

**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, June 5, 2025, at 9:00 a.m. at 2317 Clipper Place, Fort Lauderdale, Florida.

Present and constituting a quorum were:

Danielle Christie
Benny Barak
Teresa West
Linda Armstrong
Karen Warfel

Chairman
Vice Chairman (by phone)
Assistant Secretary
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Gregory George
Angel Camacho
Juliana Duque
Patrick Burgess
Jason Gitel
Nicole Vernon
Several Residents

District Counsel
District Engineer (by phone)
District Manager
Governmental Management Services
Governmental Management Services
Resident (by phone)

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of Minutes of the May
1, 2025 Meeting**

Ms. Duque: Let's move forward with the next item, which is the approval of the minutes of the May 1, 2025 meeting. This is the moment to present any additions, corrections, or deletions. If there is none, a motion to approve them will take place.

On MOTION by Ms. Armstrong seconded by Ms. Christie with all in favor, the Minutes of the May 1, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Ms. Duque: The next item is the public hearing to adopt the fiscal year 2026 budget. I request a motion from the Board to open the public hearing for the adoption of the fiscal year 2026 budget.

On MOTION by Ms. Christie, seconded by Ms. Armstrong, with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Ms. Duque: As a reminder, the proposed budget was reviewed and also discussed during our meetings on April 3rd and May 1, 2025. At this time, I would like to invite any public comments or audience comments.

Ms. Barak: I don't know if it's just me, but I'm having a really hard time hearing you.

Ms. Warfel: It's not just you, Benny, I am as well, you're really breaking up.

Ms. Duque: Ok, I'm sorry, let me try to connect and disconnect again.

Mr. Barak: Are you guys on WiFi over there?

Ms. Duque: If I weren't, you wouldn't be able to join the meeting. However, it seems to be an internet issue. Let me try logging out and logging back in. If I do that, everyone will need to rejoin the call. So, I'm going to do that now, please give me a moment, Benny

Mr. Barak: Ok, and yes, I think we're better off calling in again, Juliana, because I really can't hear you.

Mr. Warfel: We can all hear ourselves who are calling in except for you.

Ms. Duque: Just to confirm, we're still working on resolving the issue. Some participants are joining via teleconference, and the internet connection is currently unstable. Can everyone hear me now?

Mr. Barak: Yes.

Ms. Warfel: Yes.

Ms. Duque: Alright, let's see if this works. If you have any trouble hearing me, please let me know. Thank you. Now, let's return to the meeting. As mentioned earlier, the proposed budget has already been reviewed and discussed in previous meetings on April 3rd and May 1, 2025. As we begin, I'd like to once again invite public comments on any matters related to the budget.

Ms. Vernon: I have a couple of questions.

Ms. Duque: Go ahead Nicole.

Ms. Vernon: Yes, on the proposed budget there's a line item for fence repair for \$100,000 and in the prior meeting I believe that the fence repair around lake #3 was discussed and taken care of with the current budget at a cost of about \$8,600, so where did that \$100,000 number come from, that's my first question.

Ms. Duque: For Nicole and the rest of the public joining us today, the proposed budget was presented on April 3rd. At that time, we didn't have the exact amount needed for the fence repairs, although the District engineer indicated that no major or elevated expenses were anticipated. The Board discussed this issue and decided to keep the funding in place, since the community does not have sufficient reserves and there are still pending projects. The current increase in the assessment is primarily for lake bank repairs, with the focus on lakes #1, #2, and #3. We also have ongoing work to clean and repair drainage system pipes, and the District engineer will provide further updates in his report. The Board's reasoning was to keep funds allocated in case additional work, or change orders, are needed for the lake bank restorations or if further issues arise with the pipes. This way, we maintain some reserves for unexpected needs. So, the budget allocation reflects the projects discussed by the Board in April. It's meant to give the community an overview of our intentions, but it does not represent a final or exact allocation for each item.

Ms. Vernon: Ok.

Ms. Duque: Thank you, Nicole.

Ms. Vernon: Can I ask another question?

Ms. Duque: Yes, go ahead, Nicole.

Ms. Vernon: Ok, so you had mentioned that it might not be the \$100,000 for the fence and that the Board is planning on building the reserve fund up for any repair orders or additional projects that might come up. In the letter that we received as homeowners it indicated that this was going to be a one time assessment. I know that in that April meeting it was discussed that perhaps you might not take away this one-time assessment and that you might leave it in place for other projects like changing the bulkheads from wood to another type of material, is that something that the Board is planning on doing and leaving this as a permanent assessment or this going to be just a one-time assessment?

Ms. Duque: Nicole, to clarify, we have to follow the process outlined by Florida Statutes, which includes providing proper notice to the community about Board intentions; in this case, through the letter that was sent after our April meeting. That initial letter reflected the Board's original plan, but since then, there have been several discussions, including further review in the May meeting. It's important to note that just because the intention was outlined in the letter, it doesn't guarantee that's exactly what will happen. This situation is similar to what happened with the special assessment introduced for fiscal year 2023, which was discussed in 2022. At that time, residents received the first \$1,000 assessment. The following year, there was a decrease, and that charge was not repeated on your taxes. The Board's ongoing conversations have centered around the community's lack of reserves and the significant cost of the needed repairs. The District engineer's most recent estimate for the bulkhead repairs is about \$800,000. Even if we used up the remaining funds from the last \$100,000, it wouldn't be enough to cover all the required work. Given this, the idea has been raised to address the projects in phases, completing work on each lake or each bulkhead as funds allow, rather than all at once. The District engineer will guide us on this, letting us know what can realistically be done after the current project is finished and final expenses are known. The Board's intention is not to keep assessments high unnecessarily; if possible, we plan to decrease them. We know this is a significant financial burden, but delaying the repairs could result in even higher costs in just a couple of years, given the rapid erosion documented by the District engineer, even more pronounced since the 2022 inspection. Ultimately, any decisions regarding assessments are made by the

Board as a whole, and it's important that concerns and feedback are heard and considered as we move forward with the project and review the budget.

Ms. Armstrong: Well, I feel that 2 years ago when we assessed the \$1,000 we did it in good conscience because we didn't know how long each project was going to take and doing it increments doesn't put a big hit, like we could have assessed \$3,000 to each unit the first time we did it, and that would have saved paperwork and everything but, to ease the burden on our residents that's why we chose to incrementally do it, and we don't have a crystal ball, we don't know in a year if the erosion is going to be horrible, if the ducks come back, if the iguanas wipe us out, we don't know what's going to happen but, I feel it's better to just ask for what you need and then assess what you need in 2 years or in a 1 ½ years for that particular next tax roll, that's it.

Ms. Duque: Any other comments from the rest of the Board?

Ms. Christie: No.

Ms. Duque: Karen or Benny, I don't know if you have anything additional to mention?

Mr. Barak: Yes, I mean I guess it's the whole erosion problem. I would imagine that we get more recall but that's not helping the situation. We obviously had much more rain in the last couple of years than we've had in the past. I don't see that subsiding so I can see this becoming an issue but, at this point, we may decide to split it up just because that is a very big burden there for a lot of people. (inaudible comment) Nobody is happy to pay that but, I know for a fact if we did all of this at the same time, it's going to be a bigger burden on everyone.

Ms. Vernon: And I just have one more question about the money, in April, just for the record, the Board initially didn't want to charge this assessment because they didn't want the hit, and I was the one who, based on the engineer's report said yes we should do it and don't wait because we waited before and the erosion got worse, so that's just for the record. So, my question regarding the 2024 audit on page 23, it says that there's \$8,000 in employee compensation, which is for the Board and I totally understand that, that's what the Board gets for attending the meetings, but then there's

another line item that says \$540,069 and that's for I guess additional vendor compensation, what is that total and where does that goes towards?

Ms. Duque: Nicole, I don't have the report in front of me at the moment. It would have been helpful to receive your question in advance by email so I could be better prepared. For the record, we don't pay anyone outside the District. The \$8,000 you referenced refers to Supervisor fees, which are allowed under Florida Statute for each meeting attended. As for the \$540,069, I apologize, but without the report, it's difficult for me to provide details right now. Angel, if you have any comments, please share them. Otherwise, Nicole, I'll be happy to follow up with you and address your questions after the meeting or at the next meeting. Again, I just don't have the report in front of me right now.

Ms. Vernon: Ok, I just happened to look at it before the meeting.

Ms. Duque: And how is it stated once again, Nicole?

Ms. Vernon: It says like additional vendor compensation on page 23 of the 2024 audit.

Ms. Duque: And just for the record, I don't have the report in front of me right now, so I can't see the details. However, any additional vendor compensation likely refers to the total payments made to our contracted vendors and service providers, such as landscaping services, drainage work, management fees, or field supervisor fees. These expenses are for vendors the District currently works with, and we have contracts in place for those services. Again, I'll review the report and provide more specific information at a later time.

Ms. Vernon: Ok.

Ms. Duque: Ok, so let's move forward, I also have someone else who would like to comment, go ahead.

A resident: Good morning. Another question Juliana in regard to your letter, in my yearly taxes I always see the CDD charges, more than \$1,000, there is no year that I have paid over \$1,000 not even in 2004 \$500 or \$563, so the way the letter is written it's giving me an understanding that this is a one-time increase of \$1,000 and after this \$1,000 we go back to \$500 something dollars but, that's not realistic.

Ms. Duque: Yes, your statement is correct, and let me explain about the letter. Your budget has two components: one is Operations and Maintenance (O&M), and the other is the debt assessment. The debt assessment is a fixed amount, consisting of principal and interest payments related to the bonds issued for the original infrastructure. That amount is set by the terms of the bonds and is not controlled by the Board; it stays the same each year until the bonds mature. For reference, the current annual debt assessment is \$666.56. The O&M portion, on the other hand, covers the operating and maintenance expenses of the District. This is the part of the budget the Board can adjust, either increasing or decreasing it as needed. Per Florida Statute, whenever there's a change in the O&M assessment, the District is required to notify you, which is the reason you received the recent letter. Last year, your O&M assessment was \$563.53, and along with your debt assessment of \$666.56, that's what you paid in total. Since the Board is proposing to increase the O&M assessment by \$1,000, the letter informed you that your new O&M amount will be \$1,563.53. When you add that to your fixed debt assessment of \$666.56, your total payment will be \$2,230.09.

A resident: Yes, and the \$666.56 is included here.

Ms. Duque: Correct.

A resident: So, if we're reading the letter, the letter is telling the reader that when you pay the \$1,000 you go back to \$500 and something.

Ms. Duque: Yes.

A resident: Right, but the impression that the letter is giving without knowing that \$666 number that we need to add to that \$500 and something, it's like ok, I will go back to this but, for people that don't have records, but I have records and in the 20 years that I have been paying for the CDD in this community, and it's more than \$1,000, so the way the letter is written, it's not clear that the full amount will be \$2,000 and something.

Ms. Duque: I understand your concern, but the letter was written exactly as required by Florida Statutes. My contact information is included at the bottom of the letter, and I can tell you that I've received many calls from your community. I have explained this same information to every resident who contacted me. My obligation is to

send the letter in the format required by law. That's also why we hold public meetings like this one every month, at the same time and location, so residents have an opportunity to ask questions and share any concerns. While I appreciate your feedback, I just followed the guidelines set by Florida Statutes, and my information is always included in the letter for anyone who wishes to reach out.

A resident: So, my point is, if somebody reads the letter, they say ok I'll go back to my normal \$500 something, no problem, I pay the \$1,000, but that's not the reality. The reality is different, so you clarified my first question. My question is, when do you do the last repair to the lakes?

Ms. Duque: So, the engineer's report was originally presented in 2022. To help clarify how our fiscal year works: the District's fiscal year starts on October 1st and ends on September 30th. We usually begin discussing the new budget in March or April, depending on the community's needs, because we're required to submit the proposed budget to Broward County by June 15th, that's when the County needs to know how much will be levied on the tax roll. Once the budget is proposed around June or July, there's still time to discuss and adjust it if necessary before final approval. In 2023, as we were preparing the budget for fiscal year 2024, the Board implemented the first \$1,000 assessment. With those funds, the District was able to complete the lake restoration projects for lakes #4 and #5, located at the entrance and exit of the community, as well as repairs to some of the bulkheads and some additional change of orders for lakes towards the end of the community. Some of the bulkhead wood was in very poor condition due to rising water levels and natural deterioration over time, so necessary repairs were made. Going back to the engineer's 2022 report, which Linda referenced, the estimate to fully fix and replace the bulkheads with a different material was about \$800,000. The District does not currently have funds to continue with the projects, which is why additional assessments are necessary. Not only do we lack the funding for the bulkhead replacement, but we also do not have enough reserves to continue addressing erosion issues on lakes #1, #2, and #3.

A resident: So, none of the lakes were restored the last time?

Ms. Duque: Lakes #4 and #5, located at the entrance and exit sides of the community, were addressed in the previous project, as well as bulkhead repairs and

additional change orders. This new assessment of an additional \$1,000 is intended to fund restoration and repairs for lakes #1, #2, and #3.

A resident: Alright, because I was thinking all the lakes were restored the last time, and why do we need to go to each one again when in almost 20 years the lake never needed that restoration.

Ms. Duque: Just so you know because a lot of people saw work being done to the lakes but, it was done on all of the lakes which was the repairs on the bulkheads, the wood portion, the retention wall, and that was done on every single one, we completed that but, what wasn't done was controlling the erosion on #1, #2 and #3, but we were only able to complete #4 and #5, and we knew that, just so you know. We knew that with that \$1,000 back at that time, that's what we were going to be able to do, nothing else.

A resident: My next question is were all these lakes here in this area before building the community, I don't think so.

Ms. Duque: Well, I wouldn't be able to answer that.

A resident: Because I'm familiar with the area.

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

Ms. Duque: Yes, just so you know, while many people noticed work being done around all the lakes, including repairs to the wooden portions of the bulkheads and the retention walls, those efforts were completed on every lake. Erosion control was addressed for lakes #4 and #5; we were not able to complete erosion control for lakes #1, #2, and #3. At the time, we understood that the \$1,000 assessment would only allow us to complete that much and nothing more.

A resident: So, it's only a cosmetic thing for the community. My last question is, when I purchased from the builder, they never told me that this CDD was in place, otherwise I would have said goodbye, I'm just being very honest.

Ms. Armstrong: Yes, you think your HOA fee is so low, you say, oh under \$200, oh this is nice.

A resident: It was \$125 at that time, at the closing.

Ms. Armstrong: Right, and now it's \$471, plus, plus, plus, and you divide the CDD money by 12, and add that to it.

Ms. Duque: But I want you to know that GMS began managing this community only recently; before that, you had a different management company. When we took over, we discovered that the drainage system had not been regularly maintained. Based on the limited records we could find, it appears the last maintenance was done around 2012, but we're not certain what was completed. There was another attempt to schedule maintenance in 2016, but when we assumed responsibility, the drainage system was not in the condition it should be, especially given its importance in handling heavy rains and preventing flooding, which, as you know, is common in South Florida. Recognizing this, the Board decided it was necessary to address the issue. If these items could improve the community's resilience, we needed to prioritize them. Since then, we've made it a point to clean every catch basin in the community each year. In addition, during discussions with the District engineer, we learned there were pipes connecting to the catch basins that also needed attention. That's our current project: inspecting those pipes for root intrusion, sediment buildup, and other problems, using specialized cameras and vendors. Once the inspections are complete, the District engineer will update us with a detailed report and any further recommendations. This need for inspection and maintenance was also discussed back in April, which played a part in the decision to set aside \$100,000, since we couldn't predict the scope of work the inspections would reveal.

A resident: So, my point is when I purchased over here nobody told me about this, I was surprised by my first property tax bill that I saw the CDD and I went to Broward County, and Broward County told me that I have to pay this for 30 years, is that true or not?

Ms. Duque: That is correct, yes.

A resident: So, after 30 years this will be done, right?

Ms. Duque: So, let me clarify how this works. You are correct that your bonds were issued with a 30-year term. The current bonds you have are the Series 2020 bonds, which were refinanced in 2020 and will mature on May 1, 2033. After that date, the debt portion, currently \$666.00, will be paid off and will no longer appear on your bill.

However, you will still be responsible for the Operations and Maintenance (O&M) portion, which is currently \$1,000 (previously \$563.53), since the District still needs to maintain community assets like the lakes. Once the bonds are paid off in 2033, there are a couple of options for the community. The District can continue to maintain these areas, one advantage of this is that collections remain on your tax roll, ensuring ongoing maintenance of critical infrastructure like your lakes, which are important for drainage. Alternatively, there could be a decision to transfer maintenance responsibilities from the District to your HOA. When the bonds reach maturity in 2033, the community can discuss and decide which direction to take moving forward.

A resident: Ok.

A resident: So, the \$666.00 goes away for everybody?

Ms. Duque: That is correct, yes, that portion goes away, and then you still have the O&M.

A resident: Ok, because in that case we can manage only one mortgage because I'm seeing some over here that are managed by two different budgets and you tell me that I need this today, and if I knew this was coming, I would not replace all the trees and plants on the green area, and I would reallocate that money to another project.

Ms. Duque: Previously, there were five-foot ficus trees planted along that wall, and although they were trees, they were maintained as hedges. Unfortunately, ficus trees are susceptible to a pest called white fly, which severely damages them. Treating and replacing these trees is costly, and that expense adds up each time an issue arises. To prevent this ongoing drain on resources, it made sense to address the problem more permanently, especially since the ficus was already in poor condition. Another factor was fairness to the residents living along that side of the wall, whether or not you live there, imagine opening your door every day to see dead or dying trees, while the rest of the community enjoys well-maintained clusia hedges. Historically, the HOA was responsible for maintaining the CDD landscaping. Back then, the HOA made the decision to plant something different along that section, which is why it looked unlike the rest of the community. Later, due to concerns with billing, reporting, and how maintenance was being handled, the Board decided to end the arrangement with the

HOA, so now each entity maintains its areas. This transition happened around 2023 or 2024. In summary, the change was made to address ongoing maintenance issues, unnecessary costs, and to ensure all residents can enjoy a consistent and well-kept appearance throughout the community.

A resident: And there is always an explanation for everything but, I think the level of communication has to be improved because we pay for this, the money is coming from us, and only a few letters from the CDD I've received every month or two, and that's why they need the proper communication in the monthly meeting like we have here, unfortunately, this meeting is at 9:00 o'clock every month.

Ms. Armstrong: This is a government meeting.

A resident: To me, even if it's a government meeting, it's at 9:00 o'clock, so I have to postpone some meeting that I have to come over here because to me it's important to understand, I don't want pay something that I don't understand and you explained very well to me what is the difference between the numbers, and the numbers that is given in this letter but, I think the level of communication has to be improved for us to understand because when I saw those trees replaced, I asked about the Board, what is the need for this, nobody told me, they said ask the CDD.

Ms. Armstrong: So, we have a monthly recap of our meetings, we could send something out, and you can go online also.

Ms. Duque: Yes, that's correct, Linda, there's additional information to consider. As you mentioned, we are a governmental entity, which means we operate differently from an HOA. Our CDD meetings are open to the public, so the HOA, residents, or even individuals who don't live here are welcome to attend and comment. We also maintain a website with all the information related to our meetings, including agendas and minutes. For example, once the Board approves the minutes from a previous meeting, like last month's, they are posted online, so you can review everything that was discussed. I'm happy to provide you with the website address if you need it.

A resident: Ok, so provide me that at the end of the meeting.

Ms. Duque: Absolutely, I will provide you with my contact information. Just so you know, because we are a governmental entity, all of our communications, including emails, are subject to public records requests. That means if I exchange emails with

you, Nathalia, Peter, or anyone else, those emails could become part of a public records request, which is something both you and I may want to avoid. That's why, for more private inquiries, I recommend reaching out to me directly by phone. You're also welcome to contact Patrick, our field supervisor, if you have any questions. This approach has worked well with other residents in the community. If you have a question, you can always call us, and we're happy to help. Additionally, we have a website where you can find all the information you need, including financials, the budget, meeting agendas, and details about upcoming meetings, such as dates, times, and topics to be discussed. Even though it's not required by law, we also make meetings accessible by phone or teleconference for those who cannot attend in person. Now, I see there is another question, so let's move on

A resident: My issue is also what he was saying is, the letter we got back whenever the assessment was applied first, the letter is vague, too vague, you are saying lake work or whatever it was, that's it, and I understand the records, there's these meetings that nobody can attend because of the time but, it is what it is. So, unless you go digging to find this information, it's not in the letter, but I thought all the lakes had been worked on with the assessment that was applied last time. Now, this new letter says, lake work, this much, and that's it, again very vague, why are we paying for the lakes again, I thought we paid for that two years ago. So, like he said, and I understand you're saying your letter meets whatever rules but, it's just not enough.

Ms. Duque: I understand that's why I provided my direct contact information so that you could also call me.

A resident: But also, 400 residents or 200 residents contacting you?.

Ms. Duque: No, I'm fine with that.

A resident: And everything I asked you about all the lakes is because I started walking from home at that time, so I was walking the community the whole day, and I was not seeing any people, but based on it, I have to maybe video tape it to the proof on my phone. I saw people walking around the lakes in the community, not only at two lakes.

Ms. Duque: Once again, work was done on all the lakes; the bulkheads around each lake were repaired, which is why you saw activity at all the sites. However, erosion

control was not completely addressed on lakes #1, #2, and #3; there were some change orders; however, fully addressing erosion control for these three lakes is what the current assessment is intended to cover. Before we turn back to you, I'd like to check if any members of the Board of Supervisors have additional questions or concerns about this matter.

Ms. Christie: No.

Ms. Armstrong: No.

Ms. Duque: So, Karen or Benny, do you have more questions or concerns about it?

Ms. Warfel: I don't have any questions or concerns but, I think we talked about this at a previous meeting, and your presentation about how the CDD and how the funding worked was excellent, and I will admit when I first moved there my real estate agent was not clear as to what the CDD was either, and I didn't really understand at the time but, could we do like a little informational flyer that we can send out and we can maybe work with the HOA to get that mailing list and if one of us has to do it we can, that's fine, to educate people on how it works so they understand?

Ms. Duque: Yes, Karen, you absolutely can appoint a Board member to serve in that role; anyone on the Board is eligible. Just as a reminder, sending a mailing directly to residents would mean an extra cost for the District. As you mentioned, working with the HOA might be more efficient, since if they agree, the HOA can send an email blast to share updates and reports. I can include this as an option, and you can let me know how you'd like to proceed, whether you want to appoint a specific Board member as a liaison or handle communication another way. The decision is entirely up to the Board.

A resident: I can guarantee you that more than half of the residents don't know that this project is not even halfway funded, that we are going to be hit with assessments regularly every couple of years or whatever, I can guarantee you that none of knew of the CDD when we moved in, I can guarantee you all of that, so something like that would be very useful.

Ms. Warfel: I volunteer to coordinate that.

Ms. Duque: Ok, thank you, Karen, I'll coordinate that with you then. Ok, so go ahead.

A resident: Yes, so my question is, this is the second time that we are going to be hit by the lakes, why don't we do a total assessment to determine one time for many years, like we were before since I moved over here, all the lakes to be done with whatever they need? The total assessment, that's my first question. My second question is, how many engineers, how many companies did the evaluation to collect at least two opinions about the condition of the lake?

Ms. Duque: Let me address your first question. To clarify, before my involvement, the District had never conducted such a study, and there's no record of any previous annual assessments like that. This process began when we started, with the first assessment carried out in 2022. As Linda mentioned earlier, once we received the proposals and cost estimates, we saw that the amounts involved were quite significant.

A resident: How many companies?

Ms. Duque: There were, I believe, three companies considered. This work was coordinated through the District Engineer. The District has a District Engineer, Alvarez Engineers, who replaced the previous engineer after the Board made a change for reasons I've already explained. Both Juan Alvarez and Angel Camacho, who is on the call today, reached out to these different companies. Angel, I'll let you add more details since this type of work is highly specialized, and not every company handles it. Angel, would you like to provide some additional information?

Mr. Camacho: Sure. Yes, so we originally reached out to a couple of vendors for shoreline restoration but, before doing so we had a company do an evaluation of all the lakes to kind of set a priority of what needs to be done to correct that. At that point, Landshore Enterprises was contracted to do an evaluation of all the lakes, do a soil analysis, how much material was lost from when the lakes were first constructed which I think was around 23 years ago, and through that evaluation they did a report and we kind of deemed which areas were a priority. Those priority areas, like Juliana mentioned, were in lakes #4 and #5, but we also did shoreline erosion for lakes #1 and #2, only along the bulkheads, not along the eastern and western shoreline, and nothing on lake #3. At that point, we determined which areas were the priority and we went out for bidding for lakes #4 and #5 and then the areas, the north and south areas along the bulkheads for lakes #1 and #2. There were a couple of contractors submitting bids,

some with a temporary solution, only warrantied for 5 years, Landshore Enterprises came in with a more long term solution for erosion for products with 20 to 30 years warranty, and that's how Landshore Enterprises were selected as the contractor.

Ms. Duque: Thank you, Angel. If there are no other questions, I would like to continue to move forward.

C. Consideration of Resolution #2025-08 Annual Appropriation Resolution

Ms. Duque: So, the next item is, we have resolution #2025-08, which is the annual appropriation resolution. So, this resolution will formally establish the proposed budget as the District's adopted budget, and I will request a motion from the Board to consider resolution #2025-08.

On MOTION by Ms. Armstrong seconded by Ms. West with all in favor, Resolution #2025-08 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2025-09 Levy of Non Ad Valorem Assessments

Ms. Duque: Let's move forward to the next item, which is consideration of resolution #2025-09, levy of the Non Ad Valorem Assessments. So, once again, this resolution formally authorizes the District to levy the assessments on the Broward County tax bill and I will also request a motion to adopt resolution #2025-09.

On MOTION by Ms. Armstrong seconded by Ms. Christie with all in favor, Resolution #2025-09 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Duque: Then a motion to close the public hearing will take place.

On MOTION by Ms. Christie seconded by Ms. Armstrong with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS

Ratification of Small Project Agreement (Lakeside Fence Restoration) with Garnet Engineering and Contracting, LLC

Ms. Duque: The next item is the ratification of the small project agreement, lakeside fence restoration, with Garnet Engineering and Contracting, LLC, a motion to ratify will take place.

On MOTION by Ms. Armstrong seconded by Ms. Christie with all in favor, ratifying the Small Project Agreement (Lakeside Fence Restoration) with Granet Engineering and Contracting, LLC was approved.

Ms. Duque: Angel, is there anything you'd like to add for the Board at this time, or has the agreement already been ratified, and we're simply moving forward with the fence restoration?

Mr. Camacho: Yes, so they were set to finish this week but, due to the rain it was postponed and finalized for next week. They were able to weld a couple of new handrails in a couple of sections, and they weren't able to power wash because of the rain but they will continue that. I haven't been onsite to review it personally but, I will next week for an update.

Ms. Duque: Thank you, Angel. I appreciate it, and for the record, it's an ongoing project, and our District engineer will inspect.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let's move forward to staff reports, attorney, Geogory.

A. Attorney

Mr. George: Nothing new to report, and you'll probably see Ginger at the next meeting.

Ms. Duque: Ok, thank you, Gregory, we're going to miss you. Just for the record, we lost Linda for a few minutes, so we're going to have to wait so that we can continue with the meeting. We don't have a quorum right now.

B. Engineer – Discussion of Updates on Pipe Cleaning Drainage System Project

Ms. Duque: Ok, so Linda is back, let's continue with the District engineer's report, and under the engineer's report, we have the discussion of updates on the pipe cleaning drainage system project, so go ahead, Angel.

Mr. Camacho: Yes, so Raptor Vac finished their project, and there's three items to note based on their report. The first item was that the system contained significant sediment build up which they were able to fully extract the materials with the exception of a couple of blocked outfall pipes. These outfall pipes are within the water, they're not usually what you see with the concrete bulkheads along the shoreline, so they're within the water and they noticed, I believe there were 4 significant locations that had a severe amount of build up within the pipes possibly due to the erosion that occurred while those lakes and the material that fell in are in those pipes. They did submit, we did reach out to a contractor, and I'm not sure, Juliana did you bring up the proposal from Headley?

Ms. Duque: Yes, I'm going to be passing that out right now.

Mr. Camacho: Ok, so aside from that, there was no root intrusion within any of the pipes, there was some comment, water intrusion along the joints which is common and I think there was only one area of the pipe that was damaged but has stabilized since then, so the only concern now would be the cleaning of those outfalls to fully clean the system and Raptor Vac gave a \$4,000 credit based on what was originally approved for cleaning the system. If everyone has the proposal.

Ms. Christie: That's with the discount?

Ms. Duque: Yes, there are two separate items to discuss. First, regarding the pipe cleaning work done by Raptor Vac; the Board had approved a total project amount of \$31,460. The invoice you're seeing now is for \$27,500, which is less than the approved amount. This reduction is because, as Angel, our District engineer, noted, some items could not be completed due to the current condition of the pipes. Additional work will be needed to finish the cleaning and address any further issues identified. Second, you've now received a new proposal from Headly Construction in the amount of \$19,242. This proposal covers the extra work that Angel referenced, and the Board now has this proposal for consideration.

Mr. Camacho: Ok, so there's a total of 9 locations, the 4 locations for the areas where Raptor Vac was not able to successfully clean those outfalls because there was a lot of sand erosion covering those pipes. I had Headley Construction provide two sets of numbers for the 4 that we would recommend get addressed as soon as possible, and there's 5 additional locations that the Board can decide to wait to go ahead and dredge and remove that material but, Raptor Vac felt that those 5 additional locations to be proactive while the contractor is onsite to also address those additional areas. I also have the recommendation where if we're going to continue with in the future with the shoreline erosion for at least lakes #1, #2 and #3, whichever contractor wins that bid we could include the dredging of these outfall pipes within that contract as opposed to contracting during construction, that's also a different approach, a different option you could take.

Ms. Armstrong: Ok, so the price might be less because all the equipment would already be here.

Mr. Camacho: Correct.

Ms. Armstrong: Ok, got it.

Ms. Duque: But Angel, just for clarity, you're talking only about the 5 additional ones, right?

Mr. Camacho: Yes.

Ms. Duque: Ok, so for the four items you're recommending the Board approve, the total comes to \$8,552, correct?

Mr. Camacho: Correct, so that way we now have a clean system, those other 5 sections, Raptor Vac was able to clean as best as he could, he jetted those lines and he could see movement throughout the outfall that they were clean but, for future maintenance he suggested those areas and I'm suggesting that if we go with the shoreline erosion we could include it in that but, these are the other 5 sections, the 4 sections I recommend we move forward with those so we have a clean system for this season.

Ms. Armstrong: And future maintenance, how often?

Mr. Camacho: Well, the idea is to remove all the sediment buildup from these pipes and kind of elevate it so in the future when we do have these pipes cleaned again they won't be underneath all the material that's eroded.

Ms. Armstrong: So, like every 3 years or every 5 years maybe?

Mr. Camacho: For cleaning of the pipes, yes, the system has to be cleaned every 5 years.

Ms. Duque: Yes, and as we've discussed before, Angel, we already have a general idea of the cost of cleaning those pipes. Given that this hasn't been done before, we should plan for the worst-case scenario. I suggest we allocate a specific line item for this in the fiscal year 2027 budget, so the anticipated amount will be reflected going forward.

Mr. Camacho: Another thing to note is that we have to renew the Broward County surface water operating permit and being that these deficiencies on these 4 outfalls on those, we would have to take care of that before I submit for the renewal, so that's why I'm recommending the 4 pipes be addressed.

Ms. Duque: Ok.

Ms. Armstrong: And to get the permit there's an inspection involved?

Mr. Camacho: Yes, so we have to submit a maintenance report of the system, the last time it was maintained and a report signed and sealed by our office.

Ms. Armstrong: Ok.

Ms. Duque: And just so you know, that information is submitted to the County. Yes, go ahead, Karen.

Ms. Warfel: I just had a couple of questions on the report when I looked through it, so Angel, we're not concerned about the baffles not all being intact?

Mr. Camacho: That's another item regarding the baffles, he did notice that there were some that were loose, or not attached, or being unable to attach, I'm not sure, but in his original proposal, he had a number allocated to baffle replacement, I wouldn't be concerned with submitting this as part of the Broward County renewal but the baffles do have to be addressed.

Ms. Warfel: Like a phase 2 kind of thing?

Mr. Camacho: Yes, and I think he normally charges about \$700 per baffle but we would have to look through the as-bults plans to see exactly which locations have the baffles missing or need replacement.

Ms. Warfel: And I know with the as-bults there were a lot of things that were different than the plans that were provided.

Mr. Camacho: Yes, exactly. So, the as-bults that we have are the permitted construction set, we don't have any record of as-built sets or nothing with this report, and we're actually updating the GIS maps to reflect Raptor Vac's findings is that there is an outfall that on the construction set of plans do not exist, that actually outfall into lake #5, so we're revising the R-GIS to show Raptor Vac's findings.

Ms. Warfel: Ok, and then the pipe that is through one of those enclosures, do we know where that came from, the irrigation pipe or what was jammed in there?

Mr. Camacho: I think maybe a metal rod, it's hard pinpoint the location, I'm not sure if it's something that's underground or something that could be easily seen above ground, he didn't note any concerns with that but, when I go to the field for the fence maintenance I'll see in the area, see if I'm able to see above ground if there's anything within that location, but there were no concerns.

Ms. Warfel: Ok, thank you.

Ms. Duque: Angel, just a quick question, regarding the baffles, are you saying that this would be considered a second phase of the project?

Mr. Camacho: Yes, so the baffle, essentially without the baffles it increases the flow from catch basin to catch basin, so without having the baffles in place, I think it was in 3 or 4 locations, I'd have to reach out to Raptor Vac to get those exact number and those locations but, those baffles are intended to keep I guess garbage from entering the system and entering out to the lakes whatever is collected in the catch basin. So, without the baffles they're going pretty slow, I mean there's other Districts where they remove the baffles completely but, since they were permitted this could be as a second phase to have a baffle replacement that's normally what they do in other Districts but, again, Raptor Vac usually charges about \$700 for baffle replacement, he did in his report just mentioned the baffles, certain locations that were found at the bottom of the catch basin, not so much throughout the whole system if there were any need to change

the baffles, and these baffles are made of fiberglass so they do have to remove the baffles and there's time where they get damaged from removal and they're not able to replace it but, his report didn't go into detail about the baffles so it's another step that I want to reach out to Raptor Vac about.

Ms. Duque: Ok, I just want to make sure we address that as soon as possible, since we're moving forward with all outstanding items. If there are no further questions from the Board of Supervisors, I'll need some direction. Would you like to proceed with the excavation and disposal of sediment in those four sections?

Ms. Christie: And not the other 5?

Ms. Duque: That's correct. As Angel mentioned, for the remaining five sections, we could coordinate that work to coincide with the shoreline restoration and include it as part of that overall project.

Ms. Christie: Ok.

Ms. Armstrong: Alright, so we recouped \$4,000 from the original Raptor Vac proposal, so then it would be about \$5,000 so if our budget handle that, then I would say we do it.

Ms. Duque: Ok, so I have a motion made by Linda to move forward with the excavation and disposal of sediment on the 4 outfalls for \$8,552.

On MOTION by Ms. Armstrong, seconded by Ms. West, with all in favor, accepting the proposal from Headly Construction in the amount of \$8,552 to excavate and dispose of sediment covering the pipes at the 4 outfall locations as stated on the record was approved.

Ms. Warfel: And then do we, just for the record, that we want Angel to include the rest of them in the restoration of the banks, so not that we're not going to do them but they will be included in something else.

Ms. Duque: That's correct, Karen, Angel's point was that this isn't something that needs to be completed immediately, nor is it required right now for the permit we need to submit to the County. The total amount is \$10,690, but it's ultimately your decision if

you want to move forward now. Angel's recommendation is to consider holding off until we coordinate with Landshore Enterprises.

Ms. Warfel: Alright, and I support that approach, I definitely support that approach, dealing with the critical ones that are fully blocked now, and then the other ones as we do the work, it just makes more sense to do it that way.

Ms. Duque: Ok, sounds good. Karen, thank you so much for that comment. So, thank you so much, Angel, for the report. Do you have anything else, or do I have any questions from the Board to Angel?

Ms. Christie: No.

Ms. Armstrong: No, thank you, Angel.

Ms. Duque: Thank you, Angel. I appreciate it.

Mr. Camacho: And Juliana, just to confirm direction for me, for essentially the drainage repairs for the baffles to go out and reach back out to Raptor Vac for a proposal?

Ms. Duque: Yes, that's correct. I agree, we want to ensure this is completed, Angel. If there are any concerns or outstanding issues, we should do our due diligence, follow up with them, and then report back to the Board with more detailed information on what was observed and what needs to be addressed.

Mr. Camacho: Ok, sounds good.

Ms. Duque: Thank you, Angel. I appreciate it.

Mr. Camacho: Ok, bye, have a good day.

Ms. Duque: Same to you, Angel.

C. Field

- 1) Monthly Report**
- 2) Irrigation Schedule Updates**
- 3) Discussion of Correspondence Regarding Duck Removal**
- 4) Proposal #1447 for Back Northwest Wall Plant Installation with Cutter's Edge Lawn & Maintenance, Inc.**
 - a. (Bougainvillea)**
 - b. (Areca Palms)**
 - c. (Clusias)**

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

Mr. Burgess: Alright, so you have my report in your package. We met with the landscaping company, Dennis, last week and just reviewed some of the concerns, just minor items that they took care of, and we'll keep an eye on stuff moving forward. They did install some irrigation, additional heads for the clusia hedge, just so they get proper coverage during the dry season, but the rain is definitely helpful, and they should start doing a lot better. The lakes had a little bit of algae as well because of the dry season, no rain, but the shallow waters are heating the algae, but they've already looked at it and the lake vendor has been on top of it spraying them, so no concerns with that at this time. There was one sign, like a lake sign was damaged and cannot be repaired, so we have an option of just replacing the one sign or kind of doing a complete upgrade of all the signs with more of a decorative post and sign, but, it would be replacing all 35 poles and that would be roughly \$12,000.

Ms. Duque: So, taking one step back, these signs were originally installed and maintained by your HOA. At the time, the HOA used different materials for installation, including wooden posts and other components, so there isn't much consistency in how they look or are constructed. Patrick has brought this up to the Board for consideration. If the Board would like a more uniform and aesthetically pleasing appearance, this is something to keep in mind for the future. There's no need to make a decision now. I recommend we address this after completing the major lake erosion project. To Patrick's point: one of the signs has come down, as shown in the photo in his report, and the HOA also notified us about it. We can install a temporary replacement for now, and will begin looking into options for more permanent, standardized signs like those used in our other Districts. This way, the Board can see examples of what's being used elsewhere before deciding how to move forward.

Ms. Armstrong: They are nice, this place looks like an institution, we have to clear with the insurance, the insurance is what made us have to have those signs around there, they insisted but, do we really need as many as we have?

Ms. Duque: The signs are necessary primarily for liability reasons, and the number of signs required depends on the size of each lake; there's a specific formula to determine the appropriate spacing. We can look into this further when we assess each lake. Each sign will display the name of your District and serve as a warning, typically

reading "Caution" with an alligator symbol to communicate that people should stay out of the water. The signs will also feature all current warnings, such as "No swimming, boating, fishing, or other lake use." This is our standard design, using posts that are more attractive and elegant for a consistent and professional appearance. Ms. Christie: It's 35 of them.

Ms. Duque: It's 35 on the 5 lakes, yes.

Ms. Christie: But do we need 35 again?

Ms. Duque: Once again, we might need to assess each lake.

Ms. Armstrong: Well, if the insurance company gives a blessing on less, we can go less; that would be nice.

Ms. Duque: You're talking about the HOA insurance company, right?

Ms. Armstrong: Yes.

Ms. Duque: Ok, bottom line, the lakes are owned and maintained by the District, and we can definitely coordinate with your HOA about insurance requirements.

Ms. Armstrong: So, really, they have no jurisdiction.

Ms. Duque: I don't know, I wouldn't be able to answer that.

Mr. Burgess: They may have an easement over it.

Ms. Armstrong: Well, I would say maybe two on each lake, but those look nice, at least those would be pretty.

Ms. Duque: So, it's up to the Board, in the meantime, we have that one damaged sign. Would you like us to take any action with it now, or would you prefer to wait until the entire project is finished? Let us know how you'd like to proceed.

Ms. Christie: Is the sign like right there?

Mr. Burgess: Yes.

Ms. Christie: Ok.

Mr. Burgess: It's the one that's missing.

Ms. Armstrong: Well, what would it cost for just one that's missing?

Mr. Burgess: Probably under \$50, I would think.

Ms. Duque: Perhaps more with the installation and all of that.

Mr. Burgess: Well, I could screw it on there, I think it would be easy, but I don't think it's great material, you can see it just kind of just snapped where the bolt was.

Ms. Armstrong: Well, I think rather than to get into a contest with other Boards that we just do it, the one, and then just hold off until after the work on the lakes is finished, and then polish it up and put a bow on it.

Mr. Burgess: Ok, we can replace that one. I'll take a look at it.

Ms. Duque: And then we'll bring this back for discussion when we're finished with the lake restoration.

Ms. Armstrong: Right, and we don't have to vote on that, right?

Ms. Duque: No, you do not. This is us doing our due diligence and providing you with information.

Mr. Burgess: And I sent you guys an email as well. The fountain was down on Lake #5 for a little bit; it just had some algae in the intake screen but they repaired it and everything looks good now. Cutters Edge did provide us with the irrigation schedule update on page 95 of the package, so if you have any questions about that, we can bring that back to Cutters Edge, but they provided the run times and all the zones for CDD areas.

Ms. Armstrong: And they're doing the wet checks in coordination with the HOA now?

Mr. Burgess: Yes, I believe they are.

Ms. Duque: Yes, and you have the report.

Ms. Warfel: Is there a map of where those zones are?

Ms. Duque: Yes, Karen, there is a map. I spent almost an entire day walking your property, from early in the morning until mid-afternoon, to review the irrigation zones, but I only looked at the areas maintained by the CDD. Your irrigation system is set up in a loop, with certain zones managed by the CDD and others by the HOA. The map I have covers the CDD-managed zones. I'm not sure if the HOA has a separate map for the areas they maintain.

Ms. Warfel: That would be great if you could just send me the map so that I can understand where our zones are and correlate it with the timing. That would be great.

Ms. Duque: Sure, Karen, I'll send that to you. Just so you know, this was also presented to the Board about three or four years ago, when I first started, and to the HOA. I'll locate it and provide it to you.

Ms. Warfel: Thank you.

Ms. Duque: Ok, go ahead, Patrick.

Mr. Burgess: Next is the discussion of correspondence regarding the ducks' removal on page 96. Some residents were complaining about the feces from the ducks; there are seven of them right there in that lake, but the CDD did the removal, I think it was like 60 of them.

Ms. Armstrong: I think we should be done. We got it under control, now it's just catching the eggs before they hatch and breaking them so that we don't have the babies.

Ms. Duque: So, unless I have any direction, and once again we don't have it in the budget, just to clarify for the record, the Board's direction was that the District would cover the cost of duck removal as a one-time expense, which I communicated to your HOA, and we have discussed in prior meetings. This was done in connection with the recent lake work, and you approved that cost. However, now that we've adopted the new budget, there is no line item for duck removal; the Board previously decided not to include it. During those discussions, it was agreed that any future removals should be handled by the HOA, since it's the residents who are feeding the ducks. Unless I receive new direction from the Board, we do not have funding allocated for this moving forward.

Ms. Christie: We did it basically the last time because, as the work was being done, it kept ruining the lake for us.

Ms. Duque: That is correct, yes.

Ms. Christie: But it's not really doing that as much now.

Ms. Armstrong: It's like being irresponsible with the control of the ducks, and I'm sorry, I don't like to kill things either, but I'd sooner kill them all while they're still in the shell than to have somebody come by and kill them when they're adults.

Ms. Duque: People need to stop feeding the ducks. If you stop, they'll move elsewhere; if you continue to feed them, they'll stay. That's the key.

Mr. Burgess: We did the humane removal, so they were out here with nets catching them.

Ms. Duque: Yes.

Ms. Christie: I see they eat those red berry things that come from the palm trees. If we were to get those down, or how come nobody removes them, like those are never removed.

Mr. Burgess: The seeds on the palms?

Ms. Christie: Yes.

Mr. Burgess: Well, all the trees that I've seen that have seed pods are HOA trees, like that big canary island palm up front at the entrances.

Ms. Christie: So, how come they don't trim them? Cutters Edge says no?

Ms. Duque: I don't know, that's not a CDD question.

Mr. Burgess: It's an additional service, it's like our tree trimming.

Ms. Duque: It really depends on how your contract is written; sometimes removal is included, especially if the items, like something 8 feet high, need to be taken down. I'm speaking generally here; I don't want to say anything specific or imply anything since I'm not involved with your HOA. Ultimately, it could be covered by your contract, or it might not be; it all depends on the specific terms.

Ms. Christie: Because they eat those things like crazy, and that's another feeding ground for them.

Ms. Duque: Ok.

Mr. Burgess: Then the last item, the proposal for the northwest wall behind the dumpsters back there. Cutters Edge provided a proposal for Bougainvillea, install areca palms or clusia. You can see starting on page 100.

Ms. Armstrong: So, what should he decide between the three, or is it going to be all of them?

Mr. Burgess: Well, it's between the three; it's totally up to you guys.

Ms. Armstrong: Well, we decided bougainvillea because of the thorns.

Ms. Duque: Yes, but you also discussed that if you install it, someone is going to jump over.

Ms. West: It sounds like they're going to kill it again. Why does it even matter?

Ms. Armstrong: Well, the one thing that was in the minutes that was discussed at our last meeting was that, where that corner dumpster is for bulk pickup, the back, there is just what the builder dumped there, it's not good top soil but, it goes up, so the wall is

only like maybe 3' and that could just be removed because when they planted the other things they just put more top soil on top of what was there. So, we had the slope, and then they planted whatever those are.

Mr. Burgess: Right, and it's more so I think people are jumping out of the community because climbing across, I looked over there, and it's hard to get up there, it's just a weird spot, there's not much sunlight, it's behind a dumpster. So, it's totally up to you guys.

Ms. Christie: Can't we just push the dumpsters back?

Mr. Burgess: There's a wall back there.

Mr. Armstrong: Well, what's your suggestion, Patrick?

Mr. Burgess: Well, on page 99, Cutter's Edge, Dennis provides kind of his thoughts on each item. I mean the clusia, you guys have it around the entire property, so it would be uniform, the arecas, we've tried that, and I think the barrier there would be good, but, bougainvillea, they have thorns and whatnot.

Ms. Christie: So, he's saying to install 15 to 25-gallon plants.

Mr. Burgess: Have there been complaints that people are still jumping there?

Ms. West: I haven't heard any.

Mr. Burgess: Ok.

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

Ms. Christie: My concern with the bougainvillea, I thought they need sun, so if it's dark there in the back, I don't know how good they would do but, I think if the clusia will do well, and I think I saw that it's recommended 6' plantings that would help with that many clusia to block people.

Mr. Burgess: Yes, it looks like the clusia would be the 15 to 25 gallon ones, so the 25 gallon ones would be a lot more established and not have to grow so much. I think what we put in over there is 7 gallons, so you can compare the difference.

Ms. Armstrong: What's in there now? What's the plant that's in there now?

Ms. Duque: Arecas.

Ms. Armstrong: Ok, so that's on page 105.

Ms. West: Is there two back there right now, or just one, the palm?

Mr. Burgess: The arecas.

Ms. Duque: There's still some back there.

Ms. West: Is it one or two of them?

Ms. Duque: One died, but there are some others.

Mr. Burgess: Yes, one got trampled and died.

Ms. Duque: For the things here, if you want to go with the clusias, the amount is \$3,528.50.

Ms. Armstrong: I think just forget the whole thing, we need money for other projects

Ms. Christie: Right.

Ms. West: Just leave the palm and see how long it lasts.

Ms. Duque: Yes, so leave that area as is, do not make any changes. I think we have a clear direction from the Board. Patrick, at this time, the Board will not take any action, as we need to reserve funds for other projects.

Ms. Christie: Yes.

Ms. Armstrong: But thank you for the report and for researching that.

Mr. Burgess: You're welcome, and that's all I have. We can always revisit it whenever you guys would like to.

Ms. Duque: Ok, thank you, Patrick.

D. Manager

- 1) Consideration of Proposed Fiscal Year 2026 Meeting Schedule**
- 2) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form**
- 3) Discussion of Correspondence with HOA**

Ms. Duque: Ok, let's move forward manager's report. So, the first item is the consideration of the proposed fiscal year 2026 meeting schedule. So, the Griffin Lakes Community Development District will hold its regular public meetings for fiscal year 2026 at 9:00 a.m. at The Villas at Harbor Isles HOA office, 2317 Clipper Place, Fort Lauderdale, Florida 33312, on the first Thursday of each month as follows, and reported in your agenda. Do I have a motion from the Board to move forward with that?

Ms. Armstrong: Just a little discussion on that, are we happy with holding the meetings here with the noise because if it is an issue, that the recording isn't crystal

clear because there's phone calls, there's conversations in the background and everything, do we want to look into meeting at city hall again, it's free, we don't have to pay for it?

Ms. Duque: If we meet every month, is it going to be free? I don't know the answer to that.

Ms. West: Yes.

Ms. Armstrong: It always was before; we never paid at city hall.

Ms. Duque: Ok, and I can certainly, at 9:00 a.m.?

Ms. Armstrong: Well, it's not as convenient, but we moved it here mainly because at that time, the HOA was working better together, and Harry would always be sitting here and contributing to the meetings. We don't get that anymore, so why do we have to put up with the distractions?

Ms. Duque: What we can do is hold off on this item and bring it back for discussion at the next meeting. Typically, we address this when we adopt the budget, since we need to advertise for upcoming meetings, but there's no need to decide today. In the meantime, I can reach out to City Hall to check their schedule and confirm whether the first Thursday of each month would work for them, as well as whether they can provide us with a room at no cost.

Ms. Armstrong: Yes, so that's a nice room, it's a large room.

Ms. Duque: Yes, and we've been there before.

Ms. Armstrong: Yes, alright.

Ms. West: The thing that happened, summer came, and they used that room.

Ms. Armstrong: No, that was Frost, where it was summer because they used it for summer camp for kids.

Ms. West: Oh, is that why?

Ms. Armstrong: Yes.

Ms. Christie: Have there been any issues with the noise lately?

Ms. Duque: If you look at the minutes, you'll notice there are times when the audio isn't clear. We transcribe everything as accurately as possible, but I want the Board to understand that certain parts of the conversation were difficult to hear.

Ms. Armstrong: Yes, it's very convenient just walking here. If you're having the meeting in city hall, it gives you a little more credibility and a little bit more respect, and I think right now, we as a Board need to be getting a little bit more respect.

Ms. Duque: Ok, so let me then go back to them as directed by the Board.

Ms. Armstrong: I mean, this is fine, but we have to establish some perimeters.

Ms. Duque: Just for the record, I want to mention that I've received a letter from your HOA's front desk assistant. The letter is actually a copy of the one I originally sent out, but it was given to the assistant by Mr. Greg McCoy. It appears that someone may have also printed out a separate email I sent to Amber, and my information was circled on the copy. At the bottom of the letter, it says, "My vote is not," which I assume means Mr. McCoy is voting against the proposed budget increase. I just wanted to bring this to your attention, as it was presented to me, and I will make sure this is entered into the record for the meeting.

Ms. Armstrong: Ok, and then maybe we can reach out to him and say thank you for your information.

Ms. Duque: Yes, I will.

Ms. Armstrong: Thank you.

Ms. Duque: I'll ask the HOA if they have his contact information, since all I have is the letter I originally sent him, which he returned simply indicating his vote is "no." I don't have any additional details or direct communication from him. The only other related correspondence was an email I sent to Amber, which appears to have been printed and marked by someone. If you can provide me with his contact information or email, I'd be happy to reach out to him directly. That's all I have on this matter for now, so moving on, I will review this request and bring it back to the Board at the next meeting. The next item is the financial disclosure report from the Commission on Ethics. Just a reminder: Form 1, the Statement of Financial Interests, must now be filed electronically with the Florida Commission on Ethics; paper submissions are no longer accepted. You should have received an email from the Commission with registration instructions. If you haven't registered yet, please visit their website, select the filer option, and follow the steps. You'll receive an email with a code to complete your online filing.

Ms. West: When does that have to be done?

Ms. Duque: This is important because the filing deadline is July 1st. If you miss this deadline, there is a grace period until September 1st. However, if the disclosure form is not filed or postmarked by September 1st, an automatic fine of \$25 per day will begin and continue until the form is submitted or the fine reaches \$1,500. Please make sure to complete your filing on time. I will send you an email to remind you about this, as well as the ethics training requirement. Just remember to take a picture or screenshot of your completed ethics training or keep a record of the date you did it, since you won't receive a certificate upon completion. That covers this item. I'll follow up with another reminder email to the Board. Moving on to the next item, correspondence with the HOA. I've already spoken individually with each of you about this request. I received a call from one of your residents, who is also a member of your HOA Board. We had a pleasant conversation about the CDD, the ongoing projects, and the lake restoration efforts. His main goal was to better understand what's being done and how the HOA might assist. During our discussion, I mentioned that it was previously brought up, perhaps by Terry or Madeline, that the maintenance of the bulkheads was included in the HOA budget at one point. As I explained before, though, the maintenance of the bulkheads is the responsibility of the CDD. That's the extent of my knowledge on the matter, since I do not work for the HOA.

Ms. Armstrong: I can give you clarification on that. If say in 2033, the HOA Board decides that we're going to do all of the legal turning over of stuff and the HOA will assume responsibilities of the lakes to eliminate all of the, not the operation but, the cost of doing this, we would only have one management company and it would all be inclusive to the HOA, so there would be no Supervisors salaries, no company, no paperwork, all of that. So, at that time we thought that it would be great idea because the bulkhead line was always in our HOA budget, so come 2033 let's say 3 years later, like what we're putting in now, they said it was 12 years, or something, I can't remember what they said the life expectancy was but, then we would have a build up in this fund that if we needed to do the bulkheads, well it wouldn't be an assessment, it would just be taking out of the reserves and writing a check, and it would be little bits over 30 years, you have all of that in there and then you're safe and you're healthy, and that

disappeared and I'm concerned. I understand, as it stands right now, it's like oh, we don't have any responsibilities for the bulkheads, but come 2033, they would, and then it's \$80,000 or what was it?

Ms. Duque: \$800,000 was per the engineer.

Ms. Armstrong: Ok, so \$800,000, so that would literally bankrupt our community.

Ms. Duque: My role is to explain to the Board and to any resident what has been discussed by the Board of Supervisors, whether individually or during public meetings. As Mr. Francisco and I discussed, I'm always happy to review the process, but I want to be clear that I am not part of your HOA, and I do not make decisions or provide direction for the HOA. Our conversation was informal, he was very kind and cares deeply about your community, but my responsibility does not include reporting back to your HOA, just as the HOA is not responsible for reporting to the CDD. I will always collaborate with the HOA when needed.

Ms. Armstrong: Right, if they come to the meetings, and then in our newsletter, we did have one little column that says CDD, or one little paragraph, and that would be the little recap of what was going on.

Ms. Duque: So, once again, my intention has always been to keep your community informed, in line with the Board's direction. I've discussed this individually with each of you. The decisions and directions I follow, and that Patrick, the District attorney, the District engineer, and I carry out, are those provided by the Board of Supervisors. I just want to make that clear and ensure it's part of the record. That's all I have to add.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

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

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

SEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Ms. Duque: Are there any supervisors' requests?

Ms. Christie: No.

Ms. Armstrong: No, but thank you so much for your patience and for dealing with this difficult time. We'll get through it. Everything is going to go back, and pretty soon, there will be nobody that even wants to come to meetings because they're all just going to be happy.

Ms. Duque: I appreciate that, Linda, that's the intention, I think that's what we are trying to do here. Are there any other comments or questions from the Board? Do I have any audience comments?

Ms. Vernon: Yes, two things, my first one is in regards to the area that was not approved for the plants. Obviously, we have an issue with break ins and wall jumpers, I'm disappointed that the Board is not taking action on this because you know that the area is vulnerable, and you know that we're having wall jumpers and break ins. I know that the price is expensive for the plants but, we also engage another company besides Cutters Edge to do plants and perhaps you can communicate with that company to get another quote because this is not just a wall jumper issue, it's a safety issue for residents and a security issue, so I'm disappointed with the Board that they would just put that off and you do have reserve funds I don't know what they're allocated for but, I know that fence didn't cost \$100,000 so you do have the money in your budget for that CDD are that is vulnerable. Then my second comment is just I guess towards Linda and what she said, we do have the line item for the reserves for the bulkhead, that didn't go away, I think that was just a lapse in communication which might have gone because it wasn't properly communicate through telephone but, ultimately the line item is still there for the bulkhead it just didn't get communicated properly why it couldn't be allocated to the CDD for your project, so I think that's where the disconnect came from, so it's still there Linda.

Ms. Armstrong: Oh, that's comforting, thank you, Nicole.

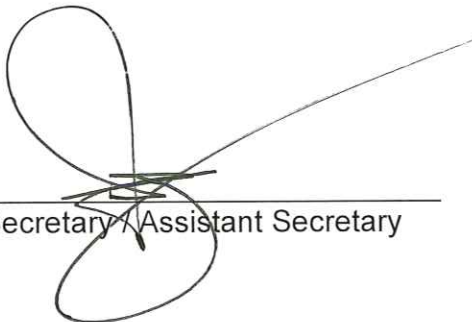
Ms. Vernon: You're welcome, thank you.

Ms. Duque: Just for the record, the Board's discussions about additional funding have focused on projects such as the lake and drainage system. If, at any point, the Board decides to allocate any of those additional funds to other expenses within your community, which I have not been informed of or which have not been discussed or presented by the Board, please let me know. Are there any other comments or additional directions?

EIGHTH ORDER OF BUSINESS Adjournment

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

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



Secretary / Assistant Secretary



Chairman / Vice Chairman