes, what you've already received but at the end of that, it expires so there's not anything else, so if you wanted to switch vendors and in terms of the agreement and the amendments over the years, it's kind of laid out that the designs that are customer-owned that were financed through that kind of process versus most of the lights and stuff like that which were just rentals.

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Mr. Quesada: And everybody we've spoken to as far as storage goes is willing to take on whatever we have, just keep in mind we don't have as much as we used to before, remember we removed some snowmen, and they were able to give you guys credit and save you guys some money on your costs.

Ms. Cabrera: And when did we say is the last payment?

Mr. Quesada: I said September 30th because that's when our fiscal year ends but, September should be the last payment for the installation that we just completed, so services are done like he said, so that would take us halfway through fiscal year 2024, so at the end of fiscal year 2024 we'll be done.

Ms. Cabrera: So, are we free to hire somebody else now?

Mr. Winkeljohn: It wouldn't be until next fiscal year.

Mr. Quesada: Exactly, we wouldn't pay anybody to do it until next year.

Ms. Cabrera: But now, I think we would need some time to hire these people.

Mr. Winkeljohn: We should wrap it up in the next couple of months.

Ms. Cabrera: Yes.

Mr. Quesada: To give them enough lead time too.

Ms. Cabrera: Right, to pick designs, if they need to customize anything, I would imagine that has to take place.

Mr. Winkeljohn: Right.

Ms. Cabrera: Ok, and you said we have Christmas Palace and who?

Mr. Quesada: So, Christmas Palace, Miami Christmas Lights, and Christmas Designers which is your current contractor, we went to them as a courtesy to see if they want to pitch it to you guys again because he knows what the issues are that you've made clear, and he's aware that's up to you guys to listen to what they have to offer and make a decision but, we should have everything in March.

Ms. Cabrera: Ok.

Mr. Cooper: Did we find out if we owned the trees?

Mr. Quesada: No, I don't believe we own the trees.

Mr. Cooper: Ok. Another question I had with regards to the streetlights, I know since we've lost our contact it's really like getting pressure by a lot of residents that we've got very dark streets at least on Waterstone Way, and I'm sure the Boulevard may have some, I don't know, as well but, I'm not over there too often but, what else can we do? Is

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there a contact that we can obtain that we could approach, there's got to be something, either one, if they're not willing to repair it in a timely manner, then is that something we need to have our attorney like send a nice letter to them to say, hey, like you guys are responsible for the repair.

Mr. Quesada: So, I haven't tried this contact with the city so, once our friend left FPL and he introduced me virtually to the head of the state's streetlights for FPL, her name is Janice Murphy, and that's public record. I've reached out to her on occasion, they've asked that I go through their ticketing system which we've been doing but, it's not working, so we'll try Paul's contact and I'll try copying Janice Murphy, and I've tried but again, we've happened to be fortunate in the past.

Mr. Winkeljohn: The best protocol that they always have is to put a light out request individually, and it's a complaint system that sets their work orders, so they've taken people out of the old process, and one of the reasons is they get in a lot of trouble because they bounce all over the place. So, they try to be more efficient but entering the address where the light is out, or a light pole over, is the key, and we'll work on it but, that's always the most effective way.

Mr. Valladares: I don't quite understand because some of the lights belong to FPL and some of the lights belong to Homestead, but with the situation like that I think that I would reach out to our elected official, to Ms. Avila.

Ms. Padilla: We did, and she basically told me that she does what Paul said, that's what works.

Mr. Valladares: Because like Curtis is saying, these are things that have to be taken seriously into consideration and do we assume that responsibility because of FPL, you have a crime, let's put it this way, like something similar that can happen anywhere, and the first thing they're going to jump to and say, you're liable because you're not providing adequate lighting when it's not really our fault. So, we have to use whatever, in my opinion, whatever means necessary to just stay on top of these people, not just give them a call and wait for them to respond, I mean you need to get on it, put it in your calendars to call every other day until they're tired of hearing from you.

Mr. Quesada: And since it's been a couple of months as far as us using their ticketing system, and we've been reporting the same lights, to be fair in some cases some of the lights have been fixed, so some of these are new lights, it's just that they're not

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consistent. What we've been told in the past is because some of them are ballast, or a bulb, quick fix, they have those materials, but it's other electrical parts, and remember we don't do high voltage, they do that part and we do the low voltage stuff, on the City of Homestead side but, just speaking to them, if it's something more complicated where I think there was a piece that they needed, a whole section of lights was out at one point, so I know they got that one fixed.

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

Mr. Quesada: Again, it's just been very inconsistent.

Mr. Cruz: I have a question, would they consider putting uplighting on certain areas, at a distance as a secondary but, also like lighting?

Ms. Cabrera: I think we talked about that before.

Mr. Cooper: It's in your budget list.

Ms. Padilla: Yes, it's on the budget list.

Ms. Cabrera: Ok.

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

Mr. Cooper: That's all I have.

Ms. Cabrera: Ok, Victor, anything else?

Mr. Valladares: No.

Mr. Cabrera: Mike?

Mr. Cruz: No, thank you.

Ms. Cabrera: Desiree?

Ms. Rivera: Nothing, thank you.

SIXTH ORDER OF BUSINESS

Adjournment

Ms. Cabrera: Ok, we need a motion to adjourn.

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

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Paul Winkeljohn

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Secretary / Assistant Secretary

South-Dade Venture CDD

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Chairman / Vice Chairman