

MINUTES OF MEETING GRIFFIN LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Griffin Lakes Community Development District was held on Thursday, July 2, 2026, at 9:00 a.m. at 2317 Clipper Place, Fort Lauderdale, Florida.

Present and constituting a quorum were:

Danielle Christie
Benny Barak
Teresa West
Karen Warfel

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Ginger Wald
Patrick Burgess
Jason Gitel
Angel Camacho
Amber Venzal
Michael Miller

District Counsel
District Manager
Governmental Management Services
District Engineer (by phone)
HOA Property Manager (by phone)
Guest

FIRST ORDER OF BUSINESS

Roll Call

Mr. Burgess called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Approval of Minutes of the May 7, 2026 Meeting

Mr. Burgess: Moving on to item No. 2 on the agenda, approval of the minutes of the May 7, 2026 meeting and those are on page 3 of your agenda package. If there are no additions, deletions or corrections or any changes like that, a motion to approve will take place.

On MOTION by Mr. Barak seconded by Ms. Christie with all in favor, the Minutes of the May 7, 2026 Meeting were approved.

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THIRD ORDER OF BUSINESS

Staff Reports

Mr. Burgess: Moving on to staff reports, Ginger.

A. Attorney – Memorandum – 2026 Legislative Update

Ms. Wald: In your tablets or book, you have our legislative memorandum and because of the legislative session going much longer than we expected it to, we put it out before the Governor had executed all of them, and the other bills were sent to him on June 15th from the extended session. So, I'm going to give you updates from this update, and there will be another update coming out. The first one on here which would directly affect CDDs was the increase of the sovereign immunity caps, that was vetoed by the Governor two days ago, so that is not law. So #1 on here is not law, I don't know what the legislature is going to do, they can override a veto which they need by a two thirds vote of the House and the Senate. As you know you have sovereign immunity because you're a governmental entity so you have caps from the amount of liability. Currently it is \$200,000 per person, and \$300,000 per incident, and they are talking about or what they wanted to pass was increasing \$350,000 per person, and \$500,000 per incident but, it did not pass, so nothing has changed. We will see what happens and we will continue to give you updates but, right now it's status quo. The second one is really not applicable to you folks so I'm not going to go over this, I'm not going to go over number 3 because you don't have anything that would be involving that. I'm not going to go over number 4 because you don't have any cybersecurity issues but, I am going to go over number 5 because this is important. So, finally we have gotten recall elections, and what does that mean, what that means is one of you who is a Supervisor and you get for some reason, somebody in the community that is a registered voter so a qualified elector wants to start a petition process to have you removed from office through a recall election for a variety of different things, it has to be like a malfeasance or a misfeasance or something like that, they can start that process. We've never had that before, that's been available for years with cities and counties and other local governments but, CDDs have not had that. What it was previously, and you folks never had it in this CDD but I've had it in others where we've had Board members that just don't show up and we can't get quorum so we're like, what can we do, and we really couldn't do anything other than report it to the Governor, and ask the Governor to remove that person for non-feasance really, not showing up, and misfeasance of office by not showing up so we can't do that. So, now we have a different option as

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opposed to that one sole one with a recall election, so that is an important change for the CDDs directly. Number five, no, that one is not really going to apply to you specifically, it is dealing with contractors but, I don't see it as being something important here. Number 6 is dealing with land use, again, I don't see that with you as well, and number 7 is dealing with forcing local governments to take electronic payments but, since you don't have like a clubhouse or anything along those lines where you have to accept payments, everything is just special assessments on your taxes, this doesn't affect you directly either. We do these memos for all of our Special Districts, so that's why you see a lot of things that may or may not apply to you but, you have them in front of you and any time you have any questions, please feel free to get in touch with me, and I can explain them in detail, I can give you the actual law, or you can look it up on One Sunshine dot com but, we will be sending out the update because a lot of these things, everything else did pass, other than that first one.

Mr. Barak: I have a question, speaking of taxes, this property tax amendment that's going to be on the ballot.

Ms. Wald: Yes, it's going to be on the ballot but it doesn't affect you.

Mr. Barak: It doesn't?

Ms. Wald: No because you have Non Ad Valorem Special Assessments, the property tax is an Ad Valorem Tax that is based upon the value of your home, so what you will see is your local government. So, you're going to see problems with the county and problems with the city because they're going to have to make cuts because they're not going to be receiving the same amount of funding through the Ad Valorem Taxes than they have in the past, and I encourage you to read how much you will actually be saving, and you can calculate it out because it is based upon, it's your value of your home.

Mr. Barak: So, is there a senior discount?

Ms. Wald: There already is that because my Mom has an extra one, and so with that it's increasing the amount, if it passes, so it's increasing that amount, and as Karen said, you really have to look and see. I mean if you have a house that is only \$150,000, and none of you do because I know where you live but, if you have a house that's \$150,000 as to the valuation, then you're not going to pay and Ad Valorem Taxes, you are going to pay your Special Assessments, you're going to pay this Special Assessments, you're going to pay other Special Assessments, you have a Fire Special Assessment, and

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you might have a Water Control Special Assessment, everybody depends where they live they have different assessments, so you're still going to pay those but, that's less money that's going to local government to do certain things.

Ms. Warfel: Again it's your tax base, it's not like you're getting \$150,000 off of what you pay, it's off of the value that they charge you.

Mr. Barak: No, but let's say your house is valued at \$350,000 do they remove \$150,000 from the \$350,000 in terms of the value.

Ms. Wald: Yes.

Mr. Barak: That's a significant amount.

Ms. Wald: It is a significant amount.

Mr. Barak: So, how is that only \$400?

Ms. Wald: Well, it depends, everybody is different, and you have to do your own calculations, it may only be \$400, it may be \$1,000, you have to do your calculations.

Mr. Barak: When you say you, don't you mean the community?

Ms. Wald: No, you, if you want to know what you're saving, you need to do it.

Mr. Barak: But isn't it similar I'm saying for most people in this community in terms of the value?

Ms. Wald: Most people in this community because your townhome community, the value of each one of the units should be approximately the same.

Mr. Barak: More or less, I mean there's differences, different sizes, and upgrades and I get that.

Ms. Wald: But remember you also have Save our Homes, which also offsets it as well but, you have to do those calculations which you can do on the Property Appraiser's website.

Mr. Barak: Oh, there's a calculator there.

Ms. Wald: Well no, you just look at what you have, that's the \$50,000 minus and now you add \$100,000 minus and then you can see what that taxable base is going to be.

Mr. Barak: Because it's Ad Valorem versus Non Ad Valorem.

Ms. Wald: Don't worry about the Non Ad Valorem, you still going to have to pay that but, it doesn't affect these, and that's the key.

Mr. Barak: Got it.

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Ms. Warfel: And a random example is after the second year because it goes up, the City of Fort Lauderdale is going to be short \$27 million dollars in their budget, like even if it's \$2,000 the quantity of how many people and how many properties multiplied it's a lot of difference and what is going to be cut.

Ms. Wald: I'll tell you what's going to be cut, all the things that you see that happen quickly will be cut.

Mr. Barak: Meaning?

Ms. Warfel: Roads, fixing lights, and a lot of things.

Ms. Wald: There's going to be a lot of people that have to be terminated from the local governments because they're not going to be able to fund it, so there's not going to be funding but, it's making a determination for each one of those local governments if it does pass as to what they are going to do because they're in budget season just like you folks, and so they're going to have to figure that out.

Mr. Barak: And I appreciate you clarifying that.

Ms. Wald: Sure. Alright, so had everyone done their Form 1s?

Mr. Barak: Yes.

Ms. Warfel: Yes.

Ms. Wald: Good, and don't forget by the end of the year you need to do the ethics training. That's it for me.

Mr. Burgess: Thank you.

B. Engineer – Proposal for Digitization of Existing Infrastructure Data into ArcGIS

Mr. Burgess: Alright, moving on to engineer, Angel is on the phone and we have a few items he needs to touch on. Angel, which one do you want to start with?

Mr. Camacho: We'll start with the additional reversion, Patrick.

Mr. Burgess: Ok go ahead.

Mr. Camacho: So, we finally received the revised plans that will be submitted to the county for the permit and with those plans we're going to finalize the AIA agreement today, and I'll circulate it for execution. Landshore is already working on the permit application, I believe they were going to send that by lunchtime so I'll have that circulated as well, so we're looking at about a couple weeks until we get that to Environmental Resources, the license permit which was required previously in order to start the project. So, hopefully

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before the end of this month we can have a preconstruction meeting and Landshore can start the project on lakes 1 and 2.

Mr. Burgess: So, to that's aiming towards probably the middle of August for the start date?

Mr. Camacho: Right, and I will request a construction schedule from Landshore as well, all the staging areas and I'll get together also with Amber when we have the preconstruction meeting as well to schedule to see if there's any dates or any locations that Landshore can reserve for staging.

Mr. Burgess: Ok.

Ms. Venzal: Alright, thank you, the earlier I get that the better.

Mr. Burgess: Yes, we'll be in contact with you. Does anybody have any questions on that?

Ms. Christie: No.

Mr. Burgess: Ok. Angel, do we have an approximate timeframe for the project?

Mr. Camacho: Yes, I want to say 170 calendar days is what they put on the contract.

Mr. Burgess: Ok.

Mr. Barak: So, what's all this stuff, stormwater drainage?

Ms. Wald: He's going to go over it.

Mr. Barak: Ok, so we haven't gotten to that yet, got it.

Mr. Burgess: Ok, anything else on that Angel?

Mr. Camacho: No.

Mr. Burgess: Alright, so I did hand out your engineers report but, I guess we can go to what's on the agenda first, the proposal for the GIS updates.

Mr. Camacho: Yes, I think we spoke about it briefly during the last meeting but, the proposal didn't get on the agenda. So, this proposal was created, and I think there was a question regarding some landscaping tracts, who was responsible, and I advised Patrick that we have an existing GIS, so we could supplement that GIS because I think right now we have at least a lot of infrastructure and the lakes as part of it but, we could also include landscaping tracts, irrigation areas, we could also include the roads in order for the CDD to maintain the roads, we could include that as part of the GIS, so if anyone had any

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questions as far as maintenance responsibilities we can include it as part of the existing GIS, and this would be the proposal to it.

Mr. Burgess: So, on the District website if you want to check it out one day, it's like a mapping tool, it's like the Broward County Property Appraiser's website but, you can click on certain areas and you can pull up the easement that's recorded or a certain parcel that you're clicking on, it's more so just to show what the CDD is maintaining so there's no gray area and I think it's a good tool, you already paid for the majority of it, this is just a small fee to enhance it for you guys. So, it's up to you but, Angel and I felt it would be helpful given how old the landscape easement is and how it's hard to kind of track that, so I think this would be kind of the final piece for the GIS system that you guys already have.

Ms. Wald: And it would be available to the HOA as well.

Mr. Burgess: Yes.

Mr. Barak: So, it's \$1,250 to complete that?

Ms. Wald: Yes.

Mr. Burgess: Are there any questions on that? If not, is there a motion to approve the proposal?

On MOTION by Mr. Barak seconded by Ms. West with all in favor, accepting the proposal from Alvarez Engineers in the amount of \$1,250 for the digitization of existing infrastructure data into the ArcGIS System was approved.

Ms. West: I do have one question, because we have a swarm again of iguanas, do we have any idea how we can control them around the lakes because you know they start going into the lakes, and it messes everything up as they do their work, so I know last year we had someone come in.

Mr. Burgess: Well, the CDD paid for duck removal, we did not pay for iguana removal but, we have a vendor that could definitely do iguana removal but, the most efficient way to do it is to shoot them with a high powered air rifle, and it's all done legally but, all the communities that we have iguana services, and you can trap them but, they're not afraid, they like to go to the water, they hide in the water so the most efficient way to do it is to in my opinion is to shoot them based on what I've seen at other properties working but, it depends on where they come from too, like certain properties we border canals on

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the Turnpike that they're not going to do anything about it, so they're just going to continuously come from that area so it's kind of like throwing your money away but, it's up to you guys if you want us to get any proposals on it.

Ms. West: I see I a lot, I have.

Mr. Barak: But you're never going to get rid of them.

Ms. West: I know.

Ms. Venzal: Actually we pay for iguana removal, we've done it a couple of times, I think it's about \$25 for each, and we do it on an as needed basis, so the last time we did it which was probably like two months ago, and we haven't seen an increase in the community. So, somebody calls it in and then we do it as needed but, it has come down.
(inaudible comment)

Ms. West: I know on lake 1 and 2 that's where they are, I get a lot up my tree and a lot of babies, so that's why I'm asking because I see a lot of them by me and I'm sure they're in the water.

Mr. Burgess: Maybe down the road if you guys want to enter into an agreement with the association, like some sort of cost share when you guys do a service the CDD could pay some sort of fee towards the services, I don't know.

Ms. Wald: But they already have a contract is what they're saying.

Ms. West: Right.

Ms. Wald: But we can do a contribution as to a portion of it.

Ms. West: So, I'm assuming once they start the lakes they will be able to inform us more about the iguanas.

Ms. Wald: Yes, and they're going to start next month.

Ms. West: And that will scare them.

Ms. Wald: Ok, so let's get away from the iguana because we're still on the engineer.

Mr. Burgess: Yes, alright Angel so they approved that proposal for the GIS updates, then I also do have the engineers report that you guys provided as a handout if you want to speak on that if you're ready to, otherwise we can bring this back.

Mr. Camacho: Ok, I think Juan revised this report.

Ms. Wald: Yes, he did and we have the corrected one.

Mr. Camacho: Ok.

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Ms. Wald: And I think he's looking it up, so each year the District engineer as part of the requirements under the bond of the Master Trust Indenture and the supplemental provides a yearly engineers report for the fiscal year saying what the condition of the property, they also look at the budget, make sure you have enough budgeted for maintaining you property, so that's what's required under your bonds. This report is to satisfy that so you're not approving the report, you're reviewing the report and you're just basically saying you're accepting it. So, the first one there was a small error that I immediately contacted Juan Alvarez and Angel, and then they fixed it like I said before, so it was just something that shouldn't belong there, it belonged to another District. So, this is basically giving you an overview of the status, and did you find that Angel?

Mr. Camacho: Yes, thank you Ginger.

Ms. Wald: Go ahead.

Mr. Camacho: So, what's different on the reports that we're doing this year is we're also including the drainage system maintenance phasing, as well as associated costs so on sheet number 2 of the report you can see the yearly costs associated with the stormwater drainage system, this is also a requirement with South Florida Water Management so we went ahead and included this as well as the exhibit on page 7 phasing out the community for the stormwater drainage.

Mr. Burgess: Would year 1 be fiscal year 2027?

Mr. Camacho: Yes.

Ms. Wald: So remember you own and are responsible for the stormwater drainage system, which is why he's letting you know, and you also have all those interconnecting pipes and you folks had cleaned them to avoid having problems with what you had in the past. So, what they've done in this report, and it's in pretty good shape right now so they're giving you the report as to the status and the recommendation is if you want to go ahead and start putting this together for funding because they're recommending that you split it up in 5 different segments, so each one of those years this is the amount with the inflation that he recommended is going to be required for cleaning under a phased system. So, it's just a recommendation, it's not something you have to do, it is something the engineer is putting in there so you can forecast for coming years, and I think you do have a line item in your budget already for stormwater cleaning so it's also making sure that you're

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in compliance with that and giving you that cost estimate so you can be fiscally responsible so you have it.

Mr. Burgess: And we'll provide it to the accountant to make sure she knows what is being recommended and make sure each year it's prepared .

Ms. Wald: Anything else in regards specifically to the report Angel that you want to point out as to the status of the property or improvements? I think you explained pretty well the lakes that have already been corrected at least the ones that everyone knows here very well.

Mr. Camacho: Yes, so we just revised the District property conditions so there's a statement there that mentions shorelines as we explained the two that are going to be corrected this year.

Mr. Burgess: Ok, do we need a motion?

Ms. Wald: Just to accept, you're not approving it, you're just accepting it.

Mr. Barak: And can I ask a question?

Ms. Wald: Yes.

Mr. Barak: So, I'm a little bit confused, so when we have Raptor Vac Systems is that them?

Ms. Wald: Yes, that's what they did they cleaned the pipes, yes.

Mr. Barak: Ok, but this right here?

Ms. Wald: This is a forecasting as a recommendation by the District engineer for budgeting purposes.

Ms. Warfel: Instead of doing it once every 20 years to annually do a portion of the neighborhood.

Mr. Barak: I thought they do something every year, don't they, Raptor?

Ms. Wald: Well, it's only when you approve it.

Mr. Barak: Well, have they done it in the last couple of years?

Ms. Warfel: No.

Ms. Wald: Well, they did it this past year but, for many years you didn't have any stormwater cleaning and you also had problems over the years, and finally started, once you got GMS on board you finally started a program and a new engineer for that matter, a program with starting regular stormwater drain cleaning.

Mr. Barak: So, it's like a yearly maintenance.

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Mr. Burgess: Yes, you inspect and then based on their findings they give recommendations, so like as it says, CCTV pipe cleaning, they'll do an inspection and then clean based on that.

Mr. Barak: And this is Raptor Vac Systems?

Ms. Wald: Well, it's whoever you decide to choose but that was the vendor you chose before and so when you're getting ready to do it again you'll get proposals and you make a decision.

Mr. Barak: Got it.

Mr. Burgess: And Raptor Vac is just a vac truck company.

Ms. Wald: Right they're just one of the companies.

Mr. Barak: So, this would be the CDD paying for it?

Ms. Wald: Yes, this is CDD.

Mr. Barak: So, are we talking about more assessments here?

Ms. Wald: No, all this is, the engineer providing the information to the CDD, so the CDD in the future can look at it and say, hey remember the engineer said we need to do this and this is how much it's going to cost, so you can make sure that's in your budget, I'm not saying an increase at all because you already have it in your budget now, it's just forecasting going forward.

Mr. Barak: Got it, ok, and so this would relieve that, God forbid, that we have serious rains here, this would help mitigate the flooding is what you're saying, if we do this on a yearly basis.

Ms. Wald: It keeps your pipes clean so they don't get backed up.

Mr. Barak: Which would in turn presumably help avoid the kind of flooding situation that we had before.

Ms. Wald: You can't say from before, what you can say is you keep the system operating as it was supposed to operate so the water flows, if it doesn't then you have a problem.

Ms. Christie: And if it did storm if we were all blocked up it would flood when it shouldn't but this will help it.

Ms. Wald: Right, this will help with that, and as I said last night in one of my other communities because they were looking at proposals and there was one that was

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incredibly high, unlike some communities don't have to do this on a yearly basis, some can do it every 2 years, some can do it every 3 years, it's that mulch.

Mr. Barak: Oh, the mulch that gets into the stormwater system.

Ms. Wald: And concrete, and whatever people dump into the system, and it blocks things up, and then there's just natural grease, or dirt.

Mr. Burgess: Right, and this is only to benefit the community, and it's your responsibility to clean it, so is there a motion to accept the fiscal year 2026-2027 engineers report?

On MOTION by Ms. Christie seconded by Mr. Barak with all in favor, accepting the 2026-2027 Engineers Report was approved.

Mr. Burgess: Alright, anything else on that Angel?

Mr. Camacho: That's it, also the phasing can change if there is reports of flooding for any reason we can change the phasing around. (inaudible comment)

Mr. Burgess: Alright, do you have anything additional Angel?

Mr. Camacho: No.

Mr. Burgess: Ok.

Mr. Barak: So this would start next year?

Ms. Wald: No you don't have to do anything, this is just a report, nothing is necessary, you're ok right now.

Mr. Barak: Ok.

Ms. Wald: Thank you Angel.

Mr. Burgess: Thank you Angel.

C. Field

- 1) Lake 4 Hedge Hart Cut and Clean up Proposal with Cutter's Edge**
- 2) CDD Palms and Hardwoods Tree Trimming Proposals**
 - a. Cutter's Edge**
 - b. JLS Tree Services**

Mr. Burgess: Ok, so moving on to the field, so we're going to start with item 2, under field, CDD palms and hardwoods tree trimming proposals. So, each year in the past you guys have had done tree trimming to your palms and hardwoods but, that was within

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this old contract with Cutter's Edge they were doing it for a very low amount and then once they had the turnover with their management now the cost went up just like it did with the mulch. So, I believe the number that Cutter's Edge provided was 2 times the number that you guys have done in the past which I think is warranted, it is a lot of trees, but we decided to go out also just to kind of verify numbers to reach out to a vendor that we use at other properties, JLS, so on the agenda you have a proposal with Cutter's Edge and JLS Tree Services for the perimeter hardwood and any trees in the perimeter landscape easement for the CDD are included in the proposal, and you can see that with the engineers report the red area is where you guys have the landscape easement that's being maintained or the CDD maintains. So, we wanted to get additional proposals, we couldn't, we essentially have a third one from the past and it was right around this number but, it was last year, and it was a company that was trying to bid on the property and it just kind of fell through, and I haven't spoken with them since but, I can say it was right around the number that they have, I just haven't worked with them before. You know Cutter's Edge you guys have always used, and then JLS Tree Services we use a lot, and they do a great job for us, so we met with JLS yesterday to review the property and he provided an email on the kind of services that would be done, and Cutter's Edge didn't but, it's kind of the same thing, and so our recommendation would be JLS based on our experience with them and the visual inspection we did yesterday. They basically would be clearing all the streetlights out that are around the perimeter which is clearance pruning essentially, they'd be cutting back all the perimeter trees away from structures, like the homes, especially on that west wall there's a lot going on, there's some brazilian pepper or Florida holly that's growing on the neighboring community onto our side which is like really invasive tree that shouldn't be there, it should be removed but the people on the other side are obviously aren't going to do anything but, we can cut it back on our side. The south side on the RV park, I know in the past you guys have had people cut the trees that they shouldn't be doing so we sent them a letter and that was awhile ago. There's some tree branches starting to lean over on their homes so those will be cleared off, it's really just essentially clearance pruning, making sure the trees are lifted above the roads, cleared away from the streetlights, and then also on the hotel side we've had that issue with the vines from the hotel trees, all of those overhanging branches from that side and vines encroaching on the CDD property will be cut back, and that's kind of something that we've been asking

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Cutter's Edge to do for probably 4 months now, and it hasn't been done, so it's kind of the reason why we're pushing more towards this other company. We've given Cutter's Edge a ton of chances to just simply resolve that, and I know it has to be done with the tree removal proposal essentially but, it's been a little frustrating working with them to be honest. So, it's up to you guys, if you want a third proposal we can always bring it back but, I think it should be done sooner than later and then yearly we'll start doing it a lot earlier, it's just that we had a pricing increase that was significant compared to prior years.

Ms. Christie: And Cutter's Edge is \$500 more.

Mr. Barak: Yes, it adds up.

Mr. Burgess: Yes, and we don't provide prices to anyone, this is the number that came straight from JLS based on the number of trees that are inventoried, all three proposals we've had have done an inventory on the trees and it's really just disposal of the tree debris and labor at that point, so it's up to you guys, if you have any questions with Cutter's Edge we can try to answer and JLS we can try to answer as well.

Ms. Wald: And the numbers are \$16,700.68 for Cutter's Edge and for JLS \$16,275.

Mr. Barak: And you were talking about the clearance prune only I guess, and presumably that would be the same with Cutter's Edge?

Mr. Burgess: Yes, and that's what we've asked them, it wasn't as easy a conversation with them, and they provided us awhile ago, it is every single tree that JLS is proposing is also what Cutter's Edge is proposing.

Mr. Barak: Ok. Well, JLS is very good based on your recommendation and that's what they specialize in, and they're cheaper, and you guys have used them in a lot of other places and clearly like you've said you've given multiple chances to Cutter's Edge.

Mr. Burgess: Yes, and I think JLS is a great company, and Alex Lapierre with JLS is the owner, he's our account manager for every property, he takes pride in his company and everything has gone great in our opinion, and that's my favorite landscaper to use right now.

Mr. Barak: And they're a landscaper or tree service?

Mr. Burgess: Yes, it's a landscaping company, but it's JLS tree division in their company but, landscaping is tough in my opinion, it's just very hard to find a good vendor. I believe Cutter's Edge just acquired some other companies, I think that were bought out and they acquired some other landscape companies so they're a bigger company now.

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Mr. Barak: Right, I've seen their new logo it says, LMC Landscaping.

Mr. Burgess: Right, which may not be bad, they did do some tree trimming around, they lifted the royal poinciana but, they didn't properly cut that in my opinion.

Mr. Barak: They didn't properly cut it?

Mr. Burgess: Right, they did not properly cut it, which it can be corrected by JLS but, seeing a fresh cut and it being incorrect it's not something I think you guys should deal with because it could be a code violation, and then there's a few other areas that I think there was a Amex truck that they acquired, I don't know but, just at the end of the day we don't want to have headaches with vendors that we hire to do a simple tree trimming job and our recommendation is JLS, so it's up to you guys on how you want to move forward.

Ms. Venzal: (inaudible comment) Specifically like around the pool, they were leaving palm fronds which was incorrect, and I had to go and tell them, and the crew ended up walking off and I had to get the account manager involved, so it's been a little difficult, usually I'm advocating for them because they're communication has stepped up, their service has stepped up but, with the tree trimming it has been a little bit difficult. (inaudible comment) So, it would be interesting to see if you did have a new vendor that did a great job. (inaudible comment)

Mr. Burgess: Yes, and again they're a great company, we just trust them, we've had tree trimming done by them, we use them at other properties, and I think it's the right vendor to use, and if you guys want to get more proposals next year we can but, it's up to you, and it's overdue in my opinion to get these trees trimmed.

Ms. Wald: And they're less than Cutter's Edge, a little bit. Do you want to make a motion to approve the proposal from JLS Tree Service for tree and palm trimming in the amount of \$16,275?

On MOTION by Ms. West seconded by Ms. Christie with all in favor, accepting the proposal from JLS Tree Service in the amount of \$16,275 was approved.

Mr. Burgess: Now going up to item C1, the lake 4 hedge hard cut, and the proposal.

Ms. Venzal: (inaudible comment)

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Mr. Burgess: Yes, I can talk to you about it offline. Moving on to lake 4, there's a hedge that as you're driving out on the right side against the perimeter wall bordering the hotel parking lot, that is the same hedge that is on the north side of your property that's very green and looking good. About 4 months ago I asked Cutter's Edge to remove the brazilian pepper that's growing out of it, to clear the leaves out of the base of the hedge and to make sure it doesn't die and to pull the vines as well but, they just won't do that, and it's really frustrating and I have said it a million times, and I know Jason has dealt with it but, I think it needs to be hard cut, and basically hard cut from the bottom up to kind of like revitalize the plant, if that's the goal. So, we asked them to provide us with a proposal, we'll actually the handout it the updated one.

Mr. Barak: And how much is it on the agenda?

Mr. Burgess: On the agenda it's \$2,294.03, and we have a handout that's is for \$1,692.89, and then we also have a proposal from JLS.

Mr. Barak: Wait, what's the \$2,649?

Ms. Wald: Forget that, just go to the handout for \$1,692.89 for the proposal for lake 4 hedge trimming for all the invasive plants, etc.

Mr. Barak: Ok.

Ms. Wald: Reduce height down 2 ½ to 3 feet and that's Cutter's Edge.

Mr. Barak: Ok.

Mr. Burgess: Yes, so I also asked Alex from JLS to look at it yesterday and expressed my concerns and he immediately solved the issue, and it shouldn't get to that point if you're doing routine maintenance, it's ridiculous in my opinion but, he if he would to win that proposal, or the tree trimming proposal onsite he could take care of it and he provided a proposal for \$1,600 to remove all the weeds and invasive vegetation growing within the hedge, cleaning out accumulated weeds and dead debris from the base of the hedge and restoring the hedge to a clean uniform and well maintained appearance. I think while they're here they should do it and then try and see if that hedge comes back but, whoever should be maintaining it properly the Board should keep it at a uniform level and that's to be discussed but, I think while JLS is onsite the recommendation is to have them do this hard cut and clean up for \$1,600 compared to Cutter's Edge.

Mr. Barak: So, about \$100 less.

Mr. Burgess: Yes.

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Mr. Barak: And can I just go back really quickly to your statement about you talking to Cutter's Edge about it for 4 months or whatever it was, and you said they just wouldn't do it, is that like what they tell you yes, we'll do it and they never did it, or they're like no we're not going to do it because that's an additional charge?

Mr. Burgess: Well, it got to the point where it's needed to be an additional service, and I told them because of the growth, and I told them many times like this just needs to be maintained, remove the vines and the brazilian pepper that's growing, and I've said it a few times, and it got to a point where I said, ok do you need to provide us a proposal to do this which shouldn't have to but, we don't have an agreement with them, we pay them monthly and that was the point of me trying to get a contract with them, separate from what the condo association has.

Mr. Barak: Ok, and it's almost like they are taking advantage of that.

Mr. Burgess: And definitely it's a low maintenance cost but we have to see if we do go out to bid for maintenance what it will cost but, at the end of the day, a hedge should not get to that point, you can drive through any nice community and you don't see a hedge just falling apart with the base of stuff growing all through it because if you're maintaining the property that we're paying you for it should not get to that point.

Ms. Christie: That used to pull all of the things out of the shrubs, and they don't do that anymore.

Mr. Burgess: And for that, the CDD does a very straight forward detail of the property, it's all you do is maintain hedges and cut some grass, it's very straight forward in my opinion but, as far as lake 4 hedge hard cut, do you guys want to go with Cutter's Edge for \$1,692.89 or would you rather JLS do it with the tree trimming?

Mr. Barak: JLS.

Ms. Christie: I would say do it with the tree trimming.

Mr. Burgess: Ok, so it would be the approval of JLS to do the lake 4 hedge hard cut trimming for \$1,600, we would need a motion.

On MOTION by Ms. Christie seconded by Ms. West with all in favor, accepting the proposal from JLS Tree Service for lake 4 hedge hard cut and clean up in the amount of \$1,600.00 was approved.

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Ms. Venzal: (inaudible comment)

Mr. Burgess: Go ahead Jason.

Mr. Gitel: And he actually brought to our attention those cocoplums that are high up, so you have kind of like a blind spot as you're making that right turn, at the first right, it's kind of hard to see, so he just writes on that they're seeing that right then and he was looking across the way on the side, and it's unlevel and uncut and the side is like this, so he was saying we can make it uniform and make it to 36" which would be the same size and you would lose that blind spot for \$575 they would get that done, so he would trim all those up and make them nice and cut back and just be kind of uniform.

Mr. Burgess: That's Alex, or JLS wants to do, I think we can get Cutter's Edge to do that at no cost, we'll see, that's my recommendation. I don't want to continue to spend money, like we're paying them, they should be able to cut down a small hedge.

Mr. Gitel: Ok, got it, whatever you want to do.

Ms. Warfel: Or we can revisit that at the next meeting.

Mr. Burgess: Yes, we can bring that back if it becomes an issue.

Mr. Barak: Right because you think that since they're doing it anyway, if you're requesting to have it cut to a certain height they shouldn't be like oh that's going to cost you extra.

Mr. Burgess: And we'll talk to them about that spot, we just got this email this morning with that information.

Mr. Barak: Ok.

Mr. Burgess: So that's all we have for JLS proposals and work. Amber, go ahead.

Ms. Venzal: I don't remember if the hedges at the monuments, were those ever approved to get replaced?

Mr. Burgess: Yes, sorry that's what we wanted to talk about.

Ms. Venzal: Oh, ok.

Mr. Burgess: Jason and I got that proposal for the monument hedge replacement, you have silver buttonwood there that's dead, it's not doing well, and Cutter's Edge has proposed \$,2649.37 to remove the silver buttonwood hedge and replace it with 3 gallon green island ficus in front of the monument entrances.

Ms. West: And what about, they're not the regular ficus that we removed?

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Mr. Burgess: No, those are different, this green island ficus is like a very dark green uniform hedge you see on a lot of properties, it's very common, it eventually grows into a very nice low hedge.

Ms. West: Ok.

Ms. Warfel: So probably low maintenance.

Mr. Burgess: Yes, and the proposal is not very detailed, they just have 3 gallon green island ficus, and this is just one hedge that Cutter's Edge has provided, it would be a simple enhancement but, it's up to you guys if you want to do it.

Mr. Barak: Can we get a proposal from JLS?

Mr. Burgess: I mean I do think that's a little high but, it doesn't say how many, it's just really vague.

Ms. Wald: I think we can bring it back.

Mr. Barak: So by saying vague you mean the description?

Mr. Burgess: Yes.

Ms. Wald: How many 3 gallon ficus hedges are they bringing in.

Mr. Barak: Well, can you ask them for clarification?

Mr. Burgess: Yes, I can, I think \$2,700 for the two front entrances is a little high but, maybe I'm wrong.

Ms. Christie: Do we have a picture of what it looks like now?

Mr. Barak: I'm just curious, when you get a quote from JLS, you're not providing them with the quotes that we get?

Ms. Wald: No.

Mr. Gitel: No.

Mr. Barak: Ok, so they come like really close to Cutter's Edge.

Mr. Burgess: Well, they had been proposing I think for the front entrance monuments.

Mr. Barak: Is it something that they could do?

Mr. Burgess: Well, the issue is that JLS does not do your irrigation so the irrigation comes from Cutter's Edge so if someone was to install plant material, and maintaining the plant material they would need to make sure about the irrigation.

Mr. Barak: Ok, got it.

Ms. Wald: Ok.

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Mr. Burgess: So, I think we could get them to remove it and then we can bring back some ideas for you guys to consider, and we can explore some options but, the dead ones, in front of the monuments we'll have them pull that but, I think we can bring back some options.

Mr. Barak: Flowers sound nice.

Mr. Burgess: Yes, I think it would be nice, a lot of communities do annual flowers in front, so I think we can go back to the drawing board with that and we can talk about removal of it.

Mr. Barak: Removal should be a lot less than replacement.

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

D. Manager

Mr. Burgess: Alright, under my item for manager, I think it would be in the best interest for management to go out and get some simple landscape maintenance proposals for you guys for like I said, it's just your perimeter to maintain in and around the lake banks and I think it should be done a lot better. You can drive around every area of the property and it's all maintained at different levels and it's not really uniform by any means, and I don't think it's acceptable for you guys to be paying for that, so if you guys are ok with us getting some proposals and bringing it back, not saying you need to make a decision but, something to do as due diligence.

Mr. Barak: I'm ok with that.

Ms. Christie: Yes.

Mr. Burgess: Ok, we'll do that.

Ms. Venzal: (inaudible comment)

Mr. Burgess: Alright, so we'll bring that back to the next meeting or as soon as we have it.

FOURTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Burgess: Moving on to financial reports, you have the check register starting on page 43, and the unaudited financials starting on page 48. If there are any questions feel free to ask away, otherwise a motion to approve the financials would take place.

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On MOTION by Mr. Barak seconded by Ms. Christie with all in favor, the Check Register and the Unaudited Financials were approved.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Burgess: Moving on to Supervisor's requests and audience comments, we can start with audience, Amber do you have anything?

Ms. Venzal : (inaudible comment)

Ms. Wald: You have to go on the Supervisor of Elections website.

Mr. Burgess: Are there any Supervisor's requests?

Ms. Christie: No.

Ms. Warfel: I had a question, I noticed some growth going on in the ponds, I don't know if it's still there or not.

Mr. Burgess: Right, so the heat and lack of rain is a terrible recipe for that growth, and it's happening in many of our communities and soon as we have any issues with email the lake vendor and he's out there right away taking care of anything, it's just low water levels heats it up and it's just hard to maintain but, they're doing everything they can within the guidelines that they're legally allowed to spray.

Ms. Warfel: Ok.

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Burgess: If there are no other Supervisor's request, I just need a motion to adjourn.

On MOTION by Ms. Christie seconded by Ms. West with all in favor, the meeting was adjourned.

Signed by:

Patrick Burgess

DDC0B1DB12A54B7
Secretary / Assistant Secretary

Signed by:

Danielle Christie

39E806BCEC9C4B1
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 33CEAAA0-4D46-8AD8-8082-D5D47D5CA2F0		Status: Completed
Subject: Griffin Lakes: Complete with Docusign: 7-2-26 Minutes.pdf, Resolution 2026-03.docx, Resolution 2026-		
Source Envelope:		
Document Pages: 45	Signatures: 10	Envelope Originator:
Certificate Pages: 2	Initials: 0	Ellen Acosta
AutoNav: Enabled		1001 Bradford Way
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Time Zone: (UTC-08:00) Pacific Time (US & Canada)		eacosta@gmssf.com
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Signer Events

Signer Events	Signature	Timestamp
Danielle Christie dchristie01@gmail.com Chair Security Level: Email, Account Authentication (None)	Signed by:  39E806BCEC9C4B1... Signature Adoption: Pre-selected Style Using IP Address: 2600:1700:6320:7970:e894:fbf5:e6f7:205e Signed using mobile	Sent: 8/7/2026 6:13:17 AM Viewed: 8/7/2026 10:43:01 AM Signed: 8/7/2026 10:44:07 AM

Electronic Record and Signature Disclosure:
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Patrick Burgess pburgess@gmssf.com Security Level: Email, Account Authentication (None)	Signed by:  DDC0B1DB12A54B7... Signature Adoption: Pre-selected Style Using IP Address: 2601:582:c300:60d0:fc62:156c:7e8e:b7d4 Signed using mobile	Sent: 8/7/2026 6:13:18 AM Viewed: 8/7/2026 6:43:59 AM Signed: 8/7/2026 6:44:17 AM
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Electronic Record and Signature Disclosure:
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/7/2026 6:13:18 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	8/7/2026 6:43:59 AM
Signing Complete	Security Checked	8/7/2026 6:44:17 AM
Completed	Security Checked	8/7/2026 10:44:07 AM
Payment Events	Status	Timestamps