

**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, May 7, 2026, at 9:00 a.m. at 2317 Clipper Place, Fort Lauderdale, Florida.

Present and constituting a quorum were:

Danielle Christie
Benny Barak
Teresa West
Karen Warfel
Anina Venuti

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Ginger Wald
Andrew Gill
Jason Gitel
Angel Camacho
Amber Venzal
Several residents

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
April 2, 2026 Meeting**

Mr. Gill: Let's jump down to item No. 2 in your packet which is on page 3, these are the minutes of your last meeting of April 2, 2026 meeting. You've had a chance to review those, are there any additions, deletions or corrections from the Board? Hearing none, I'll ask for a motion to approve those.

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On MOTION by Ms. Christie seconded by Ms. Warfel with all in favor, the Minutes of the April 2, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of Shoreline Erosion Proposals for Lakes 1 and 2

- A. Landshore Enterprises, LLC**
- B. Ecological Improvements**
- C. 2 Part Proposal**
 - 1) Crosscreek Environmental, Inc.**
 - 2) The Dock Experts, LLC**

FIFTH ORDER OF BUSINESS

Discussion of Lake Restoration Project

Mr. Gill: Item No. 3 is consideration of the shoreline erosion proposals for lakes 1 and 2, and then we also have item No. 5 which is discussion of lake restoration project, so I'd like to potentially move those up together, and Angel if you don't mind we can go through all of those together.

Mr. Camacho: Sure.

Mr. Gill: So, we can jump down to page 28 or your packets or you iPads, so if you scroll down to that you'll see item 3A which is start of the proposals from Landshore and I'll hand it over to Angel.

Mr. Camacho: Thank you. So, we received three proposals for the shoreline restoration for lakes 1 and 2, which includes the north and south bulkheads. The proposal that we had from Landshore previously was from August of last year, so they submitted a new proposal and included a 3% increase, I think it was originally \$421,000, and now it's \$432,430. The second proposal is from Ecological Improvements, now although we told the contractors to propose geotube which is what was placed there originally at north lakes 1 and 2, Ecological came with a different approach. It's restoring the shoreline with geo synthetic mats anchored in, but their proposal came out to a lot of money at \$1,165,031.43. Then we received another proposal and this is a 2-part proposal, and the reason it's 2 parts is because Crosscreek Environmental, while they do geotubes, they don't replace the bulkheads. So, we got a separate proposal from The Dock Experts to give us a proposal just for bulkheads and Crosscreek Environmental for the geotubes, and together it would be \$485,640.

Mr. Gill: So, a little bit more than Landshore.

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Mr. Barak: Well, it's quite a bit more, it's \$50,000 more.

Mr. Camacho: Yes, so you have three proposals we received permits for lakes 1 and 2.

Ms. Warfel: and this is probably for the engineer, is there a reason why you want to go with geotubes, is that because that's what is existing?

Mr. Camacho: Correct.

Ms. Venzal: Ok, because I'm trying to understand the project a little bit more, I met with a couple of vendors who will not do geotubes because they say they break as the grass grows over them because of the plastic, and it was not their recommended method, so I have two other bids that I did obtain for different material that I'd like to forward to you guys to review and see what's best for the community because the bids that I have seen were all under \$400,000 which is a big savings.

Ms. Wald: Yes, but you're missing the bulkheads, so this is a 2-part, and putting it together, and the bulkhead is really the expensive part, not the geotube.

Ms. Venzal: I understand that.

Ms. Wald: And we've been talking about this since last year.

Ms. Venzal: I'm aware, and I understand.

Ms. Wald: So, it would have been good too if you had information provided, and Angel there's how many different methods that you can do?

Mr. Camacho: There's a lot, the geotubes are geo synthetic, the way Landshore does it is they have one as submerged, and the second tube which is the tube that gets cut open with a coconut net on top to allow some vegetation, and that's been a proven method. There's been these geotubes in place for 30 or 40 years with no issue. I'm not sure what other methods you got from contractors.

Ms. Venzal: Yes, it's up to you guys, and I don't know if you guys are voting on it today.

Ms. Wald: It's on the agenda to decide today, there's rip rap, speaking of the Villages, you'll see that, it's the most expensive but, it's the prettiest but, you're also limited as to what you can do here in these types of lakes because you do have these wooden bulkheads, and the type of methods of you can also proceed forward and then you'd be changing the look.

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Mr. Camacho: Correct.

Ms. Wald: There's the, what's the one with the concrete that Landshore does?

Mr. Camacho: Yes, so there's also woven concrete mats and that's a lot more expensive.

Ms. Wald: Yes, a lot more expensive.

Mr. Camacho: It's potentially the same thing, restoring the shoreline, but they use mats for vegetation purposes. (inaudible comment)

Ms. Wald: Right, and you see one method that's a lot more expensive from Ecological Improvements as well, and it's your recommendation that goetubes work here, they've worked in the past, it's been around over 20 years, and you don't see an issue with that as well.

Mr. Camacho: Correct and one thing I also wanted to note, Crosscreek Environmental, although they do geotubes, they don't put clean fill inside, they dredge it, and that's not recommended because we're not sure of the organic material that's within the lakes, including silt and that's why we propose clean fill to restore the shoreline that's been lost due to erosion. That's something they use, so their proposal came back as geotubes but using material from the lake which you know the material from the lake is the same material that's was on the shoreline and again without even testing them, it's recommended to take a fresh approach.

Ms. Wald: And Angel, the work that had been previously done by Landshore how is that holding up?

Mr. Camacho: The geotubes are still in tacked with vegetation around them.

Ms. Wald: So, everything looks good, there doesn't seem to be any issues since we did that a while ago.

Mr. Camacho: Correct.

Ms. Wald: Ok.

Mr. Barak: And just hearing that they break, she said that they break but, we've had geotubes since when?

Ms. Wald: 25 years.

Mr. Barak: And we're not replacing because they're broken, we're replacing because we need to replace the bulkheads and everything.

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Ms. Wald: The erosion.

Mr. Barak: Ok, so I don't see why there's a need to spend significantly more money to do something prettier when this has been working just fine.

Ms. Wald: And you also have a professional engineer that has made this recommendation and obtained the proposals, and you've utilized it already in your community.

Mr. Barak: Right, so it doesn't make sense to like do two other ways that are completely different and spend more money.

Ms. Wald: Exactly.

Ms. Christie: And since the beginning it's not like we had the maintenance that we've been having lately on these lakes, where as I think they were kind of abandoned in the beginning of this property, and that maybe be like 15 years I would say.

Ms. Wald: Right, maintenance is better.

Ms. Christie: Yes.

Mr. Barak: Ok.

Ms. Wald: Do you have any more questions for Angel?

Mr. Barak: No.

Ms. Wald: Does anybody want to ask Angel any other questions, or concerns. Remember you've already had your increase from last year for this year's budget to pay for this project.

Ms. Christie: What was the amount that we talked about?

Mr. Gill: So, you budgeted \$378,000 total and it's on your budget on page 2, and that was adopted last year, and I think it is a little bit more, and you do have the funds and then a couple of the options to project over the next few years to cover all 5 lakes when we get there.

Mr. Barak: Meaning we don't need another increase.

Ms. Wald: For this project.

Mr. Barak: Right.

Mr. Gill: And for the options I gave you none of them have an increase.

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Ms. Wald: Well, let's not talk about that just yet, what we're talking about is, is the money there, I think the question is, is the money there right now for us to move forward to bid the contract.

Mr. Barak: Right.

Ms. Wald: The answer is yes, like we talked about last time.

Mr. Barak: Ok.

Ms. Wald: That's there, it's a little bit more than what we had before but, it's like \$11,000 more, which you still have the money as we discussed, that's really the question, what Andrew is talking about is the next fiscal year which we'll get to later.

Mr. Barak: Got it.

Ms. Wald: So, what would the Board like to do, does someone want to make a motion?

Ms. Warfel: Is there an official staff recommendation?

Ms. Wald: Angel, what's your recommendation?

Mr. Camacho: Based on the proposals received and in speaking with the vendors, I think Landshore is the most qualified, including in the proposal is obtaining the permit, revising the plans that were already done to include the bulkhead and everything, and that would be my recommendation.

Ms. Wald: Ok.

Ms. Warfel: Ok, thank you.

Mr. Gill: So with that, if the Board would like to go with Landshore, I'm just looking for a motion to approve the shoreline erosion proposal with Landshore Enterprises for lakes 1 and 2, and authorize staff to draft and execute a contract with Landshore for those services in the amount of \$432,430.

On MOTION by Mr. Barak seconded by Ms. West with all in favor, accepting the proposal from Landshore Enterprises, LLC for the shoreline erosion project for lakes 1 and 2 in the amount of \$432,430 and also authorizing staff to draft an agreement to be executed by the proper District officials was approved.

May 7, 2026**Griffin Lakes CDD****FOURTH ORDER OF BUSINESS****Consideration of Resolution
#2026-02 Approving the Proposed
Fiscal Year 2027 Budget and
Setting the Public Hearing**

Mr. Gill: Alright, so let's jump down to item No. 4, this is consideration of resolution #2026-02. This resolution approves the proposed fiscal year 2027 budget and sets the public hearing to adopt that budget. I've provided each of you with hard copies of the budget that I'd like to go through briefly and then we can figure out which option you'd like to go with and then set the date and time for the public hearing. So, on the hard copy of the budget I'm going to jump around a bit and I think the page that we should start at is you jump down to page 6 if it. So, page 6 shows a chart for the lake restoration project, I think that's the most important thing for these 3 options. So, if you jump down to the projects you'll see that in fiscal year 2026 you have allotted lakes 1 and 2, in 2027 you have lakes 4 and 5 to be completed, and then in 2028 you would like to get lake 3 done, and that total amount is roughly a little over \$1 million dollars, \$1,061,000. So, that gives some perspective to the various options that are going to be covered on the first page of the budget.

Ms. Warfel: I have a question, so as we know costs rise, and as we go year by year, so how are we guaranteed that once we get 2028, which is 2 years from now, that number \$370,000 isn't going to be \$570,000.

Ms. Wald: And there are no guarantees in life, but Angel and I communicated yesterday, and I asked for him to provide what the number was when it was originally provided and then we can do the multiplier for the increase of, and normally what we do in construction is about 10% of that increase.

Ms. Warfel: Per unit?

Ms. Wald: Yes, so that number was \$370,000?

Mr. Camacho: It was \$370,000 but I think we talked about probably \$370,000 was going to be \$470,000.

Ms. Christie: I mean it's just out of hand.

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Ms. Wald: Well, there's nothing we can do about that but, the question is timing-wise, and again, Angel and I went through it, timing-wise as to when it needs to be done, we know it does need to be done now, we're doing the other two.

Ms. Warfel: But there's no way to lock in the number?

Ms. Wald: No, the only way to lock it in from a legal perspective, the only way to lock it in is to go out and get the proposal, have within those proposals for the contract that they will maintain those prices for "X" period of time.

Ms. Warfel: Right.

Ms. Wald: And good luck getting that, and I've only been able to do it once, and the time period was only 6 months, and the reason why they, and actually it was Landshore, and it was a different community. The reason why they did that is they knew we were raising our rates for the next fiscal year, and they knew we had to wait to get the money for March but, they were holding that price because we went ahead and did the bid process beforehand and we locked it in with a contract with that caveat.

Ms. Warfel: Ok.

Ms. Wald: But for 2 years, you're not going to get that. Now, you have different options as Andrew was talking about and you can also wait, and do an increase, and Angel can speak to 3, but we've all seen the reports, maybe you haven't but, 3 has some time due, and have some time left.

Ms. Venuti: Which one is 3?

Mr. Barak: That's where the pool is, I think.

Mr. Camacho: Yes.

Ms. Wald: I don't know which one it is but, the estimate is that you're looking for fiscal year 2028, which is 2 years from now.

Ms. Warfel: Right.

Ms. Wald: So you can do is what you did before which is not increase anything, wait, and get those proposals as you get closer, and then just do that one increase again when it's right, and it might not have to be 2028, you might get another year out of it, or you can just go back to where you were, go back to your original rates from the year before and then just do a smaller increase which is another one of the options that are here, so you're collecting over two years to pay for that, or something around those

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lines. Now, keep in mind, this is just your proposed budget, you're still going to have probably sometime in early August, the public hearing on the final budget like we did last year, and we'll do it over at the hotel if we're going to increase, and you can always decrease at that time but we have to get this done by June 15th, that's the deadline. So, some options have been provided to you but, I think the important thing is for this project to get that information from Angel because that's why we talked about it.

Mr. Gill: Right, so if you look at page 2 of the budget, there's another chart that shows the three options, at the very top and the key for the options is how much money is going into the lake restoration project for next fiscal year. So, option 1 puts no additional funds in the lake restoration project fund, option 2 puts \$400,000 in, and option 3 puts in \$320,000, so depending on whether or not you want to do the assessment decrease of \$1,000 which is option 1, keep the assessments flat which is option 2, or have a \$200 decrease which is option 3 will determine which one you select but, based on what I've heard that why it seems like you all need to start building these coffers for these large scale projects moving forward especially with the costs increasing. So, it's ultimately up to the Board, what we set today is as Ginger said the cap, so you could say today, sure we want to keep the assessments flat, we want to go with option 2, and then at the public hearing you may say, ok we actually want to reduce it, we don't want to keep it flat, we want to have sort of have the tax bill be a little bit less, and lesser, you can do that, but what you can't do is at the public hearing say, hey you want to raise it, we wanted to keep it flat but, actually we want to raise it another \$600,000 you wouldn't be able to increase it at that point, so that's what you all should keep in mind now as we go through the process whether to keep it flat or reduce it now, or any other option.

Mr. Barak: I'm just curious, the difference between option 2 and 3, why the \$80,000, is that just like a random number?

Mr. Gill: I think there was a conversation maybe Patrick had, I don't know if he specific Board members saying a potential \$200 increase could be doable for the community versus keeping it flat.

Ms. Christie: So brining that back down and taking of the \$1,000.

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Mr. Barak: It's not taking of \$1,000, it's taking off \$200 from the \$1,000, from the normal, before we started any of these projects.

Mr. Camacho: That's correct.

Mr. Barak: And what was the project we already paid for already, what was that?

Ms. Wald: Those were the other lakes.

Mr. Gill: Lakes 1 and 2, what we just proposed, what you just approved the proposal for.

Ms. Wald: The one that you just approved which is why did the \$1,000 increase last year for this fiscal year, is the one that we're getting ready to do right now that you just choice.

Mr. Barak: For 2027 then.

Ms. Wald: No, it's for now, and they did other work before.

Mr. Barak: What was the other work?

Ms. Wald: Angel.

Mr. Camacho: So, lakes 1 and 2, and we had two different contractors, Landshore, and the scope of work was the bulkhead, the wooden bulkhead so the tops were rotting out, and there were posts that were also rotting out so we had a contractor replace those, and then Landshore did the shoreline only around those bulkheads for lakes 1, 2, 4 and 5. Lakes 4 and 5 had a lot more shoreline restoration, but all the bulkheads in all the lakes, 1, 2, 3, 4 and 5 had the top ones replaced, so that's what we've done previously. So, this proposal now is to complete the shoreline on the east and west side of lakes 1 and 2 and remove the wooden bulkheads with a new wall that's not wooden. (inaudible comment) Especially lake 3 I think it was all the way to the homeowners backyards.

Mr. Barak: Ok.

Ms. Christie: Yes, that's the one around the pool.

Mr. Barak: Right, ok.

Ms. Warfel: So what is proposed under 2027 on 4 and 5, like what's left for 4 and 5?

Mr. Camacho: 4 and 5 is just replacing the bulkhead from wood to the new material. (inaudible comment)

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Ms. Warfel: Ok, so we fixed last time just to make it through and then this would be replacing it with that alternative material.

Mr. Camacho: Correct.

Ms. Christie: So why didn't we do that from the beginning?

Mr. Barak: Because it would be a lot more money.

Ms. Wald: And it was also, I'm not going to say emergency, but it was situation where you were having bigger problems, and you can see how long it takes to increase the assessments, we're not a HOA or a condo association, everything is collected per the taxes, and you can only do this once a year, unless we go out for a bond, which was an option when we talked about it but, nobody wanted another debt for a long period of time. So with that, it takes a while to collect that money and then once you have money, which you do, then you have to get the proposals, so it just takes a while.

Ms. Christie: Ok.

Mr. Barak: So we did the geotubes thing already for the other lakes?

Mr. Camacho: For 4 and 5, yes.

Mr. Barak: Ok.

Ms. Wald: And that's what we were talking about, those were done.

Mr. Barak: Got it.

Ms. Wald: So, 4 and 5 to that aspect is done but, you don't have to do anything else if you don't want to.

Ms. Warfel: I think what we need to do here is for the sanity of the community and the owners, I think however this has been done in the past I don't know but, I think that some type of letter needs to go out explaining all of this to the resident owners.

Mr. Barak: Yes.

Ms. Warfel: Because I know in the past, and Danielle and I have had a conversation on the street about this, people don't understand any of this, and they don't know what's going on, they don't even know what the CDD does but, now that I'm understanding exactly what's happening here, and I'm pretty well versed in the community as a whole just as a resident, this will break it down so that people aren't having a fit when they see, oh there's going to be another \$800 assessment on the taxes.

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Ms. Wald: Well, if you're going to increase, letters will go out to the residents.

Ms. Warfel: They do, and I understand that.

Ms. Wald: You have to put those out and you can put as much information as you want in them that's why at the last meeting we had it over at the hotel because we were expecting to have a lot of people show up, and nobody showed up.

Mr. Barak: Well, they didn't show up until they got the bill.

Ms. Venzal: It says in your agenda has a very nice little flyer.

Mr. Gill: Yes, we're going to go through that.

Ms. Wald: Yes, and that's in there.

Mr. Barak: Yes, ok.

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

Mr. Barak: And nobody is getting an increase because what you're comparing it from last year, none of these options give you an increase, it's either stay the same, or lower it.

Ms. Wald: Exactly, so going back to the budget, and understanding again, this is just proposed, we can always lower it later.

Mr. Barak: So, I think more for people's sanity, it would be nice to have some sort of relieve as far as some financial relieve especially because we got this roofing project going on, and that will start in June, all the way through January, and you're going to have additional monthly payments, so I definitely think that a decrease of some sort is in order. Would it be possible to have because he even said that lake 3 is not an emergency, so is there another option that we could have where it could be even less.

Ms. Wald: You can do whatever you want and like I said, this is just the proposed. So, let's just say for the sake of argument, you chose option 3, which is your current levels being reduced by \$200, you get to the final budget hearing, and you decide, you know what, we did some more sharpening of our pencil, so to speak, we looked at the budget a little more in depth, and we think with increases and what we have, we can go lower and say, well we can do another year before we have to do the lake, and save some additional money each year into a reserve account, and we

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believe we can lower that another \$300, just for sake of argument, and then at the public hearing, now you've lowered it another \$300.

Mr. Barak: Right.

Ms. Wald: Or you can take the \$1,000 that you had increased last year for this year and remove it, you still are not adopting a final budget until that public hearing but, again, you want to be realistic for your proposed but, understanding if something happens you want to be able to have the money as well, this is what you're earmarking towards the future because you know these projects are coming.

Mr. Barak: Yes.

Ms. Wald: But that's up to you, it is completely up to the Board what you want to do, if you want to change numbers around you can say, hey instead of \$200, let's do \$300 now, that's also an option, they just redone the numbers.

Mr. Gill: Right, and then between now and the public hearing, I assume you all will have interactions with community members and understand whether or not they would be ok with minus \$200, minus \$400, minus \$500 but at this meeting as Ginger just said, you have to set the cap because we can't increase it afterwards. So, I would probably advise against at this meeting going with the reduction of \$1,000 right now because when we come back in August you can't go back up but, alternatively if you went with option 2 or 3 now, you could always come back and say, ok, we want it to be little bit lower and get a little bit more relieve at that meeting, and between now that meeting you'll be in contact with Patrick, and our accountants and they can change the budget for you on the fly.

Mr. Barak: Terry doesn't look to happy.

Ms. West: I only think of the dollar signs, you know that we've been having to pay around here, and I guess maybe a minus, the 3rd option, is probably one of the better ones or no, I mean I think it's very difficult to figure out what everybody really wants.

Mr. Barak: Right.

Ms. West: So we need to try to appease them a little bit and do the right thing and not raising anything, and maybe about next year, maybe we can lay off for another

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year, and to me that's a good sign that at least we're trying to save some money here instead of spending it.

Mr. Barak: Yes, I mean my only concern with that is, when you say lay off you mean completely do away with the \$1,000, is that what you mean, because I just think when you have these big fluctuations, like ok get this done, and then the following year you'll like oh we're going to jack it up, so that's my only concern, so it's like I want to kind of find this balance to where we're still able to, like you said, fill up our coffers a little bit and then the following year, if we do need to increase it, it won't be that much of an increase so it's like you don't want too much of an extreme one way or the other, I feel like and by next year we'll be done with the roofing so that will kind of go away too so I think we should try to, I mean I kind of like option 3 at this point, and then lowering it from there realistically, and personally.

Ms. Christie: I agree.

Ms. West: I'll take that.

Ms. Wald: Option 3?

Ms. West: Yes, I'll take that.

Ms. Warfel: We can pick option 3 but, we can lower it a little bit more.

Ms. Wald: Yes, when you get to the final budget hearing.

Ms. Warfel: Yes.

Ms. Wald: So, you also need to set the public hearing date, and we were looking at early August?

Mr. Gill: Yes, so your scheduled meeting is August 6, 2026.

Mr. Barak: Is that also on a Thursday, I'm assuming?

Mr. Gill: Yes, it's always the first Thursday of the month in this location.

Ms. Wald: And do we want to have it at the hotel, we think we're going to have more people or do you just want to have it here?

Ms. West: Can we have it here?

Ms. Wald: You can.

Mr. Barak: Well, we had quite a few people for the Board of Directors meeting.

Ms. Wald: Really, well when we raised it \$1,000, we had three people show up in the hotel, I think we're ok.

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Ms. West: Right.

Mr. Barak: Yes, so August 6th?

Mr. Gill: Yes.

Ms. Wald: So, does August 6th work for everybody?

Ms. Christie: Yes.

Ms. West: Yes.

Mr. Gill: Ok, so I'll read the motion.

Ms. Wald: Yes, go ahead read the motion.

Mr. Gill: Ok, so we have resolution #2026-02, approving the proposed fiscal year 2027 budget and setting the public hearing, again that's the budget listed going with option 3 listed, it sets the public hearing for August 6, 2026 at 9:00 a.m. in The Villas at Harbor Isles HOA offices, 2317 Clipper Place, Fort Lauderdale, FL 33312, I'm just looking for a motion.

On MOTION by Ms. Christie seconded by Ms. West with all in favor, Resolution #2026-02 approving the proposed Fiscal Year Budget, with Option #3, and setting the Public Hearing on August 6, 2026 at 9:00 a.m. at 2317 Clipper Place, Fort Lauderdale, Florida was approved.

FIFTH ORDER OF BUSINESS

Discussion of Lake Restoration Project (Cont.)

(This item was addressed earlier at this meeting)

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Gill: We'll go to staff report, Ginger.

A. Attorney

Ms. Wald: I don't have anything for today, I'll have something for next time with the legislative update.

Mr. Gill: Ok, anything else Ginger?

Ms. Wald: No, like I said we're putting the finishing touches right now because we're waiting for the Governor to sign more of these bills into law and so we'll have the legislative update but, we'll send it to you and then it will be sent to everybody so you

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can have that memo that we do every year. Your insurance is going to go up I hate to tell you because sovereign immunity went up and it's going to go up even higher next year, so you're going to see an increase at some point but, all these folks have already taken that into account for that, that's all I have.

Ms. Christie: So we just did new roofs so that we could get a lower insurance policy and now it's not going to matter.

Ms. Wald: No, that's a different type of insurance.

Ms. Christie: Ok.

Ms. Wald: That's all I have, so I think you're up to Angel now.

B. Engineer

Mr. Gill: Yes, engineer, anything else for us?

Mr. Camacho: No, I think that's it, unless anyone has any questions regarding the restoration project. I did send Patrick a proposal for the GIS mapping system, I guess it wasn't added to the agenda in time but by the next meeting probably. So, as you're aware of the GIS system that we have in this community is geared towards stormwater infrastructure where we map the whole inventory of all the pipes and there will be clean pictures, permits, you guys have additional infrastructure here, some landscaping tracts, irrigation so this proposal was to include the additional infrastructure, I think there was a question as to who's responsible for maintaining the side of the lake from the wall, and now we maintain the wall and there's a certain section of it. So, with this new system we would implement the whole CDD infrastructure into GIS map. So, on the GIS map you'll find any maintenance agreements with the condo association, any permits tied to the additional tracts for irrigation, where the irrigation systems are, so if someone has any questions on ownership or maintenance, now they're included, the only thing included now is the stormwater, so that's the proposal I sent to Patrick.

Mr. Gill: Ok.

Ms. Wald: So we can have that for next month.

Mr. Camacho: Yes.

Ms. Wald: Ok, and let's get it to the condo association too so they can see it.

Mr. Gill: Yes.

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Mr. Barak: So we went ahead and approved this project, right?

Ms. Wald: Yes.

Mr. Barak: So when does that start?

Mr. Camacho: The lake?

Mr. Barak: Yes.

Mr. Camacho: Ok, so I spoke to Adam at Landshore about two projects in the south, and they're finishing those, so I told all the contractors that today was the actual meeting and then I would advise them, but once they increase that contract and you voting it previously, I just need to get it to counsel, but they're ready to mobilize once it's executed. So, in the interim we'll have them pick up the permits, so I'm expecting the summer start date, right in July.

Mr. Barak: And just if there's a hurricane or something like they may have to move stuff, and remove all this, that doesn't cost us anything.

Mr. Camacho: No.

Ms. Wald: That's on them.

Mr. Barak: Ok.

Ms. Venzal: I have a couple of quick questions, can you also have Landshore provide me with their certificate of insurance as well with us.

Ms. Wald: Yes, it's part of the requirement.

Mr. Gill: Yes.

Ms. Venzal: Ok, so just get that over to me so we can have it before the start date so I can notify the residents around those lakes, and then also as far as the contract goes can you just make sure that any warranties are provided.

Ms. Wald: Everything is in the contract.

Ms. Venzal: Ok.

Ms. Wald: It's a standard contract, the same one that we used before.

Mr. Camacho: And we'll have our preconstruction meeting, and I'll invite you.

Ms. Venzal: Yes, that would be great, thank you.

Mr. Gill: Ok, alright, thank you Angel.

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C. Field – Monthly Report

Mr. Gill: Field report, Jason.

Mr. Gitel: Yes, not much today on the field report, just letting you know that we discussed for the green buttonwood, the hazard that was on Merriner Court on that corner that was removed.

Ms. West: I'm sorry what was it?

Mr. Gitel: The green buttonwood that was along the corner there.

Ms. West: Ok.

Mr. Gitel: And you can see that it's empty right now but, the clusia should grow to each other after a while, so I'm just letting you know it looks a little bit bare there. You can also see the royal palm on Griffin Road that was dying out, that was removed as well, so that's really all the big things we had. So, Southeast Land Water Management has taken over the lakes, so they've been doing their work, I'm not sure if you've seen their trucks or anything but, they're out here. Then one thing Patrick told me to bring up is Cutters Edge, we have the agreement that we were talking about, but we were trying to talk about some things but, we've been trying to get a hold of them for weeks and no replies, so things are going a little bit slower and we're trying to get things done but, we're not getting responses so we didn't know, like maybe it's, do we want to go out for another bid for somebody else for the CDD landscaping side. I mean it's very basic of what needs to be done here, I know a lot of times when companies want to take over irrigation and landscaping but, we can figure that out but, if we want to get things done quicker and more efficiently and better communication, maybe we look into that. So, if that's something you want us to look into then that's just what he's asking, do we want to do that or what do we want to do.

Ms. West: So, I think we should.

Mr. Barak: Well, I'm just curious Amber, do you have a problems with them?

Ms. Venzal: No, because honestly we were reaching out to him because I had an irrigation issue and he followed up with me pretty quickly.

Mr. Gitel: Ok, so Alex and Michael, we just haven't really gotten anything from them, so if you guys are getting responses great, but on the CDD side I guess, what we're doing is we're not really communicating, and we're having a lot of trouble with it.

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Mr. Gill: And she might be able to help.

Mr. Barak: Yes, is there any way that maybe you could say, hey can you reach out to the CDD side.

Ms. Venzal: I can, I meet with them once a week.

Mr. Gitel: Yes, and we were supposed to meet today but he canceled.

Ms. Venzal: Ok, so I can probably reach to them.

Mr. Gill: Yes, if you can work some magic and help Jason that would be appreciated.

Ms. Venzal: Ok, I will say that we have a new condo Board here and who might also be open to shopping landscape as well but, I don't know that they're ready to make that decision right now, we just had the election in mid-April but, I'm not opposed to it. Just definitely let me know when you have issues reaching out to them because I don't have a problem with that.

Mr. Gitel: Ok, for sure.

Mr. Gill: Thank you.

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

Mr. Gill: Ok, anything else Jason?

Mr. Gitel: No, that's it.

Mr. Gill: Ok.

D. Manager – Discussion of CDD Flyer

Mr. Gill: Jumping down to District manager, so thanks to me and Patrick there's a CDD flyer, I believe this is going to be potentially sent out to the community. It looks really nice, and at first glance I'd just like to make sure that the TEAMS information is updated.

Ms. Warfel: I've been around and I worked with Patrick last week to make sure it was updated per what work was done over the last year, and I've changed tenses of words, and he double checked it, and I think he worked with everybody and Ginger and made sure about that.

Ms. Wald: Yes, and it looked fine to me, the revisions that we did.

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Ms. Warfel: And last meeting Amber offered to send it out once we're good with it.

Ms. Venzal: So he can just send it because this is the update one so he can just send me just the file in it and I can email blast it out.

Ms. Wald: The Board's good with it, we don't need a motion.

Mr. Gill: Ok.

Ms. Wald: Is everything good?

Ms. Christie: Yes.

Ms. Wald: Ok, then we're good to go.

Ms. West: I have a question, on 4 or 5, the one on the south side, is that 4?

Mr. Camacho: No, that's 5.

Ms. West: Ok, so you know the hill that goes up to the road, who's land is that, is that HOA's or is that CDD's?

Mr. Camacho: CDD it should be, you're talking about the one that goes just around the lake bank area.

Ms. West: Right, and then it goes up.

Mr. Camacho: Yes, that's CDD.

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

Mr. Barak: We don't have irrigation?

Ms. Wald: Not on lake banks.

Mr. Gitel: I can check that's one thing I'll do with the walk through next week, I'll check it out because I noticed that too, so I'll just get a better answer on that.

Ms. West: Ok.

Mr. Camacho: That's lake 5.

Mr. Gitel: Yes, lake 5.

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

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SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Gill: Ok, let's move down to item No. 7, which is financial reports, you have your check register and unaudited financials included starting on page 79 of your packet. If there are no questions, I'm just looking for a motion to approve those.

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

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Gill: Supervisor's requests and audience comments. Supervisors anything us for us?

Ms. Christie: No.

Ms. Wald: Did that person sign in on TEAMS?

Mr. Gill: No.

Mr. Gitel: It said that she was unverified.

Ms. Venzal: Oh, I think she was having a TEAMS issue.

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

Mr. Barak: I'm sorry, I just have one more question, I know you said that they were going to start sometime in the summer, but how long is the project going to take approximately?

Mr. Camacho: So, I have an engagement with Landshore to give me a construction schedule, and then I'll know.

Mr. Barak: Ok.

Ms. Wald: And we'll get that for you as an update as soon as we get the contract.

Mr. Barak: Ok.

Ms. West: So, you don't know when it's exactly going to start?

Mr. Camacho: By the next meeting I'll have the schedule.

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Ms. Wald: We just showed you.

Mr. Barak: Are we meeting next month?

Ms. Wald: If you need to, and if not, you don't have to email can still be provided as to a summary because Angel will provide that information.

Mr. Barak: Right, ok, alright.

Ms. Warfel: I think maybe we could, if you want to hold off, maybe we can hold off until we have the date and we can add that into here saying that it's going to start in the summer and it's going to take approximately "X" number of months.

Ms. Wald: If you want to wait, you can.

Mr. Barak: Yes.

Ms. Christie: Are there meeting dates that we don't have going in the summer?

Mr. Gill: No.

Ms. Wald: You have each month but, you don't have to meet, so unless we don't have any business we do not have to meet next month. Usually what will happen is they're go out to everyone, is there anything you want to put on the agenda if then we need to meet for the June meeting, and if nothing, then we don't have to have the meeting.

Mr. Barak: Ok.

Ms. Christie: But we definitely have to meet in August.

Mr. Barak: Right.

Ms. Wald: Yes.

Ms. Christie: And when does the notice go out to residents about the budget?

Ms. Wald: Well, since you're not raising the assessments, it doesn't have to go out but, if you want to send it out you can.

Ms. Warfel: Personally I think we should because it's not raising from last year, but it is still raising from the base.

Ms. Wald: And you can, and if you want those letters to go out then management can send those letters out.

Ms. Warfel: And how soon before the meeting does it have to go out?

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Mr. Gill: You can send them with the flyer. So, if there's an increase, it's statutory we have to get it out 30 days before but, because this isn't a statutory letter it could potentially go out with your flyer.

Ms. Wald: Whenever you want.

Mr. Barak: That's a good idea because then at least you're letting people know, hey it's not going to go up but, we're still going to have whatever we decide I guess.

Ms. Wald: You've reduced it by \$200 and for August 6th.

Mr. Barak: Right, so we're going to have a meeting to discuss whether or not we should lower it, so that's a good idea.

Ms. Wald: Yes, you can put it that way, that's not a problem.

Mr. Barak: Ok.

Ms. Venuti: And we have to do the registration again?

Ms. Wald: Oh yes, so July 1st is the deadline for your Form 1 but, you just did a Form 1, so you're probably ok, but for everybody else you have to do your Form 1, you should be getting it this month by email.

Mr. Barak: Ok.

Ms. Wald: So, you've done your Form 1 and you submitted it right?

Ms. Venuti: Yes, and I just called to confirm, it was like a whole drawn out thing because it takes time for them to receive it but, yes.

Ms. Wald: Ok, so you're in.

Ms. Venuti: Yes.

Ms. Wald: Ok, everybody else, they do it every year before July 1st, depending on when they got yours, you may not have to do it again until next year.

Ms. Venuti: They just got it Monday.

Ms. Wald: Ok, so they will tell you.

Mr. Barak: Right, meaning they'll email you.

Ms. Wald: They will send you the information, yes correct.

Mr. Barak: Ok.

Ms. Venuti: So, don't worry about it.

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Ms. Wald: Right, don't worry about it. So, Andrew, make a notation for Jennifer to check on that to see if she has to do it again, and his office will do that for you because they keep records of all that information.

Ms. Venuti: So, is there anything I need to send to you?

Ms. Wald: Send the confirmation that they have your Form 1, you should have gotten a confirmation email.

Ms. Venuti: Ok, and they sent me a letter, like a final notice, and then I called them, and then they gave me a confirmation.

Ms. Wald: Then just give that to Andrew.

Mr. Barak: Like a verbal confirmation?

Ms. Venuti: Yes, like a verbal confirmation.

Ms. Wald: Alright, never mind, just have Jennifer look it up and see what date it is, she'll look it up.

Mr. Gill: Ok, and I just want to confirm at a past meeting in April did Patrick go over the Supervisor of Elections for November?

Ms. Wald: Yes, we did.

Mr. Barak: I think we talked about it.

Mr. Gill: You did, ok.

Ms. Wald: April 2nd we did seats #1 and #2.

Mr. Gill: Yes, correct.

Ms. Wald: We did the announcement last meeting. So, the other thing you have to do but, you have time is that 4 hours of ethics training but, it's not due until the end of the year.

Mr. Barak: And you said the rest of us are going to get like the email letting us know to do that?

Ms. Wald: You should be getting it this month.

Mr. Barak: Ok.

Ms. Wald: I've only had like a handful of people receive it, I have nobody in Broward who has received it yet.

Mr. Barak: Ok, I was just making sure.

Ms. Wald: Nobody has received it yet in Broward.

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Mr. Barak: Ok.

Ms. Wald: But the District manager's office will remind you as well, they're good about that.

Mr. Barak: Ok.

Mr. Gill: Ok, anything else from anybody?

NINTH ORDER OF BUSINESS

Adjournment

Mr. Gill: If there is nothing else from the Board, I was just looking for a motion to adjourn.

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

Signed by:

Patrick Burgess

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Secretary / Assistant Secretary

Signed by:

Danielle Christie

39E806BCEC9C4B1
Chairman / Vice Chairman

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Danielle Christie

dchristie01@gmail.com

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Security Level: Email, Account Authentication (None)

Signature

Signed by:

Danielle Christie

39E806BCEC9C4B1...

Signature Adoption: Pre-selected Style

Using IP Address:

2600:1700:6320:7970:d912:4b7f:12b2:d4f9

Signed using mobile

Timestamp

Sent: 7/6/2026 1:05:00 PM

Resent: 7/8/2026 5:26:05 AM

Viewed: 7/8/2026 6:10:56 AM

Signed: 7/8/2026 6:11:22 AM

Electronic Record and Signature Disclosure:

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Patrick Burgess

pburgess@gmssf.com

Security Level: Email, Account Authentication (None)

Signed by:

Patrick Burgess

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Signature Adoption: Pre-selected Style

Using IP Address: 98.219.93.125

Signed using mobile

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Completed	Security Checked	7/8/2026 6:11:22 AM
Payment Events	Status	Timestamps