

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, August 7, 2025, 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 phone)
Teresa West	Assistant Secretary
Linda Armstrong	Assistant Secretary
Karen Warfel	Assistant Secretary

Also present were:

Ginger Wald	District Counsel
Gabriella Fernandez	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Angel Camacho	District Engineer (by phone)
Juliana Duque	District Manager
Patrick Burgess	Governmental Management Services
Jason Gitel	Governmental Management Services
Amber Venzal	HOA Property Manager
Nicole Vernon	Resident (by phone)
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Approval of Minutes of the June 5, 2025 Meeting

Ms. Duque: The next item is the approval of the minutes of the June 5, 2025 meeting. This is the moment to present any additions, corrections or deletions. If there is none, a motion to approve them will take place.

August 7, 2025

Griffin Lakes CDD

Ms. Armstrong: Well, there were a couple of places where it was supposed to be “the” and it said “he” but, I marked them down but then I lost that paper, so I’m just going to say let’s approve it because it wasn’t anything that would confuse anybody.

Ms. Wald: So, nothing substantial.

Ms. Armstrong: Correct.

Ms. Wald: Ok.

On MOTION by Ms. Armstrong seconded by Ms. West with all in favor, the Minutes of the June 5, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

Discussion of Planting Behind Bulk Dumpster on Coral Reef

Ms. Duque: Let’s move on to the next item: the discussion regarding plantings behind the bulk dumpster on Coral Reef. This request originally came from your HOA, at the time through your previous property manager, Satia, and now, as I understand it, Amber has resumed that role. Regardless, the request has been reaffirmed by your HOA. The Board made a decision on this matter at the last meeting, but I am bringing it back for your input in case there is any change in direction at this time.

Ms. West: And we decided not to, right?

Ms. Duque: That is correct, you guys decided not to put more plants in that section.

Ms. West: It’s a waste of money.

Ms. Armstrong: It is a waste of money and as long as the landscape is as high as it is with whatever the builder dumped back there, you don’t even have to push yourself up to get into the wall, so it’s going to happen regardless of what’s planted there unless we do the thorns.

Ms. Duque: Question, is the Board open to having the HOA handle the planting of this material? I’m just bringing this up because the issue has come before you several times, and I want to explore if there may be another approach.

Ms. Christie: Well, you don’t even see it, I mean I don’t see the purpose of it.

August 7, 2025

Griffin Lakes CDD

Ms. Armstrong: The palms that are in there, I think they're still growing, I looked, it's there, it's just there has to be another solution and the solution might be leveling it more, taking out all that extra dirt which nobody wants to do, it's expensive.

Ms. Duque: Ok, so I guess I don't have a direction from the Board at this moment, it stays the same as it was.

FOURTH ORDER OF BUSINESS Staff Reports

Ms. Duque: Let's move to the next item which is the staff report, attorney, do you have anything to report?

A. Attorney

Ms. Wald: I think you already did the legislative update from last time from what I read, so nothing else changed. Your Form 1s were already supposed to be done, so hopefully everybody got those done. Then don't forget you have to do again this year your ethics training, it is due by December 31st, the end of the year and again it's on your own, it's your responsibility, we do remind you when we have our meetings, and then when you fill out your Form 1 for next year, you'll be able to check off that box that says, yes I did complete it.

Ms. Armstrong: And ethically checking that and not do it would be a really bad thing.

Ms. Wald: It would be very bad because then you are lying, so then you could be prosecuted for that and like I tell my clients all the time, you chose to violate ethics code for lying on a form, or do something that you're not supposed to do, and now you've all taken the training at least and you already know what all those things are, and you chose to do that, we tell you that you're not supposed to do that and we won't go to jail but, you might. So, it's something to keep in mind and we've talked many a times prior to having to do the ethics training about the Florida Sunshine Law, how you're all neighbors, you all have interests, you can talk to each other about anything you want around the neighborhood or HOA meetings but, you cannot discuss or communicate with CDD business at any time unless we are here like today with this Board. Your HOA is fine but, if you're in a HOA meeting and I know these ladies and I have discussed it before, there have been accidents which we've corrected but, you just can't discuss CDD business, so if it does come up it's always best just to leave, then you don't run into that problem but,

August 7, 2025

Griffin Lakes CDD

I'm always available and my office is also, so if there are any questions that ever come up that you have, feel free to get in touch with me. That's all I have, thank you.

Ms. Duque: Thank you, Ginger. For the record, I'd like to mention that Amber is here with us today. Good morning, Amber.

B. Engineer – Yearly District Engineer's Report for Fiscal Year 2025-2026

Ms. Duque: Let's move on to the next agenda item, which is the engineer's report. We have received the District Engineer's Report for fiscal year 2025-2026. Unless there are any questions, I want to note that Angel is on the call for clarification if needed. As detailed in the report, the District property was found to be in good condition, well-maintained, and sufficient funds have been allocated for maintenance, repairs, and operations for the upcoming year, based on the District's needs. If there are no questions, we will proceed with a motion to accept the District Engineer's Report for fiscal year 2025-2026

On MOTION by Ms. Armstrong seconded by Ms. West with all in favor, accepting the yearly District Engineer's Report for Fiscal Year 2025-2026 was approved.

C. Field

1) Monthly Report

2) Discussion of Plant Material Located Along Fence at 4925 N. Harbor Isles Dr., Unit 206, Adjacent to Lake #3

Ms. Duque: Let's move forward to the field report, Patrick.

Mr. Burgess: Yes, just a quick report, the clusia is growing and that was installed and the rains are helping a little bit but, there are some that we're keeping an eye on and if we need to replace it, we will but, they need some irrigation adjustments as well. So, they are growing from when we initially installed them. So lake #4, the fountain was a little low so we reported that and we're going follow up, and it looked a little bit better today.

Ms. Christie: It's still low.

Mr. Burgess: It's most likely the algae, that was it was the last time, it blocks the intake but, we'll check on that, but there's minimal algae growth, the front lakes were higher but, we're still in a severe drought, so we're still dealing with that but, it's minor

August 7, 2025

Griffin Lakes CDD

algae plus the amount of rain we've had and the heat but, we're keeping an eye on that and we'll check out the clusia hedges here and there to make sure we do the right thing with those certain plants.

Ms. Armstrong: I have a question and it's not that important but, the Cutters Edge contract that we have, you know when we divided away from the HOA and we're individual, independent clients again, in our contract do we have a clause or whatever you want to call it, for the spray of pesticides? Cutters Edge, normally in the past, they have always treated all of our grounds and when they spray it, I think it was quarterly, I don't know but, we would always have those little signs in the grass, please stay off the grass.

Ms. Duque: Are you referring to the HOA area? Because, within the community, all areas fall under the HOA.

Ms. Armstrong: No, the CDD contract, the things outside the wall because I know we pay for the trimming of the trees and everything, so I don't really think that we have the spray on outside unless it would be for the white fly and that.

Ms. Duque: Correct.

Ms. Armstrong: And that might have been an additional charge.

Ms. Duque: Yes.

Ms. Armstrong: Alright, so Amber and I are on it with the HOA trying to determine that because we've established that is hasn't been done in many months.

Ms. Duque: Under the HOA?

Ms. Armstrong: Yes, I think they missed it.

Ms. Duque: We can always go back and double-check on our end as well.

Ms. Armstrong: But if it is in our, if there's a clause in our contract that says that they spray, they're not doing it, so I just want to get on them or get a rebate, credit or whatever, that's it, thank you.

Mr. Burgess: That's everything I have.

Ms. Armstrong: Ok, and you're doing a great job Patrick, we appreciate you.

Mr. Burgess: Thank you.

Ms. Duque: I'll make sure to include that in the landscape section. I'm trying to open the agreement now to verify, but I can revisit that if needed. For the next request: I sent an email to your HOA regarding the plant material along the fence at 4925 N. Harbor

August 7, 2025

Griffin Lakes CDD

Isles Drive, unit 206. Photos are attached in the agenda. This involves plants left near lake #3, which we first addressed during the bulkhead and fence repairs. Initial communication was with Vanessa, then Erica contacted Satia, and now Amber has followed up—thank you, Amber. Amber searched and didn't find any violation. According to Erica in March, a violation notice was sent, but that doesn't appear to be the case. Amber has now issued the violation letter. As discussed with our District engineer, we need to be careful because the plant root system can affect the wood we recently repaired and add extra weight.

Ms. Christie: Is it in pots.

Ms. Duque: The plants are in pots, but they're still visible and need to be removed from the CDD area. Thank you again, Amber, for your assistance. This update is just to report back to the Board, and we'll continue to follow up. Hopefully, the plants will be removed; if not, we can revisit this issue with the Board as needed.

D. Manager

1) Discussion of Meeting Schedule for Fiscal Year 2026

Ms. Duque: Ok, let's move on to the next item; the discussion of the meeting schedule for fiscal year 2026. I wanted to highlight a few points for the Board. I've contacted local public libraries, including Dania Beach, as well as the hotel adjacent to the community. As shown in the attached emails and notes, the Stirling Road branch library has limited hours that do not align well with our current schedule. Additionally, there is a \$50 per meeting fee, and the branch manager stated reservations can only be made up to 12 weeks in advance, with bookings accepted just two weeks prior to each meeting. This could make scheduling quite challenging.

Ms. Armstrong: Well, thank you for the research that you did, and this might be good for the one meeting we have that sometimes we think that we're going to have a lot of people.

Ms. Duque: That's what I was hoping for, so, if you want to hold the budget meeting, we could definitely reach out to them and discuss it.

Ms. Armstrong: Yes, and \$50 is much cheaper than when we have it at the hotel.

Ms. Duque: Yes, I also contacted Rachael Ochoa at the Residence Inn by Marriott next door and spoke with the Director of Sales. The rental rate for their meeting room is

August 7, 2025

Griffin Lakes CDD

\$250 per meeting. I've included photos for your reference—you may recognize the space from the meeting held there during my maternity leave

Ms. Armstrong: But city hall wasn't cooperative?

Mr. Barak: What about city hall?

Ms. Duque: Now, regarding city hall, and Benny, I'll go there too, I wanted to save this for last since we'll likely spend the most time discussing it. For city hall, based on my conversations with Christine Lottier and the email exchanges provided, there are some scheduling limitations. They cannot accommodate all meetings; only select dates throughout the year are available. As referenced in my previous email and shown on page 63 of your agenda, November and December are unavailable, January through March are available, but April, June, and August are not.

Ms. Armstrong: And you told them that it was a morning meeting for an hour?

Ms. Duque: That's correct, the main issue is that city hall only has one conference room, which they also use for other city business. While they provided us with their available dates, options are very limited.

Ms. Armstrong: Well, I think right now there's no problem because we're working with Amber and she's cooperative, and so right now I don't think it's an issue but, we have the information, and if it comes up that we need more space or we need a more quiet area, or we feel that we're not able to conduct the meeting properly we can address it again but, now I think it's fine.

Ms. Duque: Ok, so then we're going to keep it for the first Thursday of each month at 9:00 a.m. at the office of The Villas at Harbor Isles HOA offices, 2317 Clipper Place, Fort Lauderdale, Florida, 33312, is there a motion?

Mr. Barak: So, are we looking to do the budget meeting someplace else?

Ms. Duque: Probably, but in the end, Benny, it really depends on whether we're increasing the budget. We'll have time to discuss this, as the budget process begins in April. If it looks like there could be an increase and the Board doesn't want to reduce the budget, which has been the goal, then we can certainly consider an alternate location. Regardless, for the public budget hearing, we are required to provide notice, so we can coordinate the meeting location at that time.

Mr. Barak: Ok.

August 7, 2025

Griffin Lakes CDD

Ms. Warfel: And is this time ok with you Benny because you're the one that always has to call in?

Mr. Barak: Well, I'm driving, and I have a 45 minute drive at least depending on traffic, so it's ok with me, it's just that I can't be physically present, that's the only problem.

Ms. Duque: Ok, so not hearing any other comments or questions from the Board, a motion to approve the meeting schedule as stated will take place.

On MOTION by Ms. West seconded by Ms. Christie with all in favor, keeping the 2026 Monthly Meeting Schedule on the first Thursday of each month at 9:00 a.m., located at The Villas at Harbor Isles HOA offices, 2317 Clipper Place, Fort Lauderdale, Florida was approved.

2) FY 2024 Audit Question Email Communication

3) Financial Disclosure Due July 1, 2025 - *everyone has filed*

4) Reminder to Complete Annual Ethics Training by December 31, 2025

5) Drain System Project – Headly Construction Group, Inc.

Ms. Duque: Let's move on to the next item: discussion of the audit-related email communications. As you'll recall, at the last meeting Nicole requested some explanations on the audit report and details on the \$540,069 amount, specifically its origin. As I explained during the meeting and upon review of the audit, this amount pertains to payments made to old vendors during fiscal year 2024. I sent an explanatory email to Nicole and forwarded it to the entire Board for reference. This is simply to record these communications as part of today's meeting.

Ms. Armstrong: And she's satisfied, is she on the phone?

Ms. Duque: I never received a response from her. Moving on, the next item is the Form 1 financial disclosure, which is due July 1, 2025. Everyone on the Board has completed this, thank you all for your cooperation. As a reminder, please also be sure to complete your annual ethics training by December 31st; your District attorney has already provided the necessary information. Let me know if you need that email resent. Next, regarding the drain system project with Headly Construction Group, I wanted to inform the Board that the cleaning of all four outfalls has been completed. I also received concerns from a resident and the HOA Board about truck parking. I have shared this with Angel, and although the road is private and DOT doesn't require

August 7, 2025

Griffin Lakes CDD

signage, since the trucks are in and out quickly, we will do our best to have proper signage whenever trucks are parked to provide clear information

Ms. Armstrong: I mean the residents are smart enough to accommodate the tree trimmers, so it shouldn't be an issue, I think it was just a staff conflict which is gone now, so we're good.

Ms. Duque: Yes, and I'll continue to provide updates on future projects, such as the lake restoration, with ongoing communication to your HOA, as was done before the project began. Moving on, the next item: If possible, I'd like to show you quickly on the iPads; Karen has been preparing an impressive report.

Ms. Warfel: I have paper ones too.

Ms. Duque: Oh, you already have it, great! That saves me the trouble. Thank you so much, Karen. You did a tremendous job putting together the report and sent it to me yesterday. There are a few small changes needed to ensure accuracy, such as clarifying that while the CDD is managed by GMS, Angel, Gabriella, and Ginger are with other firms. Just a few details and additional pieces of information to update, but overall it's an excellent report. Thank you again, Karen.

Ms. Warfel: Yes, so what I did was I did a cover sheet because a lot of people don't understand what a CDD is which I was one of them when I bought, my realtor just went right over that one and pretended it didn't exist, and our Board meetings, and when that is, and then got into people didn't understand the difference between phase 1 and phase 2 of the construction. So, I did also, and I don't know if Patrick or who might have pictures of construction, or when they were putting the tubes in or before they put the tubes in just to show people what was fixed, why the banks were bad or something like that, and I'm a visual person so I need to see pictures of what it is and then I can take pictures of the banks and how they're caved in that way, so it was the first one and just to make sure I looked back at the minutes from when you talked to try to put stuff together appropriately, so just to make sure I did that right, and then the phase 2 and what we're doing next year.

Ms. Duque: Ok.

Ms. Warfel: So everybody can, and you guys can check it and make sure my stuff is accurate, and then I volunteer to continue if we do projects and stuff we can send it out.

August 7, 2025

Griffin Lakes CDD

Ms. Duque: Thank you, Karen, we really appreciate your work. I received the report yesterday and would like to suggest a few additions, including references to Griffin Lakes information. I'll send those details and some additional pictures to you and Patrick, so you can update the report and provide it to the HOA.

Ms. Warfel: Ok.

Ms. Duque: I sent some of them last night, it was like 11:00 p.m. Karen.

Ms. Warfel: Ok.

Ms. Armstrong: Well, I gave one to Amber and when it's finalized, if you could send her one and then maybe she could attach it to our email blast, you know the one that goes out, the newsletter, so that everybody knows what the CDD is and then we have communication, that's all we need is to communicate and then we don't have people like they're saying, am I paying for this, oh, I never look at my taxes except for what to put on the check.

Ms. Warfel: Ok.

Ms. Duque: Karen thank you so much once again.

Ms. Armstrong: So, I think it is part of our duty to educate the residents so that they understand, I was extremely sad when people were upset about what is this, and it's like we split it up to help you, and then you come back and yell at us.

Ms. Duque: Ok, the next item wasn't included in your agenda since we received it recently. Angel is on the call, Angel, would you like to present the proposal from Landshore to the Board? I'm opening the document now so everyone can view it as well.

Mr. Camacho: Ok, just let me know when you're ready.

Ms. Duque: Okay, let me pull that up. Angel, please go ahead and present—the Board can get started reviewing the proposal now.

Mr. Camacho: Ok. Good morning everyone, so what was supposed to be presented and I believe it's for next fiscal year is the rest of the shorelines and lakes #1 and #2 and lake #3.

Ms. Duque: That is correct.

Mr. Camacho: For the shoreline restoration.

Ms. Duque: Yes.

Mr. Camacho: Ok, I'm having conversations with Landshore and they recommended not to go ahead with lake #3 because we have planned on replacing the

August 7, 2025

Griffin Lakes CDD

bulkheads for lake #3 and more than likely would disturb the newly restored shoreline. They suggested if we're going to complete lakes #1 and #2 and also by replacing where the bulkheads are for just lakes #1 and #2, and then this is the proposal that they provided to us for the completion of lakes #1 and #2 shorelines, in addition to that the removal of the wooden bulkheads and replace with this Pro Lock Omega material. Now, I compared what they originally sent for lakes #1 and #2, it was \$435,460 and this proposal doing lakes #1 and #2 together you have a savings of about \$14,000 coming out to \$421,894.30, and this is just so the Board has options and I don't know how they want to move forward with the information Landshore provided on lake #3.

Ms. Armstrong: Well, it just makes sense that we're not going to do it if it's going to interfere with what we just repaired, that's just throwing money out the window.

Mr. Camacho: Correct.

Ms. Armstrong: But to have Landshore come back a third time.

Ms. Warfel: And is this to replacing all of the wall?

Ms. Armstrong: The bulkheads.

Ms. Warfel: So, just the bulkheads.

Ms. Duque: No, let's take a step back, Angel, does the \$421,894.30 relate specifically to the erosion repairs for lakes #1 and #2?

Mr. Camacho: Correct, so if you recall we only did the north and south sides of each lakes #1 and #2, and this would complete both the east and western shorelines of lakes #1 and #2, in addition to fixing the bulkheads.

Ms. Duque: Ok, so then we will not be doing anything on lake #3.

Mr. Camacho: Correct, not unless the Board decides at a future date to do the bulkheads and they recommend to do both at the same time.

Ms. Duque: Got it, ok, understood.

Mr. Barak: Is lake #3 the one by our pool?

Ms. Duque: Yes.

Mr. Barak: Well, what shoreline do we have there?

Ms. Duque: It's small but you do have a shoreline.

Mr. Barak: Isn't it all like surrounded by the fence?

Ms. Duque: No.

Mr. Barak: But it's enclosed by a fence there.

August 7, 2025

Griffin Lakes CDD

Ms. Armstrong: Yes, but it's a stable fence.

Ms. Duque: Yes, there is a stable fence, but the shoreline is set back—the fence doesn't extend all the way to the water. Ms. Armstrong: No, the bulkhead is here, the fence is here.

Ms. Duque: Correct.

Ms. Armstrong: So, is that the shoreline that little bit?

Ms. Duque: No, there's a stretch of grass, then a retaining wall, and then the fence—so the shoreline is set back from the water.

Ms. Armstrong: Ok.

Mr. Barak: And that's in that piece of grass?

Mr. Camacho: No, I think lakes #1 and #2 are definitely the worse conditions. Lake #3 when they first did their analysis 3 years ago they mentioned to kind of just keep an eye on lake #3 and wait to do the shoreline erosion for the lake to see how that shoreline is, and I think the Board decided to complete the rest of the shorelines which is #1, #2 and #3 but, then Landshore came back and mentioned if we're not doing the bulkhead replace on #3, they don't suggest doing the shoreline because if you don't plan on replacing those bulkheads then it would disrupt what has already been restored.

Ms. Armstrong: Ok, I see what you're saying now.

Ms. Duque: And I'm sorry Benny, I'm showing the Board the little lake area that I was referring to.

Mr. Barak: Ok.

Ms. Armstrong: But it seemed like in the past whenever Glen Hanks would be talking about it, we were always mentioning the slope and it had to be 4 to 1, I believe those were the magic numbers, and that doesn't apply to something where you have a bulkhead because the grass is up here and there's the bulkhead and then it drops down to the shoreline, so I would need more clarification.

Ms. Wald: Angel, since your report that was just accepted says that there's moderate erosion in the shorelines of lakes #1, #2 and #3 which the CDD Board plans to correct in 2026, what is the opinion now as to lake #3 and the shoreline erosion and whether that can be deferred to late 2026, or 2027, what would be your engineering opinion?

August 7, 2025

Griffin Lakes CDD

Mr. Camacho: So, we revisited lake #3 recently, now the shoreline when it rains the water levels reach all the way to almost the top of the bulkhead, so that area there along the shoreline is always almost mush always. So, there's no clear void underneath the shoreline on lake #3 that we could visibly see that we saw on lakes #1 and #2. So, I think we can hold off even for another year or two to complete lake #3 fully with the replacement of the bulkhead.

Ms. Armstrong: So it's stable.

Ms. Wald: Yes, it's stable.

Mr. Camacho: Yes, it's stable.

Ms. Wald: So, #3 could be pushed off for let's say 2027.

Mr. Camacho: Correct.

Ms. Wald: And I think that's the key because you want consistency and you just did the report so maybe depending on what you want to do to have a supplement to make it clear for the record.

Ms. Christie: Right.

Ms. Duque: It's also important to remember that we're planning two major projects: bulkhead repairs and erosion restoration. We'll need to obtain multiple proposals to accurately compare costs, especially since the figure we received previously for bulkhead repairs was close to \$1 million. This is among our largest undertakings, though the cost could be less if we focus solely on lake #3 and approach the work in phases. The Board will need to discuss and decide on this, as it has significant budget implications.

Ms. Armstrong: Well, as memory serves, that vote was for the apples to apples replacement, and now they want to upgrade to the one that lasts longer, so it would be a little bit higher.

Ms. Duque: That's correct, just something for the Board to keep in mind. The District engineer's recommendation is to proceed with shoreline restoration projects for lakes #1 and #2, using proposals from the same vendor who performed the previous repairs. Angel, can you suggest other companies we might contact for additional proposals so we can compare options for this work?

Mr. Camacho: Got you, so what we can do is, we already received the proposals for the shoreline only for #1 and #2, and that came out to I think about \$230,000, so what

August 7, 2025

Griffin Lakes CDD

we could do is separate the bulkhead replacement with the shoreline because I don't know if you recall, I mentioned before, Landshore is the only company I was able to find on the southeast side of Florida that installs these geotubes, most of the other companies do the geosocks which are like the prior ones.

Ms. Wald: Well, you make that a requirement of the bid, that the material has to be done.

Mr. Camacho: Yes, you're right.

Ms. Duque: Yes, that's how it was handled last time. Angel, we'll likely need to make it a requirement again that all proposals are received through a formal bid process, given the project's cost. This should follow the same procedure as before to ensure transparency and compliance.

Ms. Armstrong: Because transparency is even more important for this Board now, we need to have a couple of bids, we can't do it with one.

Ms. Wald: You are going to have to do the proposal that we have in front of us, the amount, the \$421,000 some odd dollars, you have to go out for competitive bids. So, regardless if you get more, it's still going to have to go out.

Ms. Armstrong: No, but we couldn't get any.

Ms. Wald: I understand, so this has to be law go out for a competitive bid, so what I was stating it as part of the bid package if this is the product you want which is what I'm hearing and has done well with the other, you make that a requirement of the bid package. So, regardless of how many you get, if you get one or if you get hundred, or whatever it may be, make that a requirement. So, if you get, and I'm just going to make up a name X,Y & Z Shoreline Company, and they put in a bid and they're putting in a different product they're not meeting the requirements and they can be disqualified, that's what I'm talking about in this realm.

Ms. Armstrong: So, we're paying attention to our fiduciary duties, and we're in compliance because we put it out there, and if we can't get a bid, it's not on us.

Ms. Wald: Exactly, you will get bids because you already have a proposal in front of you and you know that they'll bid on the project but, you have to put it out there for any other company that meets those minimum qualifications that you put as part of the bid package, and that's why I'm talking with Angel, and just so you know Angel and I have work on many of these, and Juliana, and so making sure those are the requirements

August 7, 2025

Griffin Lakes CDD

under the bid package, make those as part of the specifications and we shouldn't have a problem.

Ms. Armstrong: And it would just be nice to have 3 bids but, if it's going to be somebody from California that's bidding on it.

Ms. Wald: You have to put it out anyway, so to me, it doesn't make sense to keep going and getting proposals because you're going to have to bid it out.

Ms. Armstrong: Ok.

Ms. Wald: And it saves time and money.

Ms. Duque: Yes, and we'll need to put this project out for bids. Just keep in mind that the funding will come from the fiscal year 2026 budget.

Ms. Wald: So, I think you're ok, it sounds like you're on target, you just have to decide what you want to put on this.

Ms. Duque: Ok, so I guess, Ginger, you, Angel and I can work on that.

Ms. Wald: Yes.

Ms. Duque: Yes, and we'll need to put this project out for bids. Just a reminder, it's being funded by the fiscal year 2026 budget. Yes, and just to reiterate, we'll need to put this project out for bids. Keep in mind that it will be financed through the fiscal year 2026 budget

Ms. Wald: Right, so if we put together the bid package, if you're ok with just proceeding forward with that, then you can do a motion to authorize because you already did this, I forgot, you're right about that. So, do a motion to authorize District staff to put together the bid package and proceed forward with the bid process and advertisement for October so then you would be able to have it back at the next meeting, and then at that time, October, November, somewhere around there, and then be able to consider it.

On MOTION by Ms. Armstrong seconded by Ms. Warfel with all in favor, authorizing District staff to put together the bid package and proceed forward with the bid process and advertisement for October was approved.

Ms. Duque: Thank you so much Angel, you, Ginger and I will communicate and we'll go from there.

Mr. Camacho: Sure, and Juliana were you going to speak on the Raptor Vac?

August 7, 2025

Griffin Lakes CDD

Ms. Duque: No, you can go ahead with that Angel, I forgot that, thank you Angel.

Mr. Camacho: Ok, so now that the dredging of these outfall pipes, these 4 locations, they cleaned as much sediment as they could from the lake side, but they still noticed sediments within the lines, so those remaining 4 outfall pipes is going to be cleaned. This scope of work was removed originally from Raptor Vac which they gave us a credit, we asked them to provide us a proposal to go ahead and clean these 4 remaining outfall pipes and they came back with a total of \$6,600. The credit that they gave us was \$3,960 which was applied to having to dredge the 4 outfall pipes, the increase is represented through mobilization, a new mobilization separate from the original project and new pipe line plug rental when they plugged the lines to be able to successfully clean all the sediment. They mentioned it would take 2 to 3 days but, the proposal is \$6,600.

Ms. Duque: Angel, do you know when they're expected to return to complete the cleaning? Do you have an estimated timeframe?

Mr. Camacho: I'm not sure, we also just received Raptor Vac's proposal this morning at 7:00 a.m., it was mentioned that it would take 2 to 3 days.

Ms. Armstrong: And refresh my memory, I know this is the first time we've ever done it in theory but, when will this need to be done again after this last \$6,000, is it like 5 years?

Mr. Camacho: Yes, so the program is 5 years, for 100% cleaning of the system, so it could be done in phases, but at least 100% of the system has to be cleaned out within 5 years.

Ms. Armstrong: Ok.

Ms. Duque: And remember, Linda, we're preparing for the worst case scenario since this work has never been done before.

Ms. Armstrong: Right, it was never done.

Ms. Duque: So, it was a lot of work, but he had to stop because he couldn't access the four outfalls. Now that those have been cleaned, he's checked them again and they still have sediment buildup, so additional cleaning is needed

Ms. Armstrong: And where are we going to get the money?

Ms. Duque: No, we do have it, this is all part of the project.

August 7, 2025

Griffin Lakes CDD

Ms. Armstrong: So, then what's the problem, I move that we have Raptor Vac come out and do the final 4 as soon as possible.

On MOTION by Ms. Armstrong seconded by Ms. Warfel with all in favor, accepting the proposal from Raptor Vac in the amount of \$6,600 for cleaning of the 4 remaining outfalls was approved.

Ms. Duque: So, thank you so much Angel, I appreciate it.

Mr. Camacho: Ok, thank you.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Duque: Ok, let's move forward to the financial reports, tab A is the approval of the check run summary and tab B is the acceptance of the unaudited financials. Unless there are any questions about those, a motion to approve them will take place.

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests?

Ms. Christie: No.

Ms. Duque: Are there any audience comments?

Ms. Vernon: I have a question please, with regard to the bulkhead, when was the bulkhead repaired the first time when the work was done because I didn't understand, was it lake #3 done and shoring of the bulkhead.

Ms. Duque: So, all of the bulkheads for the five lakes were repaired, the large wooden structure that supports the rest. Angel probably left the meeting already since he knows all the technical terms, and I'm not an engineer.

Mr. Camacho: No, I'm still here.

Ms. Duque: Alright, Angel, I'll let you address this question.

August 7, 2025

Griffin Lakes CDD

Mr. Camacho: Sure, so all the top planks and all of the piles were replaced on all the lakes, #1, #2, #3, #4 and #5. The horizontal planks that hold the material was not replaced, as well as where they're tied into the ground.

Ms. Vernon: Ok, so I guess my question is, why wouldn't the original proposal for lake #3 for the erosion be repaired as initially discussed in the previous meeting, I wasn't understanding or following that?

Mr. Camacho: So, the shoreline restoration the contractor mentioned that if we have any plans of replacing the bulkhead.

Ms. Vernon: With the new material?

Mr. Camacho: Correct, if the new material, that shoreline if they were to restore it, they would have to do it again because it would be disturb when removing and installation of the new bulkhead.

Ms. Vernon: But why only that particular lake and not all of the lakes?

Mr. Camacho: The limited amount of shoreline there, I think there's only 4' maybe from the edge of the slope to the face of the bulkhead, so we had more of a shoreline on the other lakes that they were able to access removing the bulkheads, lake #3 it's only maybe 4'.

Ms. Vernon: Ok, alright, I understand now. Then I just had one other comment which was in regards to not doing anything with regards to where we had a woman complained where the wall jumper comes in, again, it's not very aesthetic reasons, it's for safety reasons, and I'm asking again that the Board reconsider whether it's leveling off the dirt, whether it's planting something tall, it's not a waste of money, as Linda mentioned earlier because if your car is broken into or your neighbor's car is broken into and it's by the wall jumper that we are aware, you're going to feel bad, and again, it's just getting a proposal from Cutters Edge or any other vendor and I just again hope that you'll reconsider your position, or even consider splitting the cost with the association like Juliana mentioned. That's all I have, thank you very much.

Ms. Armstrong: Thank you. Well, I've had conversations with several people that live on Coral Reef which is the road that runs parallel to Griffin, and they have seen people jump over not at the far corner but, everywhere on that gate, and if you just walk around you can see where the gym shoe has made like a skid mark when doing it. So, it's not just that corner, granted that corner is probably the easiest way to access our

August 7, 2025

Griffin Lakes CDD

property but, they'll do it anywhere and when a car was being broken into, he watched him run to get out, and he just hurled over at one of the lowest points, not the highest point. So, the wall really isn't a security wall, it's more decorative.

Ms. Wald: Right, it's decorative, and this happens everywhere obviously, and anywhere, the only thing I can say is that where it's productive is having security, having cameras, and getting in touch with the police department, and continuing to inform that these are the problems that we're having, and have them come out and give you some recommendations. We've had police departments come to meetings and provide that information, or at least provide it in writing but, it's really not a CDD thing, this is HOA, security, residents, and I'm not saying they'll come to the CDD meeting, what I'm saying is that's the best way to handle this because that's where it can be handled the easiest.

Ms. Vernon: And to that point, we did have police and BSO come out, we did have them come and do an assessment, we did have them come and that was a vulnerable point he mentioned, and he did say planting there would be a deterrent, so thank you.

Ms. Duque: But we did plant, I mean the Board did approve to plant already.

Ms. Wald: Ok.

Ms. Christie: How long ago was that like 2 or 3 years ago?

Ms. Duque: No, it wasn't that long ago.

Ms. Warfel: Right, so it's like no matter what you put there, it's not going to sustain it.

Ms. Wald: So cameras.

Ms. Duque: Yes, but the fence is not CDD property.

Ms. Wald: So, there's only so much you can do, I understand but it's really a security thing, you can plant whatever you want and people will still just come in. You can get an easement or license agreement to put cameras in that area, if you want, that's what I would recommend.

Ms. Duque: Do I have any direction from the Board at this moment?

SEVENTH ORDER OF BUSINESS Adjournment

Ms. Duque: Not hearing any, a motion to adjourn will take place.

August 7, 2025

Griffin Lakes CDD

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

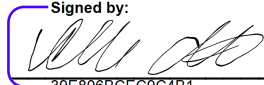
DocuSigned by:



63215D558947430

Secretary / Assistant Secretary

Signed by:



39E806BCEC9C4B1

Chairman / Vice Chairman