

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, April 2, 2026, at 9:00 a.m. at 2317 Clipper Place, Fort Lauderdale, Florida.

Present and constituting a quorum were:

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

Also present were:

Ginger Wald	District Counsel
Patrick Burgess	District Manager
Jason Gitel	Governmental Management Services
Angel Camacho	District Engineer (by phone)
Amber Venzal	HOA Property Manager
Nicole Vernon	Resident (by phone)

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 March 5, 2026 Meeting

Mr. Burgess: Moving on to item No. 2 on the agenda, approval of the minutes of the March 5, 2026 meeting, I believe Ginger does have some corrections.

Ms. Wald: I just saw some typographical errors on page 12, it says, POL, and I don't even know what that is but, it should be E&O, then on page 15, instead of ran, it should be rain, so minor stuff. Page 33 it says emails addresses, it should just be email addresses, and I will give those pages to Patrick.

Mr. Burgess: Are there any other additions, or corrections?

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Ms. West: No.

Mr. Burgess: So, I'll take a motion to approve the March 5, 2026 meeting minutes with District Counsel's edits.

On MOTION by Ms. West seconded by Ms. Warfel with all in favor, the Minutes of the March 5, 2026 Meeting with the indicated changes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Burgess: Moving on to consideration of resolution #2026-02 approving the proposed fiscal year 2027 budget.

Ms. Wald: Do you want to take the engineer first?

Mr. Burgess: Yes, they can kind of go hand in hand, so we'll start with District Engineer and Angel is on the phone, he has a little bit of a time constraint, he needs to stop at 9:30, so I'd like to just get his input and any questions for him first before he has to go.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Burgess: So, Angel are you able to hear us?

B. Engineer

Mr. Camacho: Yes, good morning. So, I have two updates, the first update is regarding the shoreline restoration, we've engaged about 3 to 4 different contractors for proposals. We received only two and we're still waiting on a third to provide the bulkhead replacement, so I don't have any documents to share, I wanted to get that third proposal so we could evaluate and review it in the next meeting.

Mr. Burgess: Are there any questions or concerns with that?

Ms. West: So, when are we actually going to be able to start this?

Ms. Wald: You have to choose a contractor.

Ms. West: I thought we actually already had that.

Mr. Barak: So did I.

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Ms. Wald: No.

Mr. Burgess: We have used Landshore for your initial project, that's who you're most comfortable with but the Board wanted to get additional bids.

Ms. West: Ok, that's fine.

Mr. Burgess: And Angel is close to that but, wants to get the third bid in order to put it on the agenda for you guys to look at which would be the May meeting is what he's saying.

Ms. West: I think my concern is everybody is saying they already had to pay the money, so now they're sort of anxious to see something going on out there.

Ms. Wald: Yes, but remember the District has to collect the money to pay for it, and it takes at least until January, February, and some people don't pay their taxes until March to make sure that money is there.

Mr. Barak: And this wasn't from last year?

Ms. Wald: Yes, but it gets paid this year.

Ms. Warfel: We approved doing the assessment last year, and then it go added to the tax bill for this year.

Mr. Barak: Ok.

Ms. Warfel: And then you don't collect it until the new year.

Ms. Wald: Right, and keep in mind I had a question with the proposal that Landshore had because it changed through time based upon really the analysis of your lakes, whether that exceeded the statutory threshold, and we needed the District engineer to use the most updated engineering formula to see what the amount was because it changes every year, the Statute just provides \$300,000 and then you use this format that all these engineers have these wonderful books and they look it up, so we need to know that number because it was well in excess of obviously \$300,000 and we knew it was in the \$400,000 range, maybe \$500,000 range but, until we had that number we couldn't state whether this Board by law had to go out for competitive bidding. That determination has been made but, this Board said, you know what, let's get the three proposals, if we can get three proposals because we don't want to overspend and we want to make sure that we are being good stewards financially. So, I think that was why and that's what Angel is doing for you and he's just waiting for one more, so I would say to you, by the next meeting, and we hoping it was this meeting but, by the next meeting

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you'll have those three proposals, Angel would have reviewed them, provided his analysis to you then you can make that decision. Once you make that decision as to which of the contractors, we'll do the same type of contract, basically we'll just update it, that we did already from the other ones, get it executed quickly and then they can schedule to start doing the work.

Mr. Barak: So, I'm just curious, the sum has already been predetermined as far as what was charged on the taxes?

Ms. Wald: As to the amounts that you're paying, it was included the budget that you passed, which we're in that fiscal year right now, because you have to have money to do this. So, it was based upon the estimate that you originally had from Landshore.

Mr. Barak: So, if somebody comes with a lower amount what happens with excess funds?

Ms. Wald: They go into your reserve account that you can utilize and you can utilize that reserve account which is why we're going to talk about the budget for next year to offset that budget for next year, so aka, you could reduce your taxes.

Mr. Barak: Ok, right.

Ms. Wald: So, that's where you're going and the answer to that is yes, and you will go into that when we go into the budget.

Mr. Barak: Ok.

Mr. Burgess: Yes, so let's talk about that, with the remaining lake projects but, as far as lakes #1 and #2 project, you have the initial bid from Landshore and he is just obtaining three proposals, let's put them on the agenda and you'll have a week in advance to look at it and we'll talk about it with the Board at that time.

Mr. Barak: Ok.

Mr. Burgess: So, everyone is ok with the May meeting for that?

Ms. West: I'm ok with it.

Mr. Burgess: Angel, do you have anything else on the shoreline restoration project?

Mr. Camacho: No, that was it for the shoreline restoration. The second update is regarding the pending outfall cleaning, so both vendors, one being Raptor Vac and the other Hedley working in tandem to clean the remaining three outfalls. They did run into some conflicts with silt being back into the pipes, we do have a field meeting, Patrick and

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I next week with the contractors to determine what the issue is and what type of corrections can be made, so that's still pending.

Mr. Burgess: Any questions or concerns on that? We'll definitely have more information at the next meeting, I had a long call yesterday with Hedley and Raptor Vac and we'll meet on site with Angel for us to get eyes on everything and have a better understanding of what the current issue is and what the solution is. Anything additional on that Angel?

Mr. Camacho: No, that's it.

Mr. Burgess: Is there anything else, or what time do you have to leave the meeting?

Mr. Camacho: No, I can stay for a few minutes just in case there are any more questions.

Mr. Burgess: Ok, we appreciate it.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing (Cont.)

Mr. Burgess: Ok, so we'll jump back to item No. 3 again, consideration of resolution #2026-02 approving the proposed fiscal year 2027 budget and setting the public hearing, and that starts on page 38 of your package. So, basically what had previously happened with last year's budget is there was \$1,000 assessment to collect funds to start the project for lakes #1 and #2. Now, the goal is always to reduce that back to the prior assessment, no increase, but that's for discussion, it's up to the Board on how, if I can handle that, and as you're aware there's still remaining lake projects after lakes #1 and #2 for the future, there's nothing immediately urgent but there's the bulkhead on lake #3, there's bulkhead replacement on lakes #4 and #5, so I think there is still a little bit of lake projects available and I want that to be understood when you guys are considering increasing or decreasing. So, this is something where you can definitely table it for May and have more information and think about it more because it does not need to be approved at this meeting but, it's something that the Board should discuss and figure out how we want to proceed.

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Ms. West: I think we better table it, we have a lot of things going on besides that and I think that everybody is getting, I mean they can't handle another assessment, I don't think, so as long as we can wait and everything looks, and we're ok with it then I think that's what we should do.

Mr. Burgess: I think it's smart too, there's no rush to get this approved today, you can take it home and take a look at it and think about it, I don't think you would increase more, I think it would be either keeping it the same, or lowering it whatever amount but, as Angel stated in the engineering report with Landshore, they mentioned 2027, 2028 for lake #3 bulkhead, and replacement of that is upwards of \$400,000.

Mr. Barak: For just lake #3?

Mr. Burgess: Yes, the lake #3 bulkhead itself to do the Proloc Omega, kind of like we're doing on these bulkheads, they won't be wood, they'll be that Proloc Omega system, Landshore proposed \$388,000 and that's not doing the shoreline restoration, which is just a small piece of shoreline but, there's still a lot of projects ahead of you.

Mr. Barak: What did we pay for lakes #1 and #2 again?

Mr. Burgess: I don't have the number in front of me.

Mr. Barak: \$400,000 something?

Ms. Wald: Yes.

Mr. Barak: So, why is lake #3 so much?

Mr. Burgess: Well because it would be the entire bulkhead, the entire bulkhead around, or 95% of it.

Mr. Barak: Isn't it a small lake?

Mr. Burgess: It is a small lake but, as far as the material, the Prolco Omega system, and correct me if I'm wrong Angel but it's like a 50 year product, maybe longer, so the long term investment compared with just replacing it with wood but, as far as the research into it, the focus has been on lakes #1 and #2 to completing that and then really understanding the next step. I think the point is that you have a couple more projects still and it's best to discuss strategy with the Board with your assessment.

Mr. Barak: And what else beside the bulkhead for lake #3?

Mr. Burgess: So you have like maybe a 4' width of grass around lake #3 and now when it rains it's completely submerged so that's still in discussion, I talked to Landshore yesterday about it and just what the product would be there, if you put sod it's eventually

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going to die, it's going to become weeds and it's going to be mushy, so that part of it is still kind of in the works.

Ms. Warfel: Can you do just a higher wall, like could the bulkhead actually be like almost a wall, like a seawall, can you do that too?

Mr. Burgess: I think that would be a question for Angel, I don't know if you could change the design of what's there.

Mr. Camacho: Per city code you mean?

Ms. Warfel: Structurally, I'm asking, I don't know if that's made to do that or if there's a way, I think it would help protect those houses around that.

Mr. Burgess: It's like raising the bulkhead height basically, and I'm not sure, did you hear that question Angel?

Mr. Camacho: I'm sorry what was the question?

Ms. Wald: For lake #3, the area where the sod dies out and stays submerged when lake #3 is redone, as opposed to having that area be the same, is it possible to have it similar to what you already have in existence when it gets redone to increase it, and we're calling it a wall, we know it's a bulkhead but, we're calling it a wall, is it possible to use that type of methodology for that area, that's the question, and I know you can't see anything as far as the picture.

Mr. Camacho: Yes, so I think they have different ones that you could propose for the Proloc Omega system, so as long as it doesn't exceed that 4' fence around the residents homes, we could propose a wall to that same height as opposed to re-adding the chain fence. So, essentially you'd have a 4' wall behind the resident homes and then down to the shoreline, that could be proposed. Obviously, it will incur more costs but, that is an option as well.

Mr. Burgess: And I think the only time that there's, I mean I've seen it pretty high but, the one time we had the major flooding, and I'm sure that would be the highest, or another storm like that but, like he said, it would just cost more.

Mr. Barak: Because there's more material.

Mr. Burgess: Yes, but I think once we complete #1 and #2, you'll have a better visualization of what the product is and have a better understanding of everything, it's definitely a long term investment to do that but, there's still a lot to discuss and that's kind

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of my point of tabling this and getting more research done in order for you guys to make the best decision for the community.

Ms. Warfel: Maybe we can have our future topic of just kind of discussing what we have left and go through it, with some preliminary information so we know what we're looking at for the menu and what we might want to do over there, and maybe next year is not the year with the roof assessment going on but, we need to plan and have what we're going to do over the next couple of years to make sure that we address all the situations before it becomes catastrophic and we have to do it.

Mr. Burgess: Ok, I understand and then also with the current landscape maintenance, you know there's some increases there with the tree trimming, additional mulching prices, so you can see the field line items have some increases here and there, the lake maintenance vendor went down but, there's increases with your potential landscape vendor because the numbers were from so long ago, and there wasn't a lot of increase on their side but, this can be tabled and we can discuss it more, and we can try to get more information on the remaining projects and bring it back to the May meeting.

Ms. Warfel: And I saw a few increases like you said, for costs but, where does that money come from because our assessment is not going up in the proposal, right?

Mr. Burgess: Yes, and what are you referring to?

Ms. Warfel: There were a couple that went up by a decent amount, I don't remember but, how did you account for the cost increases with not increasing the assessment, where was that covered, was it reduction in other replaces, or is it contingencies and reserves?

Mr. Burgess: Yes, I was looking at that with the accountant, and I have to go back through my notes to see exactly where because I thought it was with our contingencies and reserves but, I'd have to double check with the accountant.

Ms. Warfel: Ok.

Mr. Burgess: I can definitely let you know.

Ms. Warfel: Ok.

Ms. Wald: So your capital projects, I think what we're hearing from you is do you have a forecast and maybe some kind of a sheet, hand it out to everybody in advance, an estimate as to the capital projects that you know that you're going to have on the horizon

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let's say in the next 5 years because your bonds are going to defease at the end of 2033 which would be paid off.

Mr. Barak: And what does that mean?

Ms. Wald: That means you're going to save some money, when you look at, and let me get to the page, when you look at your amortization schedule is in the budget, and then you go to the next page.

Mr. Burgess: And it's page 49 of the agenda.

Ms. Wald: Alright so you have when you finish your debt assessment, your debt assessments for fiscal year 2027 are listed at \$666.56, that's your debt portion, that's your bond, so when that's paid off, when your bonds are paid off, then in 2033 if this number stays static, that's going to disappear.

Mr. Barak: Right.

Ms. Wald: So, when that disappears you no longer have that, then all you have on your taxes again, special assessments from the CDD is going to be your operation and maintenance. So, when your forecasting out the next, because we're talking about 2027, so when you're forecasting out the next 5 years, you can keep that in mind as well and be able to explain that to people, yes you still need to do these projects but, come this date, this money we don't have to collect. Yes, ma'am?

Ms. Warfel: Can't we just pay that off at this point?

Ms. Wald: No, so the way it's set up in the bond docs is you cannot utilize normally, it depends, and we'd have to go back and look at your bond document first of all, can you do an early payment, that's always the first question, can there be an early payoff, so that would have to be answered, and then two, you can't raise assessments on your operation and maintenance to pay off everybody's debt. So, everything comes from the actual bond contract itself to see if it can be done, and then from there you make that determination of how could we pay. So, there are other funds that you have in debt account, sometimes, that can be utilized, that could be looked into but, keep in mind that I think you still owe \$3.5 million, so you still own that total as a District, not personally.

Ms. Warfel: Right, so if we wanted in theory.

Ms. Wald: If you could.

Ms. Warfel: Right, if we could in theory, even if we took a loan.

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Ms. Wald: Well, this already is a loan, so keep in mind, and let me take a couple of steps back. So, your bonds are in essence, they're like your mortgage, the CDD's mortgage and I put it into mortgage terms, the CDD's mortgage because that's how I think of it, and that has to be paid off in 30 years, you take a 30 year loan, and we refinanced over the years, and so right now when you look at this page, you're paying a great rate, you're only paying 2.54%, you're not going to get rate, and we do bond refundings with the CDD, it's a refinancing, we're at like 5.25% at the best, so you're not going to get better than this. So, number one, fantastic rate, keep it, I would not recommend even if you could refinance to refinance but, to answer your question, let's say for whatever, you had a doc and some type of debt reserve and you can pay this next year, just for sake of argument, and then that would disappear but, I don't think you can, and I'm let's say, 95% sure that you're not going to have that option, just the pure amount that is still owed but, as you get closer in time, it is potentially possible to defease, or pay off the bonds, a year early, two years early, if that money is in the debt reserve fund.

Ms. Warfel: Next question, so once we get, now it's 2033, and we paid it off, now what happens to the CDD?

Ms. Wald: The CDD stays in existence until it's dissolved and this is always a question that people ask, can that happen, and the answer is yes, you can dissolve the CDD, but the CDD has to divest itself of any ownership of any of the infrastructure. So, in this CDD, all we own are the lakes, you don't own anything else, we have an easement, we take care of it, but you don't own it. So, in this instance when your debt is paid off, you could proceed forward with the dissolution by going to the City of Dania Beach and say, hey all we have now are these lakes, if the condo association, because the city is not going to want to take them, but if the condo association is willing to take on the ownership and responsibility of the lakes at that period, then we can do it. I would asked the city, you take it, because we can't take it to the city, but you'd take it to the city, and you immediate give it to the condo association, they will be responsible for it, they will be the permittee, because they own everything else, terminate the easement that we have because we have the right to terminate the easement with the condo association, and the we would move forward with the city and getting an ordinance to dissolve the District. At that point, you no longer have on your taxes that special assessment for the CDD because the CDD doesn't exist anymore, that can happen. Here's the caveat, here's why

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some CDDs want to continue on, even though they've paid off their bonds because they have the ability to raise the money on their taxes when there's something that needs to be done that's a public improvement, such as your lakes, such as doing this rebuilding, such as being able to collect that money because it is on your taxes. The CDD, also because it's a governmental entity, has a state-wide mutual fund agreement and is able to in times of emergency utilize those vendors, it has the ability to add FEMA money when we have hurricanes, again, there are benefits, and so I give everything out to my clients, I'm dissolving my client but, it is something I have done but, I always want everybody to understand the pro and cons when we get to that, and it is completely up to this Board whoever this Board is in 2033 to make that decision.

Ms. Warfel: But what happens if money has continued to be collected?

Ms. Wald: Well, what we do is if we're going to be down this route as we get to that time period, we bring in down, we try to use the reserves to keep the budget and not really have any money gone on as to an assessment on the taxes or a very low amount and then we dissolve the District, and we have to pay off certain things when we dissolve the District. If there's money left over, that money is then returned to every single homeowner.

Ms. Warfel: Ok.

Ms. Wald: We try to get it as close to zero as possible.

Ms. Warfel: So, those assessments that used to be \$1,000 before we had additional monies added for these different projects, will continue to go down.

Ms. Wald: Exactly.

Ms. Warfel: And as a realtor I'm need to know this because when homeownerships change.

Ms. Wald: And it's good to be on this Board because then you know exactly what's happening.

Ms. Warfel: Yes, absolutely, ok.

Mr. Barak: I'm sorry, you mentioned that during catastrophic events, emergencies or whatever, we have the ability in terms of the CDD, has the ability to help with stuff that happens in the community?

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Ms. Wald: No, what I said was, the CDD has the ability to get bonds from other places, from other governmental entities in a quicker basis to use those bonds for CDD improvements.

Mr. Barak: Ok.

Ms. Wald: So for instance, let's say you have 100 CDDs trees, a hurricane comes, and they've all been knocked down, the CDD has the ability through the state-wide mutual fund, or emergency funding agreement, to grab one of those vendors, say please come, cut these trees down, take them away for that set amount, and then you apply to FEMA for those funds for reimbursement, that's why you always have that reserves for reimbursement of what you expended, so just emergency.

Mr. Barak: Right, and I'm just thinking back to the great flood here, and the fact that we had no help at all, zero, for like a week.

Ms. Wald: But you also have to remember with flooding events it's got to be, and I remember, it was not catastrophic, so it wasn't catastrophic meaning it didn't meet that qualification, and there are different levels for all occasion, and yes we were under water, and a lot of people were stuck but, it was also a short term thing, and that's the difference.

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

Ms. Wald: So, let's just put that away.

Mr. Barak: Ok.

Ms. Wald: But in that regard, it's for what can you do in that time period and since everything was flooded it wasn't like you could pump out to an area that was already flooded but, you didn't have the ability to do that.

Mr. Barak: And all the vendors were busy anyway so if you're going to try to get somebody, so that's why it's kind of a moot point.

Ms. Wald: Exactly.

Mr. Burgess: Well, I appreciate all the information, and I think we're going to table resolution #2026-02 and prepare this budget and bring it back to May meeting and try to have as much information as we can from the engineer and the lake vendors just to best assist you guys with the assessment moving forward, so we'll go ahead and do that.

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FOURTH ORDER OF BUSINESS Discussion of:

A. Procedures for the General Election

Mr. Burgess: Now, moving on to discussion of procedures for the general election on page 50. So, seats #1 and #2 are up for election this year, and the qualifying period will commence at 12:00 noon on June 8, 2026 and close at 12:00 noon on June 12, 2026. Seats #1 and #2, which are Teresa West and seat #2 Anina Venuti, so you must qualify and run for your seat again if you're interested.

Ms. Wald: So, the Supervisor of Elections, if you go on their website all the information is there, you have to fill out their form, and tell them you are seeking your seat for the election, and you have to provide the oath of office, but all the documents are there. You have to do the Form 1 again which is good because then you won't have to do it in July because you're doing it now and then you will, and of course you just did your Form 1, or hopefully you just did your Form 1, and you need to if you haven't, and then you have to pay \$25 but, you have to do it during that time period, so everything is done on the Supervisor of Elections website.

Ms. West: And you only have like a week I think.

Mr. Barak: Four days.

Ms. Venuti: When is it?

Mr. Barak: It says will commence at 12:00 noon on June 8th and close at 12:00 noon on June 12th.

Ms. Venuti: I'm leaving on the 9th.

Ms. Wald: Well, you can do it, go on their website, and I don't have all the Supervisor of Elections requirements memorized, they're all different, and there is a way to do it without having to physically be present but, you have to go on the website because they're all different.

Mr. Barak: What does that mean they're all different?

Ms. Wald: Every single Supervisor of Election has a different requirement.

Mr. Barak: I know but we've been doing this for years, and I've always had to physically go in.

Ms. Wald: Well, go on the website and you'll see, Miami-Dade County allows you to do it electronically.

Mr. Barak: Yes, so I would check that out.

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Ms. Venuti: Alright, so the website of the Supervisor of Elections.

Ms. Wald: Hold on, so like I said, the Broward County Supervisor of Elections website, and then if you need help you can call Patrick or me.

Ms. Venuti: Ok.

B. CDD Flyer from Supervisor Warfel

Mr. Burgess: Alright, moving on to item No B of discussion, CDD flyer from Supervisor Warfel, I know we discussed this flyer and I didn't know if you guys wanted to do edits or post it on the website.

Ms. Warfel: I think there's some update because we've done stuff that says will do, and I do think it would be helpful because I know it was brought up at the last meeting, and there's a lot of confusion out there what is the CDD still, what did we do, what are we doing, so I think this could help at least with that and then my other thought was when we plan, and what we want to do in the future, so we can put something out so that people know, ok this is what our 5 year plan is, so they're not surprised by assessments or not seeing work and why we're doing what we're doing.

Mr. Barak: This is really good, you made this?

Ms. Warfel: Yes, I did.

Mr. Burgess: It is very informative, and if you'd like to send any edits, I mean there's some updates to GMS staff on there, some edits we can make whenever you guys are ready to add it to the website just let me know.

Ms. Warfel: I mean I'll put your name on to it.

Mr. Barak: Is that meeting passcode always the same by the way for TEAMS?

Mr. Burgess: It should be now.

Mr. Barak: Ok, that's good.

Mr. Burgess: Yes, typically it's a recurring meeting number, so we'll get that revised and bring it back for you guys to look at.

Ms. Venzal: I just wanted to say something about that, once those edits are made, and I will double check with the condo Board but, if you guys want to send it to me I don't think it will be an issue for me to E-blast it to the community as well.

Ms. Warfel: That would be awesome, thank you Amber.

Mr. Burgess: Thank you Amber.

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C. Website Services

Mr. Burgess: So, going to the website services, I talked to my office about what the websites services that the District has with GMS and basically you have the bare standard website services, what is required to be on the website by Florida Statutes. You don't pay for anything additional, like some of our Districts have very well put together websites but, this one is basic as it gets. I know there were questions about adding the financial reports, but in the agenda packages that we add it has the financial reports and when we have those meetings they're added and they're approved, so basically I think it's redundant to have the financials packages on there, so I just wanted to make that clear we're going to remove the financials reports and just upload the agenda packages to the website. As long as you guys have no issues with that, I just wanted to make that clear for you all.

Ms. Warfel: That is fine for the record, we all are nodding our heads here.

Mr. Burgess: Ok.

FIFTH ORDER OF BUSINESS

**Ratification of Interlocal Agreement
for Uniform Collection Non-Ad
Valorem Special Assessments**

Mr. Burgess: Then moving on to the ratification of Interlocal Agreement for Uniform Collection Non-Ad Valorem Special Assessments on page 51.

Ms. Wald: So, this was done a while ago, we had to, otherwise we wouldn't have been on the tax roll two years ago I think or 1 or 2 years ago. So, we used to not have a Tax Collector in Broward County, the Property Appraiser's office did everything, it become a constitutional office so we have a Tax Collector. So, the Tax Collector wanted a new agreement since they didn't have one, and we had to track down all the old stuff, and successfully with Jennifer McConnel, of GMS, and thank you to my assistant who was able to go in the deep files of our office to find everything, we were able to put it together and have it done. So, it was already executed, Danielle executed it for us, and it was already provided to the Tax Collector, and of course it's already on your tax bill. So, this is motion to ratify the actions that were taken of the Interlocal Agreement with the Tax Collector.

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Ms. Venuti: I had a question, the Exhibit A, is not our District, it's for a CDD in St. John's County.

Ms. Wald: Did they attach the wrong one, it says Griffin Lakes on mine.

Mr. Burgess: Keep going.

Mr. Wald: Oh, that's a typo, what one was attached?

Ms. Venuti: St. John's County.

Mr. Wald: Well, the roll was attached.

Ms. Venuti: Well, I just wanted to have somebody double check if it's correct.

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

Ms. Wald: I think what happened is when it got merged together, because I don't anything about Marshall Creek, so I don't know how that happened, so let's, just put a note to Jennifer that for some reason that Exhibit A that's attached, is the wrong one, but for some reason I don't know how that happened, so we'll get that corrected but, the key to this is ratify the execution of the actual agreement and notifying that there needs to be a correction as to the legal description that's attached to the resolution, that is an incorrect legal description. So, do a motion based upon that correction to be made.

On MOTION by Ms. Warfel seconded by Mr. Barak with all in favor, ratifying the Interlocal Agreement for Uniform Collection Non-Ad Valorem Assessments as amended with the correct legal description attached as Exhibit A was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Burgess: Moving on to attorney for staff reports.

A. Attorney

Ms. Wald: Nothing to report.

B. Engineer

Mr. Burgess: Engineer, I'm not sure Angel is still on the line, do you have anything or not? Looks like he's gone.

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C. Field

1) Monthly Report

2) Consideration of Proposals to Remove Green Buttonwood on Mariner Ct/Neptune Ln

a. Cutters Edge

b. Just Call James, Inc.

3) Pricing for Hotel Meeting Rooms

Mr. Burgess: We'll move on to field report, Jason.

Mr. Gitel: Ok, it's pretty short today. If you look at that first picture on page 89, so we met, and did a drive through with our landscaping consultant, and this tree right here, it's right on Neptune Lane and Mariner Court, starting at that corner, that is a green buttonwood and it looks like it was hit by a truck on the top, it's leaning over and it just going to continue to lean and it's causing a hazard.

Mr. Barak: You're talking about this?

Mr. Gitel: Yes, you see how it's leaning.

Mr. Barak: Oh, that's not growing like that?

Mr. Gitel: No, well, they can grow but, it was hit if you look at the top on the left picture, that's bark that was hit, like a truck driving by.

Mr. Barak: Oh, I see.

Mr. Gitel: So, it was hit again, and they requested that we get it removed. I have proposal here.

Ms. Warfel: I just want to make mention because I've been watching and trying to catch this guy, there's a Fed Ex guy that comes in here that has almost caused a head on collision with me, not only in the community but, also on Stirling Road and I've been watch every time this Fed Ex truck comes in here, I wouldn't doubt that's who hit this.

Mr. Barak: I don't think that's high enough.

Ms. Warfel: Well, let me tell you this, the big Fed Ex truck that comes in here and this guy just moves his truck in all different directions and flies around in here like he's driving around in a mini cooper, so I would be surprised.

Mr. Gitel: Well, taking this down is going to help.

Ms. Warfel: Some of these delivery guys are like really aggressive and it's very dangerous because there are little kids in the community like toddlers and stuff go around.

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Mr. Burgess: Right, and it could be just the condo association, or the Sheriff's office should be able to assist you with that, we won't have any way to resolve that.

Ms. Warfel: Right, I understand, but I'm just mentioning it among everybody here because this is the probability.

Mr. Gitel: So, we got a proposal, and the whole tree is going to be gone, it's going to be cut flush at the bottom, so that was what was recommended that we get that done.

Mr. Warfel: It probably shouldn't have been growing there anyway.

Mr. Gitel: So, we got two proposals but, why don't we actually finish this and then we can go over the proposals, so that's that, and then on the bottom you see the, they're called dotter vine, and you see that on the next page I've highlighted that in yellow at Clipper and Harbor Isles, it's growing off the hotel street, leaning over into our property. So, those are extremely invasive vines, they straggle everything, so it's important that we try to get those removed because it's starting to lean over into the clusia over there. So, we went to the hotel, me and Cutters Edge and we stopped by and talked to someone over there and asked what is their plan there, we need to get this done because it's coming from your property, what can we do. So, we sent an email and I sent a follow up email, so we're staying on top of it and we're watching on our end, so it's not that horrible at the moment but, we need to take action on our end to at least get stuff off our side, so we need to do what we need to do. So, nothing at this moment but, we're trying to get the hotel to take care of it.

Ms. Venuti: Dotter vine is all over, it's right behind my house.

Mr. Gitel: If you can show me or send me a picture that would be great.

Ms. Venuti: Ok.

Mr. Gitel: And send me the address too that would be perfect.

Ms. Venuti: Ok.

Mr. Barak: If there's additional labor involved to remove that which is coming from the hotel can you get reimbursed by them?

Mr. Gitel: We're trying to figure out what they want to do, and they need to take care of it.

Mr. Barak: I mean what if they continue dragging their feet and nothing is done?

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Mr. Burgess: We can definitely maintain our side but, we're trying to reduce the cost by the CDD if the hotel can do their job of just removing it but, any time something is leaning over from another property we would just cut straight up.

Mr. Gitel: And we're going to try to completely get rid of it, so that's all we have to report on that one. Then the lake vendor, the new lake vendor starts on Monday actually, Southeast Land and Water Management. So, the removal for the green buttonwood, we have two proposals, Cutters Edge is \$2,400 and our other vendor that we use, Just Call James, is \$875.

Ms. Warfel: And you're happy with the other vendor?

Mr. Gitel: Yes, and he's done personal work for us and he's done business work for us also.

Mr. Burgess: Yes, he's licensed and insured, he's a certified arborist, we just felt that Cutters Edge price was really ridiculous based on what we needed.

Mr. Barak: And they're doing so much other work on the property you would think they give us a better price.

Mr. Gitel: Yes, but this is like an individual thing.

Mr. Barak: But this says roystonea regia palm, is that the same as green buttonwood?

Mr. Gitel: Oh, you know what, my apologies.

Mr. Burgess: The handout is for something separate, so go to the agenda.

Mr. Gitel: My apologies.

Ms. West: Isn't it \$1,200?

Mr. Gitel: Yes, it is, it's \$1,200, my apologies.

Mr. Barak: Oh, I see it, ok.

Mr. Gitel: So if we could get a motion to have that taken care of ASAP.

Mr. Burgess: So, you want a motion for Just Call James, is that what the Board is in favor of?

Ms. West: Yes.

Mr. Burgess: Ok, so it would be a motion for Just Call James to remove the green buttonwood on Mariner Court and Neptune Lane.

Ms. Wald: And just to make it clear for the record the amount is \$1,200.

Mr. Gitel: Yes.

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On MOTION by Ms. West seconded by Ms. Venuti with all in favor, accepting the proposal from Just Call James to remove the green buttonwood at Mariner Court and Neptune Lane in the amount of \$1,200 was approved.

Mr. Burgess: And just to note on that, we consider this a hazard removal, if we need our arborist to provide that he can, I mean the tree shouldn't be leaning, they're going to lean and eventually they can fall and we don't want that to fall on a car or a person, so it's considered a hazard removal and we can consider options of replacement and where that will be, but it's not like an oak tree, it's just a green buttonwood, and if mitigation for it is required it would be very minimum.

Ms. West: So, we don't have to replace it.

Mr. Gitel: Correct.

Mr. Burgess: Well, typically you want to replace a tree if you remove it, we just feel like it's urgent to get it removed and then do the next step to replace.

Ms. Venzal: I think I can just forward the certificate of insurance, and their license, they may also have that listed so I'll check for that.

Mr. Gitel: Yes, we can get that. Then the other one, sorry for the confusion, so this was a handout, this one right here, this is Just Call James and Cutters Edge again, and Cutters Edge, for some reason it's not in the agenda here but, out on Griffin Road, on our property is a royal palm that is dead, the whole top fell off, it's just a blank tree, so we talked to our landscape consultant again and Cutters Edge actually brought it to our attention and they said, yes, it should definitely be taken down because it is a hazard. So, a lot of times they think it should be replaced, but at this time due to the hazard we can hold off on replacing it because we need to have somebody say, this is why we did this and we don't have to replace it at the moment. So, Cutters Edge to take that palm down is \$2,750 and Just Call James is \$875.

Mr. Barak: Where is the logic behind any of this?

Ms. Wald: Well to be fair, Just Call James have done multiple projects and they're arborists.

Mr. Burgess: Right, he's an arborist, he owns a company, and it's a smaller company, there's probably a lot more overhead with Cutters Edge but, we sent this to an

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arborist that we work with that helps with our field managers and he owns a landscape company and he said that a ridiculous price, so he's like you should definitely reach out to other vendors and we're just doing our due diligence for you guys, we thought it was high, and we wanted to not make this complicated and just get that hazard removed and move forward and this is the best option with him at this time.

Mr. Barak: I mean can he do landscaping too, I mean it's a no brainer, he can do both of those jobs for less than one quote that Cutters Edge was offering for one tree.

Mr. Burgess: So is there a motion for Just Call James to remove the royal palm?

Ms. Venuti: I make a motion for Just Call James.

Mr. Burgess: Alright, so that's a motion to remove the dead royal palm on Griffin Road with Just Call James for \$875.

On MOTION by Ms. Venuti seconded by Ms. West with all in favor, accepting the proposal from Just Call James to remove one dead royal palm at Griffin Road including stump grinding in the amount of \$875 was approved.

Mr. Gitel: Then the next item, I don't know what page it is for you guys but, if you scroll down I think it's page 94, and this right here is, we were looking around for possible places to move the meetings to, having another location, so there's three locations that I have located on here, and I called them and this is the pricing for each meeting.

Ms. Warfel: Why can't we do it here?

Mr. Burgess: If the Board is interested, it's been brought up a few times and we just wanted to bring it up again, there was some research by Juliana and we just wanted to bring it back now that Jason and I are with the District but, it's totally up to you guys if you want to entertain it but, it's not urgent. I think you have a fine meeting space but, we wanted to give you guys options just in case it's something you guys reconsidered, so it's totally your call, it's not urgent, it doesn't have to be done, just if you're interested we can do more research or we have these available options, but it's going to be a cost. I don't believe the District pays anything for this office.

Mr. Gitel: So, you can see the prices on there and they have everything that each place has and what we need, if we are interested then I would take the next step and

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take a look at the actual rooms to confirm that this is ok for us but, I just wanted to bring that up.

Ms. West: We used to have it at Dania Beach.

Ms. Wald: Right, they won't let us do it there anymore.

Ms. West: Ok, I know that we tried, and I know that they're always so busy, and we also used to do it at the library.

Mr. Burgess: Well, if it's something down the road maybe you guys are interested in I think we can bring it back but, given the higher priorities maybe with the projects coming up, and some other expenses it may not be necessary, but just know if you guys want to we can do the leg work to get options. Are there any questions on that?

Ms. West: No.

Mr. Barak: Like I know for like when we did the budget meeting, so maybe like a one time thing possibly but, I don't see any reason why we would do it normally.

Mr. Burgess: You do have option three on here, and that's \$400 and that was a bigger room, Ginger and I were at that room.

Ms. Wald: The Board asked for this a while ago so they're just following up on what was requested, it's not that you have to do it.

Mr. Barak: Got it.

Mr. Gitel: Yes.

Mr. Burgess: So, it's there if you guys ever want it.

D. Manager

- 1) Monthly Landscape Maintenance Services Agreement with Cutters Edge**
- 2) Email Discussion with Resident Regarding Lake Bank Restoration Project**

Mr. Burgess: We'll go ahead and move on to item D, manager, so monthly landscape maintenance services agreement with Cutters Edge, I started a conversation with them after the last meeting, and it took them until last night to send me the proposal. I didn't even go over it, Ginger hasn't looked at it either to draft an agreement. I don't know if you guys even want to stay with Cutters Edge, I think it really depends on your budget. I think as far as the District's landscaping responsibilities it's very straight forward, it's detailing your hedges, mowing around the lake banks and mowing Anglers Avenue and it's just detail work. They'll do irrigation inspections, tree trimming and mulching would be additional proposals, as you've seen, they're not really honoring their

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prior year's prices but, at this time we're paying them monthly to do what they're doing and if the Board wants to entertain additional bids, we can do our best to get that and narrow it down with our budget but, it took them an entire month to get me a proposal for their current services and I haven't looked at it yet and I was just a little disheartened by that honestly but, it's up to you guys, we can bring it back once we have it, or we can get additional bids.

Ms. West: You know we talk about Cutters Edge I think at every meeting and probably what that is because the HOA has Cutters Edge too, so we don't want two different groups in there because one will say he did it, they did it, she did it. So, even though ours is a little bit cheaper, and I loved to get another company but, it's all about the money and they always automatically put a 3% increase on us which I have no idea why they do it but, that's the rules and regulations, so I think it's also going to be up to the HOA.

Mr. Burgess: And that's what kind of stalled us last time doing the research and getting you proposals is that, you want the best number and joint effort with the condo association, and the CDD can get that number with tree trimming and mulch but, it didn't really work out that way and I think you're going to get good numbers from the right person anyway but, I think at this time we continue the services. I will provide the proposal to Ginger to draft an agreement then at least we'd have an agreement for what they're currently doing and then when it comes time, I just think we have to do a little more research.

Ms. West: I do too but, I also think that you need to talk to Cutters Edge about learning how to blow the debris because they're blowing everything back into the bushes, and every time you talk to them about it it's going nowhere.

Mr. Burgess: I understand we will talk to them again but, at this time I think it's important to at least get an agreement in place for what they're currently doing and then moving forward but, I just have to look at the proposal to make sure it's what the budget currently allows and it's not over that, and do a little bit of that leg work, so we'll bring back an agreement hopefully at the May meeting.

Mr. Barak: And I think the problem always came down to that Cutters Edge was always substantially cheaper, it was like \$10,000 or \$20,000 it was like almost half the price, now I don't know if new companies have emerged over the last couple of years that

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could potentially rival so to speak the rates the Cutters Edge provides us but, the question is are you willing to pay double to get better service.

Mr. Burgess: Right, that's the question, I think you would definitely see an increase with outside vendors that we would trust to do the job based on other Districts and how well they do, so I think it all boils down to what you're willing to pay, and what you're currently paying and going from there, so we can research more.

Mr. Barak: Yes, and even like what you did here with, you went out, you got a quote from somebody else for tree removal so you're kind of saving money here, you're not necessarily going with them for everything but, for the most part I can't say it's been that bad.

Mr. Burgess: Yes, and I think it's their crews that may not do things great all the time, I think Michael and Alex have been doing well for us but, they make mistakes here and there like everyone but, we'll be on top of them for the minor details and definitely make sure that we're not saying yes to every bid they give us, we're outsourcing to get you the best cost.

Mr. Barak: Ok.

Mr. Burgess: Alright, well we'll bring that back to the May meeting. Then item #2 under manager is the email discussion with resident regarding lake bank restoration project. I received a lot of questions about projects and I did my best with Juliana and the engineer to answer the questions as best as we possibly could. Typically I like to respond to residents and be as transparent as I can and help out with questions but, there was a lot of time and effort put into this email and it won't always be this way but, I just wanted you guys to see the questions, our answers, and to understand that I speak on behalf of the Board when we get emails and I let them know facts of what's going on, and a lot of times this is going out of our way to do a lot of research and time where it's typically it's a public records request and it's what's available to provide but, like I said, I want to be as helpful as can be but, there's a lot of time spent on this information and wanting to provide the correct information. So, I just wanted you guys to have that and it be in the record of everything that was answered. Are there any questions on that? Not hearing any questions or concerns on that we can move on to the next item.

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SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Burgess: Moving on to financial reports, the check register and unaudited financials are in your package if there are any questions we can answer those, otherwise a motion to approve will take place.

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

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Burgess: Moving on to Supervisor's request. Are there any Supervisor's requests? It looks like on the call we have Nicole, Nicole, do you have any questions or comments, and the Board allows 3 minutes for those questions, so go ahead.

Ms. Vernon: I don't have any questions, thank you.

Mr. Burgess: Ok, great, thank you Nicole. Amber do you have anything?

Ms. Venzal: I just had one question do you know anything about signage?
(inaudible comment)

Mr. Burgess: I could definitely find out for you.

Ms. Venzal: Ok.

Mr. Burgess: I can talk to the engineer and see if we could give you a possible answer.

Ms. Venzal: Thank you.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Burgess: Alright, is there a motion to adjourn?

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

Signed by:

Patrick Burgess

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Secretary / Assistant Secretary

Signed by:

[Signature]

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Chairman / Vice Chairman

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Patrick Burgess

pburgess@gmssf.com

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Electronic Record and Signature Disclosure:

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In Person Signer Events

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Editor Delivery Events

Status

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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

5/26/2026 8:48:25 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	5/26/2026 10:27:36 AM
Signing Complete	Security Checked	5/26/2026 10:28:08 AM
Completed	Security Checked	5/26/2026 11:55:00 AM
Payment Events	Status	Timestamps