

**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, January 8, 2026, at 9:00 a.m. at 2317 Clipper Place, Fort Lauderdale, Florida.

Present and constituting a quorum were:

Danielle Christie	Chairman
Benny Barak	Vice Chairman (by ZOOM)
Teresa West	Assistant Secretary
Karen Warfel	Assistant Secretary

Also present were:

Ginger Wald	District Counsel
Patrick Burgess	District Manager
Jason Gitel	Governmental Management Services
Angel Camacho	District Engineer
Amber Venzal	Condo Assoc Property Manager
Alexy Hernandez	Cutters Edge
Michael Connover	Cutters Edge
Nicole Vernon	Resident (by phone)
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

- A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #2**
- B. Oath of Office for Newly Appointed Supervisor(s)**
- C. Election of Officers**

Mr. Burgess: The first order of business is organizational matters, and we have consideration of appointment of Supervisor to the unexpired term of office for seat #2. We do not have anyone present to be appointed but, maybe later on if someone does show up we could appoint them.

**January 8, 2026**

**Griffin Lakes CDD**

Ms. Wald: Let me tell you what the requirements are and you guys can decide. So, obviously as you know since you've been on the Board long enough, some longer than others, it's important to have quorum of three, and we just went over that, it has to be physical, you have to have three bodies here. So, for instance if Danielle did not make it here, we couldn't have a meeting, so it's always important to have whoever is going to be seated as a Supervisor that they have the ability to attend because we have to have three people, so it's ok for two people to be on the phone or through video conference but, we have to have three people here, so that's the most important in my mind. Obviously, they have to meet the requirements of a resident of the District, so a resident here in the community, 18 years or older, and a voter in Broward County, so those are the requirements. For the Board, the Statute says you shall appoint somebody within 60 days of the vacancy but, of course, if you can't find somebody to do it, there's nothing you can do. You could always go ahead if you don't have anybody today, to defer this to the next meeting, and then hopefully get some candidates, some people in the community that are willing to come in because even if you appoint someone, and you say, hey I want to appoint Mrs. Joe Brown, well we can't give here the oath of office so we can't do that until she shows up, give her the oath of office and then they can come and sit at the meeting. So, my recommendation is always don't do it until you have the person physically here and we can also go over what they're walking into even though each one of you individually can tell people, say hey, this is what it consists of, we want them to understand the forms that they're also filling out, that's just my spiel.

Ms. Christie: Ok.

Ms. West: That's good.

Mr. Burgess: So, do you guys want to table this until the next meeting?

Ms. Christie: Yes.

Mr. West: Yes.

Mr. Burgess: Ok.

### **THIRD ORDER OF BUSINESS**

### **Approval of Minutes of the November 6, 2025 Meeting**

Mr. Burgess: Moving on to item No. 3, approval of the minutes of the November 6, 2025 meeting. If you have any questions, corrections, or deletions I can take those, if not, a motion to accept would be in order.

January 8, 2026

Griffin Lakes CDD

On MOTION by Ms. Christie seconded by Ms. West with all in favor, the Minutes of the November 6, 2025 Meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Acceptance of Audit for Fiscal Year Ending September 30, 2025**

Mr. Burgess: Moving down to item No. 4, acceptance of audit for fiscal year ending September 30, 2025 which is on page 18 of your agenda package. It is a clean audit, and at this time staff recommends a motion to approve.

On MOTION by Ms. Christie seconded by Ms. West with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Burgess: Moving on to item 5A, staff reports, attorney.

**A. Attorney**

Ms. Wald: I don't have anything today, it's pretty quiet.

Mr. Burgess: Alright, so nothing from the attorney.

**B. Engineer**

Mr. Burgess: District engineer, Angel.

Mr. Camacho: Yes, so an update on the remaining outfall cleaning, you recall that there were two outfalls in Griffin Lakes that initially they cleaned but, after Raptor Vac came and cleaned the remaining pipes they found the outfalls where not clear. So, we're expecting by next week for that to be completed now that the levels have receded enough so they can clean even more. So, we're hoping by the end of this week to have the construction clear out the outfall and then next week clean up the remaining two pipes leading to the outfall.

Mr. Burgess: Ok.

Ms. Warfel: Is something causing that we're going to have to keep doing this over?

**January 8, 2026**

**Griffin Lakes CDD**

Mr. Camacho: So, I asked them if they could kind of uplift the outfall pipes because they're just sewage, not only will you have like a concrete headwall that will protect it from sediment going back into the pipes. So, there's things we can do in the future that we could probably address, once we do the lake erosion, is have them put a headwall within the water, and kind of elevate it so that sediment doesn't go back into the pipe, so that's something to look at when we do that.

Ms. Christie: Is there like a mesh or something that goes over the hole for that?

Mr. Camacho: No, it's just a plastic pipe, what they have now when it's submerged they'll have slide a piece of concrete uplift but underwater and it just lifts the pipe, there's only so much they can do.

Ms. Christie: Right, ok.

Mr. Burgess: And then when Raptor Vac comes in we'll give Amber a heads up on the day so they can notify the community because they'll be moving throughout the streets.

Mr. Camacho: Yes, and I've advised them to if there's any partial lane closures to properly put up the cones.

Mr. Camacho: I mean we don't expect it, it's only two outfall pipes but, I know there was an issue before where they needed to put the proper cones up and no notification and blocking lanes.

Ms. West: Yes.

Ms. Christie: So, what streets does that consist of?

Mr. Camacho: It's two outfall pipes, the one at the entrance on the exit side I believe, and then one on lake #2 on the south side.

Ms. Christie: Ok.

Mr. Burgess: Anything else for Angel?

Mr. Christie: No.

### **C. Field - Monthly Report**

Mr. Burgess: Alright, I'm not sure if we want to jump down to item D1-A the lake 3 setback while Angel is here and then once that's done he can get out of here so we don't hold him up, if that's ok with you all.

Ms. Christie: That's fine with me.

January 8, 2026

Griffin Lakes CDD

Mr. Burgess: Ok.

**D. Manager**

**1) Discussion of:**

**a. Lake 3 Setback Questions with Condo Association**

**b. Plantings Behind Northwest Dumpster**

Mr. Burgess: So, moving on down to page 56 of your agenda, it's not coming up?

Ms. Christie: My tablet is not moving,

Mr. Burgess: It's not coming up?

Ms. Christie: Well, it's up but, it's not moving. Oh, there it goes, so what page?

Mr. Burgess: Page 56. So, basically there was some questions after the last meeting from the Condo Association Board about the lake 3 setback requirements leading up to, and surrounding the lake, and a lot of the material plants and whatnot that are surrounding that lake. As you can see the first bullet point from the Board is that the Board feels that the 4' setback appears excessive, and may impact or infringe upon the owner's patio area, I'm not sure.

Mr. Camacho: Is this the Condo Board, or the District Board?

Mr. Burgess: It's the Condo Board.

Mr. Camacho: Ok.

Mr. Burgess: So, these are the questions we told them we would discuss at the next meeting.

Mr. Camacho: If I'm not mistaken in the last meeting there was a document with a cross section, that's directly from the actual plans of the community that it was permitted, so it's not something that we went and did, so it's permitted.

Mr. Burgess: Ok, and I can pull up that and provide it to the Board as well but it's no infringing on their patio.

Mr. Camacho: Right, and on the GIS if you click on one of the lakes, you can see that.

Mr. Burgess: Ok.

Ms. Wald: I think what you probably should do is just provide that to the condo association saying that's the requirement when the community was built, it was not the CDD who made that determination but, we'll respond to this, you just do an email response to Amber and then she can provide that to the resident that should resolve the

**January 8, 2026**

**Griffin Lakes CDD**

questions that you're getting, and then you'll say, hey, the CDD has nothing to do with it, we can't control it, it is what it is.

Mr. Burgess: And we mentioned having, they show that the condo association sent out communication to that surrounding lake unit owners but, the Condo Board feels that the CDD shouldn't have anything to do with it but, I'll send it out to you Amber.

Ms. Venzal: Yes, ok, thank you.

Mr. Burgess: Does anyone have anything else for Angel?

Ms. Christie: No, thank you Angel.

Ms. Vernon: (inaudible comment)

**C. Field - Monthly Report (Cont.)**

Mr. Burgess: Alright, so moving back up to field, and I'll just introduce Cutters Edge, so Cutters edge had a change of account manager and branch manager and Michael Connover took over for Mike Cihal as you guys remember him from the past, and Alexi is taking over as account manager from Dennis, and we had a meeting with them yesterday to discuss all of our concerns, what we expect, some other items as well and we thought it went really well. I just wanted them to show face and introduce themselves and if there's any questions you guys may have feel free to ask but, I just wanted to give them an opportunity to introduce themselves and be present.

Mr. Connover: So, thank you guys, we're pretty much accessible to you, I will be the account manager for this community, me and Amber, we've shared a lot of back and forth communication already with your concerns. We have jumped on stuff pretty quickly, so anything that has to do with the CDD or anything like that on this property feel free to contact me, and I tend to over communicate but, sometimes that's ok but, again, I'm here for you guys for anything you need, and I appreciate it.

Mr. Burgess: Yes, and we thought it went well yesterday, they understood our concerns, we pointed out some stuff that's going to be fixed. On, I think it's Anglers the county is putting a bus stop in, so we spoke to the contractor, and I spoke with the county inspector and they're going to restore any of the landscaping that is damaged but, they show me the plans and they're in their easement to do their work.

Ms. Christie: Another bus stop?

**January 8, 2026**

**Griffin Lakes CDD**

Mr. Burgess: Yes, like the one across the street, they're going to do kind of the same thing, a little shelter type of thing.

Ms. Christie: Oh, ok.

Mr. Burgess: So, they're digging up some stuff, they're hitting our hedges but, they're within their area to work but, they said they'll restore it and I have their information so if it's not restored or any damage is done we'll address it.

Ms. Warfel: Let me know.

Mr. Burgess: Yes, I will. So, I think we give Cutters Edge the opportunity to get a new team in there and just see how it goes, and kind of go from there, and down the road we can evaluate everything and try to just keep things moving in the right direction. So, unless you guys have any questions for them, I don't want to hold them up, I just wanted them to introduce themselves.

Ms. West: Well, I can probably think of something but, if you guys have anything to say go ahead.

Mr. Connover: Yes, I want to say there's definitely some areas we noticed when we visited, we went over a couple of changes at this point, so that's something we're addressing right away with the team, so there's a few things but I think we can clean up fairly quickly and break bad habits.

Ms. West: When you start cutting around the perimeter, the clusia, you know that they're supposed be above the wall.

Mr. Burgess: We want to keep them at a height of like you guys can maintain that's not additional for cost but, keep them above the wall.

Ms. West: Just so much above the wall because it makes everything look nicer and cleaner because when the wall gets dirty then we look dirty inside.

Mr. Connover: Understood.

Ms. West: So, if you do that all the way around, you'll have no problem.

Mr. Connover: Alright.

Ms. West: And when the guys come in and blow, they blow everything against the wall which they knew not to, not these new guys but, they have to take it out from the wall, take it from the street, or put it in the street, and please pick it up.

Mr. Connover: Not a problem.

**January 8, 2026**

**Griffin Lakes CDD**

Ms. West: Ok because I keep my eyes on that very closely because we have so many trees on Mariner Court that it really get nasty looking, so we need a lot of attention. Now, that you guys have taken down trees on Mariner Court and Amy took out four trees, it's pretty bare but, it is what it is, so you just have to maintain it the best you can.

Mr. Conover: Ok.

Ms. West: Thank you.

Mr. Burgess: Does anyone have any questions for Michael or Alexi?

Ms. West: Thank you guys.

Ms. Vernon: So, we had some damage to our guardhouse that was from a car accident, and I went ahead and I had gotten a quote for the hedges that were there, I think it was around \$400, I did get the payment from the resident to do that. (inaudible comment) but I'll put it all in an email to make it very clear.

Mr. Burgess: Ok, great, thank you. If there are no more questions for Cutters Edge, you guys can feel free to stay but, I'm sure you have other things to do. So, Jason will go over his field report, and Jason will be meeting with Cutters Edge and will cover the field from here on out with my help, so I'm sure everything will go well but, he'll be doing the field side for now.

Mr. Gitel: Yes, I think we're meeting today, Advance Aquatics, they maintain the lakes and their notes were the last time they treated for algae, trash pickup, and the water quality looks good. As you can see the mulch, all the mulching has been done on the property, there's a few areas that need to be addressed but, just before it was billed, they've been addressed those few areas, and then we met with Cutters Edge yesterday and things have been addressed as well for other things.

Ms. West: So, are they bringing more mulch in because I see a lot of places where there's no mulch? And I don't know exactly how far the mulch is supposed to come out and I know it has to go around the trees too, and I know that we don't have access to the tree, we only have the wall but, there's a lot around the trees that I don't know, how much are you supposed to put on it?

Ms. Wald: Well, what you see, why don't you send those pictures to he can look at them?

Ms. West: Ok.

**January 8, 2026**

**Griffin Lakes CDD**

Mr. Gitel: Yes, do you want to do that? I'll give you my number and you can text me.

Ms. West: Ok.

Ms. Wald: That would be the easiest way.

Mr. Gitel: Yes.

Ms. Wald: By the way, I thought it looked great when I drove in because I immediately saw the mulch.

Mr. Burgess: Yes, it's a good change, I think the issue was the delay in the mulch and your agreement with Cutters Edge is from like 2012 and they honored the same prices for two times a year mulching at like \$4,000 and change, and then tree trimming for the same price since then but, you have a new company, and then new management comes in, that's not realistic to mulch the entire community for that amount of money. So, I think the Board should expect before we do our budget of a possible increase to put new clusia in, that's like typically hand trimmed with a machete, it's not like trimmed with a machine which is a lot more efficient. So, you have all these tall hedges, it's a lot of labor and I think really the CDD is just detailing, they don't mow much besides out on Anglers, and around the lakes but, it really shouldn't be too much but, I think the issue is that they just didn't have the manpower to give you guys the proper service because they had under hours, they couldn't do it and that was always why this area was not being done, and that area was being done so they couldn't complete it in time. So, I think in order to get the District landscaping to the level it should be is, most likely there's going to be an increase in order to have proper service. That's what I expect, and I think that's what you should too, I mean we can go out to bid but, your landscape budget is very low to begin with and mulching an entire community for \$4,000, or \$8,000 twice a year, it's just kind of unrealistic.

Ms. West: I agree that's pretty good.

Mr. Burgess: But they honored that price this year, it just took a lot of discussion with them which helped a lot so, I know that it was delayed but they honored that price and I just don't expect that in the report. So, I think it's something we should consider is a discussion with them about that because I told them that but, I think it will go a long way for them to get the proper hours in here and have the proper service done for you guys.

Mr. Christie: How is the discussion about over the storm drain and the mulch?

**January 8, 2026**

**Griffin Lakes CDD**

Mr. Burgess: So, yes, I told Michael about that, I talked to the operator who was doing the mulch, I expressed our concerns and everything about it. Moving forward, I'd like them not to do that, to put a pile of mulch next to the drains.

Ms. Christie: I think they could just put a silt barrier or something so it doesn't go down the drain because they were loading the truck with a bucket loader right over a storm drain and then pile was right next to a storm drain, so if, for some reason it had rained which there was a little bit of rain but it wasn't heavy, all that mulch would have washed down the drain, and there was mulch in the drain when I looked, so I had reached out so you could talk about it.

Mr. Burgess: Yes, and we'll see if there's any issues when they do the cleanings, I believe with Raptor Vac but, I mean I was surprised they put the mulch there and it could be bagged and blown in, but it was just huge pile, so I think next time we can plan for a better route.

Ms. Christie: And I think after you talked them they moved the truck so it was like over top, so at least when they were loading it, it didn't end up in the drain.

Mr. Burgess: And he said he was taking care of it when I talked to him but, of course he's going to say that but, I like Alexi and Michael has been very helpful, so I do have some positive thoughts about them, I think we'll see but, I do know if you change landscape vendors it's best to collaborate with the HOA for the best price, so it's not just a quick change, it takes a lot of coordination but, I'd be happy to do it but I think you guys should give Cutters Edge another chance.

Ms. Christie: Yes.

Ms. West: Ok, I agree, one more chance.

Mr. Burgess: Alright, ok.

#### **D. Manager (Cont.)**

##### **1) Discussion of:**

- a. Lake 3 Setback Questions with Condo Association**
- b. Plantings Behind Northwest Dumpster**

Mr. Burgess: Ok, moving on down to item D1-B, the plantings behind the northwest dumpster, I know we've discussed this, I know you guys have given direction on it but, I mentioned to Amber that we'll discuss it one last time. Now that we have a new account manager and they've met with Amber in that area, they want to plant clusia

**January 8, 2026**

**Griffin Lakes CDD**

behind there, 15 gallon clusia which they're a lot more established. I did speak with them yesterday, there is irrigation back there, it needs to be prepped properly if anything is done and then that would be the last try but, I know you guys as the CDD Board have said you're not approving any more work to be done back there.

Ms. West: Well, the reason for that is because Cutters Edge didn't take care of what we put up, and it all died and it went poof, so you're not going to back out and do the same thing again when we're just throwing money away. So, if they agree, if they're going to be honest and do it right, then I have no problem with them putting the plants back there as long as they're going to stay.

Ms. Vernon: I just want to chime in also. I agree with what you said, but, there was also an issue because the old dumpster was there, so people were throwing out old mattresses, and whatever, but now with the proper account manager in place, I don't think that will be an issue going forward. (inaudible comment) So, we're not planting something where a mattress would fall on top of them. (inaudible comment)

Ms. Warfel: But we would have to buy like the ones that are taller, remember we were talking about that around the wall, the ones that are taller are more expensive.

Ms. Vernon: I believe the quote that Cutters Edge gave was to match the existing height of the clusia that are at the opposite end of that exact dumpster, so they will all be at the same height.

Ms. Christie: And wasn't the issue also that there wasn't enough light or something?

Mr. Burgess: There's not a lot of sunlight but, the stuff will grow, it's not like flowers that require a lot of irrigation.

Ms. Vernon: Yes, they don't require a lot of sunlight.

Mr. Burgess: Right.

Ms. Wald: If you don't have irrigation, they're going to die, it's happened at my house because I just did this last year, and one died because the irrigation line did not go far enough, and when you get the big tall ones like I did, and you're spending \$200 or more for each one of them, you're not happy.

Mr. Burgess: But the north wall, we walked it yesterday and they're going to adjust the irrigation heads because they need to be adjusted properly for the summer, not getting irrigation, you can clearly see that, so there are two heads back there behind the

January 8, 2026

Griffin Lakes CDD

dumpster. So, it's up to you guys, the price is \$1,778.12, and it's totally up to you guys if you guys would like to do that.

Ms. Vernon: (inaudible comment) I just want to note that when you guys got the quote it was for podocarpus was over \$3,000, so obviously the \$1,000 whatever it is a cost savings, and hopefully they should last longer.

Mr. Burgess: So, podocarpus.

Ms. Vernon: That was what was quoted a few months ago for you guys.

Mr. Burgess: We would never put podocarpus back there but, I think this is a good price and like I said, Alexi and Michael are a lot more available and I think they're very knowledgeable.

Ms. Wald: Does it fit in the budget.

Ms. Christie: Yes.

Mr. Burgess: And it is raised back there and it already kind of helps keep them high but, I'm sure whatever we want, or whatever is going to be the best option.

Ms. West: As long as they got water.

Mr. Burgess: Yes, we'll definitely make sure we have water, and we have a \$25,000 plant replacement line item and we've only used \$1,400.

Ms. Wald: So, you have a long way to go.

Mr. Burgess: Right.

Ms. Wald: If you want to do it, you need to make a motion to approve the proposal from Cutters Edge in the amount of \$1,778.12 for the clusia plantings behind the northwest dumpster.

Ms. West: I'll make that motion.

On MOTION by Ms. West seconded by Ms. Warfel with all in favor, accepting the proposal from Cutters Edge in the amount of \$1,778.12 for installation of clusia plantings behind the northwest dumpster was approved.

Ms. Vernon: (inaudible comment)

Mr. Burgess: Ok, so we'll get that going.

Ms. West: Just keep an eye on it because it's a lot of money to have to keep doing it.

**January 8, 2026**

**Griffin Lakes CDD**

Mr. Burgess: Yes, and I think it would be nice to have a clear direction moving forward on this issue if it fails, do you guys want to not entertain any more, it would be nice to know that direction.

Ms. Christie: Yes, we put a lot of stuff back there several times and it just didn't work out, I mean I know, of course we want it to look nice but, hopefully this is the best solution, this type of plant, the clusia back there.

Mr. Burgess: Well we'll do our best to help it thrive and be a success.

Ms. Vernon: (inaudible comment)

Mr. Burgess: Alright, thank you all.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Register**

**B. Acceptance of Unaudited Financials**

Mr. Burgess: Moving on to financial reports, approval of the check register, that's on page 57 of your agenda, and the acceptance of the unaudited financials, we can get a motion for both of those.

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

Mr. Burgess: And real quick I want to talk about the lake signs since that was a discussion brought up from a resident, there is a missing sign out that was installed prior to I believe GMS taking over that states private property and not trespassing or fishing, the terminology of that which is on CDD property, it's not private property. You guys don't have rules about where we're at this time that would require that being stated.

Ms. Wald: It's not enforceable.

Mr. Burgess: Exactly, it's not enforceable, that's the problem.

Ms. Wald: So, if you have a sign that is not enforcement and it's not technically private property, so with that you have to develop rules and regulations for control over your property to get a trespass, and then with the trespass then you have to engage in the services of the police department or the BSO to enforce it. So, yes, you could replace the sign but, it's not enforceable, so to do it right, and that's why we were looking earlier when I was asking these questions was to see if those rules and regulations were

**January 8, 2026**

**Griffin Lakes CDD**

ever adopted. So, I quickly went through our famous yellow pad, there was some notes in 2011 about rules, so I'm going to go back to my office and look and see if I can find them, and get with the manager. I'm going to look for them and see if we have any, if not, then if this is really a problem and people trespassing, then you're going to have to adopt rules and regulations to have it happen, otherwise, you're putting up a sign that is meaningless, and you're spending money on something that's meaningless.

Ms. Warfel: How about if we just change the verbiage?

Ms. Wald: Well, it's still not enforceable because you still don't have rules and regulations.

Ms. Christie: So, it has to be like something that has to be drawn up.

Ms. Wald: You just have adopt rules and regulations, we do it all the time.

Ms. Christie: Ok.

Mr. Burgess: And then we need to change all the signs to not say private property.

Ms. Wald: Exactly.

Mr. Burgess: I know Juliana mentioned we had provided a proposal to put proper verbiage that this is the District's, beware of alligators, or whatever the rules are as well on there but, there was an additional expense. So, you can replace these signs, I mean you can put them on a U-Channel post but, until we have rules it's kind of just wasting money because there's no point of replacing a private property sign which is not accurate and then we can't replace all the signs if there's no rules in place.

Ms. Wald: I have a feeling they went up a long time ago with no knowledge.

Ms. Christie: Yes.

Ms. Wald: So, I'll come back to the next meeting and see if we actually adopted any rules, if not, get with Patrick and just draw up some quickies for you, provide it to you and then we decide later on.

Ms. Christie: Ok.

Ms. Wald: It's a good idea to have the rules, especially if you see the problem, even if you don't see the problem it could happen and then have the rules in place and then you could get no trespassing out of it if you're really having issues.

January 8, 2026

Griffin Lakes CDD

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

Mr. Burgess: Moving on to item No. 7, Supervisors requests and audience comments, are there any Supervisor's requests?

Ms. Christie: So, if you want to move the sign out more.

Ms. Wald: It really doesn't matter, well let me rephrase that, if it's private property, so if it's condo association, and they're the ones that are doing it, they're the ones, because it is their private property that makes the difference, that's why the CDD can't pay for it.

Ms. Christie: Oh you mean to lift up the sign and move it out.

Ms. Wald: But what are you saying no trespassing for, whose property are you saying is trespassing to?

Ms. Christie: Right, ok.

Ms. Wald: But we can make it happen.

Ms. Christie: Ok.

Mr. Burgess: Are there any Supervisor's requests? Benny do you have anything?

Mr. Barak: Yes, I just wanted to make sure, so Anina Venuti volunteered I guess to take Linda's seat, she's not interested in the position?

Mr. Burgess: I believe she's interested, she contacted me but she is not present today.

Mr. Barak: Ok, got it.

Mr. Burgess: And Nicole, do you have any comments?

Ms. Vernon: Just a question on the sign, and just clarification I guess, so can the condo association just replace the sign just saying with whatever the verbiage is that is on the other sign and make this a simple task, that is I guess my question.

Mr. Burgess: No, because it's on CDD property and since it is on CDD property the sign stating private property is not accurate and there's no enforcement rules that the CDD has at this time.

Ms. Vernon: Ok, so it is on CDD property, that was my question, alright thank you.

Mr. Burgess: And we'll put together a map of everything and confirm, like I said we didn't install them but, we'll do our part of it to try to help whatever happens in the future.

Ms. Vernon: Alright, thanks Patrick.

**January 8, 2026**

**Griffin Lakes CDD**

Mr. Burgess: No problem and I see Alision on the line, do you have any comments?

Ms. Allison: No, comments.

Mr. Burgess: Ok.

**EIGHTH ORDER OF BUSINESS          Adjournment**

Mr. Burgess: Alright, we just need a motion to adjourn.

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

Signed by:  
*Patrick Burgess*  
\_\_\_\_\_  
DDC081DB12A54B7...  
Secretary / Assistant Secretary

Signed by:  
*[Signature]*  
\_\_\_\_\_  
39E806BCEC9C4B1...  
Chairman / Vice Chairman

## Certificate Of Completion

Envelope Id: 7F00F9DF-1648-4695-959C-BF09DD1D2EE1

Status: Completed

Subject: Griffin Lakes: Complete with Docusign: 01-08-26.doc

Source Envelope:

Document Pages: 16

Signatures: 2

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

## Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

3/10/2026 6:51:49 AM

eacosta@gmssf.com

## Signer Events

Danielle Christie

dchristie01@gmail.com

Chair

Security Level: Email, Account Authentication (None)

## Signature

Signed by:

39E806BCEC9C4B1...

## Timestamp

Sent: 3/10/2026 6:53:40 AM

Viewed: 3/10/2026 10:52:28 AM

Signed: 3/10/2026 10:52:52 AM

Signature Adoption: Drawn on Device

Using IP Address:

2607:fb90:7994:c8f3:747e:259b:ea97:e8c5

Signed using mobile

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

Patrick Burgess

pburgess@gmssf.com

Security Level: Email, Account Authentication (None)

Signed by:

DDC0B1DB12A54B7...

Sent: 3/10/2026 6:53:40 AM

Viewed: 3/10/2026 7:14:06 AM

Signed: 3/10/2026 7:14:58 AM

Signature Adoption: Pre-selected Style

Using IP Address:

2600:1006:b019:306a:7d68:8fb:776d:a697

Signed using mobile

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

## 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

3/10/2026 6:53:41 AM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Certified Delivered	Security Checked	3/10/2026 7:14:06 AM
Signing Complete	Security Checked	3/10/2026 7:14:58 AM
Completed	Security Checked	3/10/2026 10:52:52 AM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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