

**MINUTES OF MEETING
WESTVIEW NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Westview North Community Development District was held on January 6, 2026, at 8:00 a.m. at Westview Clubhouse, 12500 NW 24th Avenue, Miami, Florida.

Present and constituting a quorum were:

Richard Torres	Chairman
Abbie Salt	Vice Chairperson
Pawel Hanusowski	Assistant Secretary
Freddy Alejandro	Assistant Secretary

Also, Present were:

Juliana Duque	District Manager
Jesus Lorenzo	GMS
Michael Pawelczyk	District Counsel
Sebastin Martinez	Veridian Group
Javier Lopez Castillo	Veridian Group
Yari Lopez Castillo	Veridian Group

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the November 4, 2025 Meeting

Ms. Duque: Our first item is the approval of the minutes of the November 4, 2025 meeting. This is the moment to present any additions, corrections or deletions. If there is none a motion to approve will take place.

On MOTION by Ms. Salt seconded by Mr. Torres with all in favor, the Minutes of the November 4, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

Discussion of Clubhouse Acquisition

January 6, 2026

Westview North CDD

Ms. Duque: The next item is the clubhouse acquisition. This was added to the agenda following emails I received from Abbie and Pawel, and my understanding is that you would like to discuss it further. I am not certain which direction the Board wishes to pursue at this time, although I have had a couple of conversations with Pawel regarding the matter. One of Abbie's requests, as outlined in her email, was to present to the Board the idea of preparing a letter to all homeowners explaining the reasons the CDD paused the clubhouse purchase. I will now open the floor for discussion. If there is anything else you would like to raise or address regarding this topic, now would be the appropriate time.

Mr. Alejandro: I want to add something to that which is when we were here for the election for the new Board of the HOA there was a lot of misunderstanding of what happened and how it happened. I do agree that we need to clarify that. I don't know how involved we should have the HOA of Westview in the explanation of that because I know Casinova was here and Casinova tried to explain both sides to the best of his ability. I do think that we need to have a lot of clarity both communicating with the homeowners and the HOA themselves.

Ms. Duque: This is a question for the Board; the community does not clearly understand the reason why the Board stopped pursuing the clubhouse acquisition?

Mr. Alejandro: Correct. There are still members of the community that think we own this, and these four people here run it.

Mr. Hanusowski: There is also a misconception of who the Board is. Obviously the language is very similar in both cases. They say the Board everyone thinks it is one Board or the other and it is just a lot of confusion.

Mr. Alejandro: In one chat probably about a month or three weeks ago I don't know if you saw it, but it said no, that is run by the CDD that Richard Torres runs that. Obviously for me we do need to have some clarity on that.

Ms. Duque: For the Board's peace of mind, I want to reiterate something I have mentioned on several occasions: when a resident has a misunderstanding or misconception, please feel free to provide them with my contact information so they can reach out to me directly. At HOA meetings, for example, when these concerns or misunderstandings arise, it would be appropriate to say, "Here is Juliana's contact information. Please contact her so you can receive accurate information about what took

January 6, 2026

Westview North CDD

place.” It is very difficult to stop people from talking or to control group chats, which is why we have consistently, and on the advice of District Counsel, recommended that Board members not participate in those chats, including for Sunshine Law reasons. I am more than happy to speak with any residents who have questions. Each resident also received a letter during the Chapter 197 process and the bond validation hearing that included my contact information. You now have a new HOA management company, and we have always tried to work collaboratively with the HOA. The CDD does not send email blasts directly to the community because of public records concerns; those emails would be subject to public records requests. Instead, we try to work closely with the HOA, which does have the ability to email blast the community. We can prepare a message, coordinate with the HOA, and see if they are willing to assist the CDD by sending it to all residents. I would not recommend sending individual letters to residents at this time. We experienced previously that, even when letters were mailed regarding the assessments, many people simply discarded them without reading, which results in wasted funds, and I do not recommend that the Board incur that expense right now. However, we can absolutely move forward with a coordinated communication: you could appoint someone from the Board to work with me on drafting the message, and we can also involve the District attorney in its preparation. If any of you would like to draft the initial version and send it to me, or if you prefer that I prepare a draft and circulate it to one of you and to District Counsel for review, I am comfortable proceeding either way; I just need direction from the Board on how you would like to handle it

Mr. Alejandro: In my opinion it should be drafted by you guys just so we have some clear verbiage and then it comes from you guys.

Mr. Pawelczyk: These are my quick thoughts, and it is no disrespect to your community because it is every community. People don't read letters. They look at them and it is too much. They do not read an email. The one thing that you might want to do is just do ten bullet points. The CDD does not own the clubhouse. The CDD Board members are listed on the website here is the link and include the link. The CDD was considering purchasing the clubhouse and decided not to due to pending litigation. A copy of the minutes are attached to this link. Then you have ten bullet points, and we can either put them on the website or circulate them through the HOA and that way at least

January 6, 2026

Westview North CDD

you have some of the information there. You can always add to it too. If you guys say let's add this bullet point to this. The reason you guys did not do it each of you have your own reasons for voting to stop the process. Whatever reasons you indicated at the time are reflected in the minutes or you choose not to indicate those reasons on the record. You have every prerogative to do that. You can't say why the Board decided to do that other than that there is pending litigation and the Board said let's wait and see what happens with the litigation.

Ms. Duque: That is correct.

Mr. Torres: I would also say that a majority of this community is in tune with what is going on. It could be 10 or 15% best. To be able to have something on the Westview club website is that sufficient or would you want to put this through the HOA.

Mr. Pawelczyk: I think it is just sufficient to put it on the website. If someone has a question about it say hey look at that website. If you as a Board want to try to ask the HOA to distribute it for us we could do that.

Ms. Duque: Just for the record, the minutes, discussions, and the reasons why the Board stopped the process are all available for anyone who wishes to review them.

Mr. Pawelczyk: It is already on the website.

Mr. Hanusowski: I like linking it to the bullet points, and questionnaire.

Ms. Duque: Would the Board like to appoint a specific Supervisor to work with me on this so we do not have to wait until the next meeting, and so it can be approved and posted in the interim?

Mr. Alejandro: I will take it.

Mr. Torres: I am open to doing that if you are opening to doing it.

Mr. Hanusowski: I will motion to put Freddy in charge of that.

On MOTION by Mr. Hanusowski seconded by Ms. Salt with all in favor, a motion to appoint Freddy Alejandro to work with management to create bullet points in regard to the clubhouse acquisition to be posted on the CDD website and HOA dashboard was approved.

January 6, 2026

Westview North CDD

Mr. Pawelczyk: This is what I would rather read if I was in the community instead of reading a letter.

Mr. Hanusowski: There was a whole of questions and confusion when the whole acquisition was happening everyone was like what are all these improvements. The Clubhouse is fine.

Mr. Alejandro: I think we should do the bullet points thing and then in terms of the distribution it is just having it posted somewhere. I don't know if everyone has seen the new dashboard from the new community on the HOA side. We post it on the dashboard and if you have any questions feel free to go look at that.

Ms. Duque: So you would also like me to send it to the HOA and request that they post it, correct?

Mr. Alejandro: Correct. Once we have the document we will reach out to the HOA and have it posted on the dashboard. I personally would prefer it posted on the dashboard and then an email sent through the HOA.

Mr. Pawelczyk: I guess start drafting it and I can look at it if you want me to. That is what I would envision.

Ms. Salt: My main concern at that time when I wrote that email was that they were making that resolution for the HOA and go purchase the club like now. I was like oh, ok.

Ms. Duque: Something I want to bring to the Board's attention is that this Board has no authority over the HOA Board. You cannot control whether the HOA chooses to move forward with the clubhouse purchase. This is something I discussed with Pawel. There is no "right" or "wrong" as to which entity ultimately owns the clubhouse; either the CDD or the HOA can have a positive impact, and, in the end, it will be up to your community. I would caution you not to be closed-minded in thinking it must be the CDD; the HOA could also complete the purchase, and that outcome, and any negotiations, could be very positive. As I discussed with Pawel, if the HOA does decide to proceed with that transaction at some point, this Board has no authority to stop them or direct them not to move forward simply because the CDD previously considered purchasing it.

Ms. Salt: I wasn't so much concerned that the HOA was going to buy it. My concern was that let's wait and see what is happening with the litigation, which could be very positive for our community.

January 6, 2026

Westview North CDD

Mr. Pawelczyk: Right you were saying HOA follow the CDD's lead right?

Ms. Salt: Correct. The other thing is I know that the HOA is concerned that if we bought it there would be two different management companies potentially in there. I had a question I think it is for you Mike is hypothetically let's say litigation happens and it is appropriate now to go forward to buy the club by someone. If the CDD bought it could we have an agreement with the HOA that we would defer and use their management company?

Mr. Pawelczyk: You could or we could just enter into an agreement with that management.

Ms. Salt: I know that is one of the concerns. Could we have an actual agreement that we would follow along with whatever management company the HOA designated?

Mr. Pawelczyk: You could have that agreement as long as you can get out of it. I am only saying that because right now you might be aligned and everybody is happy with each other. Then there is another time when you not. You could say this is a decision we as the CDD Board have to make we can't use ABC company just because the HOA using them because they are horrible. We might have to make that change. I really don't think there is so much in savings as there is an ability to get things done and go to one person to make sure everything gets done. If you take on a club compared to a management community it is a huge responsibility.

Ms. Duque: We have seen this model work well in other communities. In many cases, there are significant advantages when the same company that manages the HOA also manages the clubhouse, because they interact with your residents on a day-to-day basis and understand their needs. I have observed several clubhouses in South Florida where the HOA and CDD share the same management company, and the clubhouse director regularly attends CDD meetings, reports on recent activities, and relays both community and clubhouse-related concerns to the Board. In my experience, this arrangement often has a very positive impact, as it promotes alignment and consistent communication between the HOA, the clubhouse operations, and the CDD. While there can be situations where the interests are not perfectly aligned, in most cases they are, because the management company that serves your HOA also has a vested interest in the successful operation of the clubhouse.

January 6, 2026

Westview North CDD

Mr. Torres: I would like to ask a question to Veridian is that ok? Are you guys capable of having an operations manager for the clubhouse?

Mr. Castillo: Yes. We do it down south in another community where the community manager manages the Association and the clubhouse. That HOA decided to purchase their clubhouse so then they condensed it all into one essentially. The community manages both of those. They have their team, front desk associate, and other clubhouse activities directors. It creates a flow similar to how Juliana was saying. She needs to be able to attend Board meetings with the HOA Board and also CDD meetings with the CDD Board so that way both entities are getting the same information from the same person.

Mr. Torres: Would it work if the purchase of the clubhouse went through the CDD and you guys still do the operations management?

Mr. Castillo: In my opinion yes. That works as long as the property manager is the same entity on both sides. I think that could work. The only restriction you may run into is whether you want specifically an office manager and one company is able to ramp up to that and the other isn't. We probably could do it. Maybe a competitor can't. If you go to them and that is really what you want now you are going to run into a conflict where one company can provide a service and another one can't.

Mr. Martinez: The only other answer to your question would be does the community manager manage the clubhouse also manage the clubhouse or do you have a community manager and a clubhouse manager and if it is the community manager then what agreement do you want to enter with the HOA to split that person's salary or anything of that sort.

Mr. Pawelczyk: We have done that in other communities where we have split. We have a CDD owned clubhouse very small clubhouse with a pool and a small room, and the HOA community manager manages the club amenity and has an office in the clubhouse and manages the HOA in the community by agreement. It is a cost-sharing agreement we have with the HOA to pay a certain percentage for that management service. The percentage that is applicable to the club and the District facilities because she also does the ops management. She will meet with the lake vendor to make sure the lake is taken care of. She provides some field management services as well. It is an agreement between the CDD and HOA to split that cost. The CDD writes a check quarterly

January 6, 2026

Westview North CDD

I think, to the HOA for that cost and every year it is renegotiated depending on the budget of both entities.

Ms. Duque: You can structure the management arrangement in different ways. For example, the primary manager who oversees both the HOA and the club can remain the main point of contact, while an assistant manager handles the clubhouse's day-to-day operations, events, and activities. We use this type of structure in Silver Palms (Palm Glades CDD), where the same manager oversees both sides, and it works very well: she is fully aware of HOA concerns, clubhouse issues, and has staff support to manage the workload. Ultimately, it will depend on what the Board, the community, and the management company feel is the best set of options to bring forward.

Mr. Alejandro: I think once we cross that bridge we need to have that conversation. I do agree that depending on who purchases the clubhouse hypothetically if it goes to the CDD the CDD sits down with a representative of the HOA or the management company and we iron it out from the beginning instead of hoping for the best that we have done with a lot of things in this community. If the HOA decides to purchase it themselves then we are completely out of it.

Mr. Pawelczyk: It goes kind of both ways. GMS will manage clubhouses also. It can go both ways. You can hire that District's manager firm to also manage the club.

Ms. Duque: I want the record to clearly reflect that while GMS does provide clubhouse management services for certain communities in North Florida where those services were specifically requested, the team serving this District in South Florida does not provide those services and does not intend to do so. If the CDD ultimately purchases the clubhouse, this Board will be responsible for overseeing whichever entity is engaged to manage the clubhouse operations. That is, in practical terms, how the structure would work.

Mr. Alejandro: In my opinion this conversation needs to be had when we cross that bridge if we cross that bridge with everybody here present and also a representative of the HOA if it is something that the CDD is going to take on. Once again with the original discussion I think with what happened there is a lot of confusion in regard to it. There is not any clarity of who would run it, how would it run. It is kind of like who is going to sitting there. It is just all over the place. Let's start with a simple bullet point tik tok video and

January 6, 2026

Westview North CDD

then we move forward with it. If the HOA decides to purchase it, have fun. If the CDD decides to purchase it we will do the second step.

Mr. Pawelczyk: Just to add now that Meridan is involved in this in your community now we all have a relationship with them with a community that Javier was referring to. They can communicate directly to Juliana saying this is a question that came out of the HOA how can we get these answers to you. Otherwise no matter what we do there is still going to be someone out there.

Mr. Torres: I have a question for Freddy because you weren't there that day of the bond issuance vote down what was your position on that?

Mr. Alejandro: My position is still the same of we should save money for the community. Purchasing it there the CDD was going to be saving money, and we have that responsibility to the homeowners.

Mr. Torres: So you did not want to pause it?

Mr. Alejandro: I know that with all the information on the table a different decision was taking.

Mr. Torres: I only ask because I don't think you were there that day.

Mr. Alejandro: Unfortunately that was the one meeting I was not able to attend either virtually or physically.

Ms. Duque: That is correct; he was not able to attend that meeting. From my perspective, it was a very difficult decision for each of you, and what ultimately guided your choice was the pending litigation and your desire not to jeopardize the bond validation, which was a critical milestone. One of the plaintiffs had stated on the record at a public meeting that he intended to challenge the bond validation, and such a challenge could create significant uncertainty and risk for the District's future. That concern was the primary reason the Board decided to move in the direction it did

Mr. Alejandro: I did read the minutes on that. Based on the information I was given I understand why the Board took the position they took. That is my personal opinion on it, and it is what it is.

Ms. Salt: I have spoken to the attorney since our last meeting the plaintiffs' attorney for litigation and nothing is really happening. They are working on getting the class certification, but it seems like there is a pretty good case that the fee itself could be

January 6, 2026

Westview North CDD

declared to be invalid and therefore there is no profit then for anyone. Once that fee goes away this entity, this club has no profit other than maybe a little profit in the maintenance expenses and then we are in a much better bargaining position either the HOA or the CDD. I thought it was worth the risk to wait a year or ten months. The potential increase in the cost per person was not that much that it is worth the risk to see where the litigation goes. They guy knows what he is doing. They have a bunch of lawsuits going on and they are working on settling certain cases with Lennar.

Mr. Torres: Aside from that since we started the CDD club purchase the Chairman of the Fed decreased rates twice .25 and .25 and I understand that there might be a new chairman of the fed in the spring or the summer. They are probably going to decrease it another amount. Think about the savings we would have already seen just from the .50 since we started this conversation.

Mr. Hanusowski: There is still a couple of concerns. At the end of the day Lennar's fee for the clubhouse was based on some silly formula that includes profits. They don't have to negotiate what their assumed worth of this thing is. Yes, maybe and maybe no. At the end of the day we don't know whether they are going to budge or not. The original conversation that I had with Lennar was that they are not budgeting but they could include a couple of things on the outside. We have appointed Abbie to continue the negotiations once we move forward. The whole idea of this thing was to pause it to see what is going on since the bond validation was going to get knocked down or at least challenged and that was going to push us to this fiscal year anyway. For me it was a pause and I was like let's not waste money now because it is going to move to next year anyway and it seems like Lennar didn't increase the price. The longer we do wait we still give Lennar more money because they will increase the price.

Mr. Torres: Our case is based on that. It is based on the illegal club fee.

Mr. Hanusowski: Your case is based on just the illegal club fee and not how it relates to the purchase price of the clubhouse.

Mr. Torres: The illegal club fee goes into the purchase price.

Mr. Hanusowski: If I created the documents and I said every year unrelated to what the fee is this is the fee structure that I want to me I don't see it any differently.

Mr. Torres: But that is not the documentation that they provided.

January 6, 2026

Westview North CDD

Mr. Hanusowski: Sure but at the end of the day that is the price that they want.

Ms. Salt: The point is does practical matter. If you have zero profit you are not going to pay \$8,000,000 for a zero-profit entity. No one.

Mr. Hanusowski: I see what you are saying. That makes sense because then nobody is going to buy it.

Ms. Salt: It could just sit there and let Lennar spend money and make zero profit.

Mr. Torres: If it increase \$733,000 per year if you look over a course of 20 to 30 years at a conservative interest rate of 5.85% or something like that.

Mr. Hanusowski: The interest savings is great.

Mr. Torres: With the decrease in the interest rate twice saying more than \$733,000 per year. I don't know exactly how much more.

Mr. Hanusowski: The wait seemed like a great opportunity for us.

Mr. Torres: We are all smart people here.

Mr. Hanusowski: It also depends on how long also. You also don't know what is going to happen with any of these things.

Mr. Torres: There are some things here that we have to see play out.

Mr. Hanusowski: I would like to still be here that is all I am saying.

Ms. Salt: Thanks everybody for having this conversation.

Mr. Hanusowski: I think Abbie your point for that letter was great. I think our discussion based on all this is fine for this topic.

Mr. Torres: Did you receive the email?

Ms. Duque: No, I have not yet. You can present it to the Board.

Mr. Torres: Can I have a quick discussion here? This is dated December 11th from our attorney's Carter Anderson and Bush Ross, and it is emailed to Lennar Corporation. I will just read it from here. Dear Lennar Corporation and its above-named subsidiaries, officers, and directors. Our law firm and our co-counsel, a tons of names, represent the plaintiffs in the enclosed class action lawsuit against Westview Club, LLC, a wholly owned subsidiary of Lennar Corporation. This correspondence is intended for Lennar, for each of the Lennar subsidiaries involved in the knowing violation of Chapter 720 Florida Statutes by collecting unlawful assessments for club membership fees from homeowners, and for the respective officers, directors and audit committee members of Lennar and its

January 6, 2026**Westview North CDD**

subsidiaries. In June 2022, Lennar formed the Westview Club, LLC, which recorded the Westview club plan. The club plan requires payment of the club membership fees that violated Florida Homeowners Association Act specifically section 720.308 Florida Statutes. Westview is one of the several communities in which Lennar has recorded club plans that require club membership fees that violate Florida law. Tellingly the Lennar-backed Florida Home Builders Association filed an amicus brief in *Avatar Properties versus Gundel, 372*, in an effort to overturn the trial's court ruling in that case that club membership fees violate Florida law. That effort failed, the appellate court in *Gundel* affirmed the trial court's ruling and when efforts to have the Florida Supreme Court reverse that decision also failed. The developer in *Gundel* paid more than \$64,000,000 to *Gundel* class action members, for the unlawful membership fees collected in that community. Lennar then began lobbying Florida legislator to amend the Homeowners Association Act to allow club plans that require club membership fees. Those efforts in 2024 and 2025 legislative sessions failed. Notwithstanding Lennar's lobbying efforts that included former Governor Jeb Bush authoring an opinion piece in the *Miami Herald* supporting the legislation as paid consultant for Lennar. After Lennar's various efforts to change Florida law failed, Lennar decided to nevertheless continue violating Florida law in communities in which it was currently collecting club membership fees. During this time, Lennar also decided to begin collecting the unlawful club membership fees in the Westview community on November 1, 2024. We write to be certain that this information has reached the desks of the highest officers, directors, and decision makers for Lennar. We are sending this correspondence to notify of this illegal conduct by Lennar and its subsidiaries and to demand that each of you cause Lennar and its subsidiaries to cease and desist from this knowing intentional violation of Florida law. Accordingly we demand that Lennar and all of its subsidiaries including but not limited to Westview Club, LLC cease and desist from collecting membership fees in the event that Lennar subsidiaries continue to collect club membership fees in Westview. We will continue to seek on a class-wide basis, claims from all available remedies and damages against Lennar and its subsidiaries. Furthermore we are aware that instead of complying with Florida law Lennar is endeavoring to monetize its future illegal profit streams from collection of club membership fees by the sale of club property to homeowner funded entities. For example

January 6, 2026

Westview North CDD

in the summer of 2025 Lennar tried to persuade the Westview Community Association, Inc. to purchase Westview club for a price calculated by Lennar to monetize the illegal club membership fee in Westview when Westview Association struggled to obtain financing. By August/September 2025 Lennar proposed and persuaded the Westview North CDD to consider issuing special assessments bonds to fund the purchase of the Westview Club from Lennar for a price calculated by Lennar to monetize illegal club membership fee. After the Westview North CDD voted not to pursue this transaction Lennar returned to its efforts to persuade Westview Community Association to purchase the Westview Club to monetize for Lennar the illegal club membership fee. Similar efforts are ongoing throughout Florida. We intend to pursue all damages for this intentional misconduct designed to instruct legal profits from thousands of Florida homeowners including but not limited to the homeowners of Westview. This correspondence is not admission that any notice is necessary or required for any action to be taken with respect to the conduct described herein. Nor is this correspondence an election of any rights or remedies, all of which are expressly and permanently reserved. Signed by the plaintiff's attorney, Carter Anderson. So you have a greater understanding of what is going on with the case and where it is moving. I can't really talk anything more about the case as I was instructed but I was told that I could give that piece for the cease and desist to all the Board members here at the CDD.

Mr. Pawelczyk: I just forwarded it.

Mr. Torres: She is going to forward a copy to each and every one of you.

Ms. Duque: Any other comments from the Board or any other discussion about this item? Ok, let's move forward to staff reports.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: Actually for the clubhouse issues it has been very quiet on my end, so I really don't have anything to report unless you guys have any questions.

B. Engineer

Ms. Duque: Nothing additional to report under the engineer.

C. Field Services – Report

January 6, 2026

Westview North CDD

Mr. Lorenzo: Does anybody have any questions? You can see my report starting on page 20. Does anybody have any questions?

Mr. Alejandro: On the report there was some updates from December. Do you have any updates as of now?

Mr. Lorenzo: Are you talking about the conduit along the lake?

Mr. Alejandro: Yes.

Mr. Lorenzo: It has been removed and some other debris along the lake have been removed. You will see that on page 25. You will see some landscaping items on page 21. Then some miscellaneous field maintenance items starting on page 27 with pictures. There is no more cars parking along the outer perimeter that I am aware of when I come visit. The only thing that remains is a jet ski and some debris that hasn't been taken. I will continue to follow up on that. There is a mattress that you can see there as well. We locked up the gates and installed a chain and new lock in the two preserve areas. One of them the one in the south section they were trimmed. I don't know who trimmed them. It wasn't Dixie Landscaping because I know we discussed at the last meeting that the Board didn't want to proceed but somebody did cut around the bottom of the trees and left the clippings. Those should have already been removed by Dixie if not it will be soon. The one-way sign was repaired. I know that was something we discussed at the last meeting. We are also working on restricted area signage for the two preserve areas. There is one sign. We are going to add a couple more. Unless you have any other questions, there is also a fence repair that you can see on page 29. That is the only thing I have for you guys to review which is on page 32. There is a proposal for that repair.

Mr. Alejandro: We only have one proposal?

Mr. Lorenzo: Yes.

Mr. Alejandro: How are we doing with this line item?

Ms. Duque: The vendor who submitted this proposal is one we already use in my other Districts, and his pricing is very competitive. However, if the Board prefers to obtain multiple proposals, we can certainly do that; it is entirely up to the Board which direction you would like us to take. Because I do not have a defined spending limit for this type of repair, and absent an emergency requiring immediate action, I will bring these items back to the Board of Supervisors for your review, approval, and direction on how to proceed.

January 6, 2026

Westview North CDD

At the last meeting, the Board indicated it was comfortable using familiar vendors we already work with, but even though this proposal is for \$877.45, I will not move forward without the Board's explicit authorization.

Ms. Salt: I make a motion that we do this.

On MOTION by Ms. Salt seconded by Mr. Alejandro with all in favor, a proposal from FCC Carpentry and General Painting in the amount of \$877.45 for chain link fence repairs was approved.

Mr. Lorenzo: The only other items I know you had mentioned at the last meeting the area on the main street as you get to the roundabout that is flooding. That has been reported to the HOA, so the HOA is aware of that. They are looking into that as we speak. Also there was a drain cover that fell right by the roundabout. I don't know if you noticed some cones were placed on the entrance side.

Ms. Duque: I brought a picture.

Mr. Lorenzo: The HOA was able to put some cones. I came yesterday to put some caution tape and then the company was able to go ahead and recover the drain. Usually when it is not there it is because it fell down. The company advised that it is probably a truck. It probably fell down and nobody noticed and security or HOA put cones.

Ms. Duque: Nevertheless, I wanted to be sure we communicated with the HOA and requested that the security company be especially vigilant with respect to the drain covers, as we have had issues with similar drains in another area. Hopefully this was caused by a large truck and not by someone intentionally removing them, but for the safety of the community, we felt it was important that the HOA be made aware of the situation as well.

Mr. Lorenzo: Does anyone have any other questions or concerns?

Mr. Hanusowski: On the east side of the community along the golf course drive on the northern end this was I believe on over the holiday break there was a bunch of vehicles parked along that side. I don't think I ever noticed any signs that said no parking on that side. I know the issue was mainly on the west. I don't want to spend any money it is just something that I noticed that people are starting to park on that side as well.

January 6, 2026

Westview North CDD

Ms. Duque: Pawel, you may recall, though I am not sure if you were on the Board at the time, that when I first took over the District I discovered the CDD was maintaining certain areas that were not CDD-owned. At the same time, there was a rule in place allowing the District to enforce parking in areas that were also not CDD property. We brought that back to the Board, and the Board ultimately rescinded the resolution because we cannot enforce parking regulations on property that does not belong to the CDD. Since it is not CDD property, we also cannot install "No Parking" signs there. Any existing parking signs in those locations were installed before my tenure as District Manager, so I cannot speak to their origin. As Jesus mentioned, what we are doing now is being proactive by contacting the appropriate entity when there is illegal parking, such as in the case of the jet ski: Jesus opened a ticket, the responsible agency placed a notice on the jet ski and requested that it be removed. We will continue to follow that approach, but we cannot go beyond that.

Mr. Hanusowski: Understood.

Mr. Lorenzo: Just from that it is night and day. There is no cars. There was cars all over. There was debris all over which you guys invested a little bit of money to have it removed. The rest I am reporting to Miami-Dade and they are coming out. Every time I see them out there I will stop and say I am Jesus I am the one opening all the tickets just to introduce myself.

Mr. Torres: I did see on the outer perimeter of the chain-link fence one day a month or two ago, what are your responsibilities on the outer side?

Mr. Lorenzo: Landscaping maintenance and any debris. The debris is a constant challenge. The porter is going around but it is going to be a constant challenge because everybody on the other side of the fence is just throwing debris or driving by and throwing debris.

Ms. Duque: Remember, it is not CDD property; the CDD is maintaining it only because no other party is doing so.

Mr. Torres: Is that going to stop?

Ms. Duque: We do not know for certain, as we do not have an agreement with Miami-Dade County, and we have discussed this before. Your community is currently paying for those services under its landscape contract. The Board of Supervisors could

January 6, 2026

Westview North CDD

decide at any time to stop maintaining that area. While it may not technically be part of your community, it does reflect on your community because it is immediately adjacent to it.

Mr. Alejandro: Have we done an outreach to the county already?

Ms. Duque: Yes, we have, and I have not received any specific information about an agreement that we could enter into with them. The same applies to the canal we discussed previously: the canal belongs to the South Florida Water Management District, but the CDD is the entity maintaining it, and we do not have a formal agreement with that agency. We have talked about this before, and it is important to remind the Board that we are simply continuing what was approved long ago and what is already built into your budget, even though that could be changed in the future. I will continue to follow up to see what can be done so that we at least obtain clear legal rights for the maintenance activities being performed.

Mr. Hanusowski: Do we have any contacts with the state reps that look over this area?

Mr. Torres: We have contact with Marleine Bastien, District 2. She would be the first go to.

Mr. Alejandro: It should be an official reach out from all of us.

Mr. Torres: We have a pretty relationship with Ms. Bastien because she actually reached out to us for an ad hoc committee for the neighborhood resource unit. We can approach her again.

Ms. Salt: It would be really nice if the county could maintain this area.

Mr. Alejandro: That is exactly what I was going to say.

Mr. Lorenzo: It is not going to probably be to the likings of the Board, but it is an option.

Mr. Alejandro: For me I just think that as long as we are actually doing the outreach even if we get some sort of response down the line I would rather have some history of us saying we have been doing this since 2023 or whatever and then ten years down the line we say by the way we have been doing this and now it is your responsibility.

Mr. Pawelczyk: The county doesn't write check. The county if we agree to maintain it improve it and let us maintain it. I don't know what is out there but whether it is curbing,

January 6, 2026

Westview North CDD

signage, something or one of those fences, decorative fence, something that they can improve that area and then we would agree to maintain it by agreement.

Mr. Alejandro: Exactly. We can reach out the them and say we have already incurred this amount of cost in the last three or more years. Improve it and we will keep maintaining it. It is already in our budget. It is just seeing the county chipping in.

Ms. Duque: I believe I have clear direction from the Board, and I will proceed accordingly. Is there anything else you would like to address?

Mr. Lorenzo: No unless anyone has any questions.

Ms. Duque: I just wanted to update the Board that we have received several emails regarding HOA-related concerns. We are forwarding those emails to your HOA management company, which has been very proactive in addressing and resolving the issues. This is for your information.

Mr. Lorenzo: The same was communicated to the resident as well.

D. Manager

Ms. Duque: Nothing additional to report under the manager’s report.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Financial reports. Tab A is the acceptance of the check register and tab B is the acceptance of unaudited financials. A motion to approve them will take place.

On MOTION by Mr. Alejandro seconded by Mr. Hanusowski with all in favor, the Acceptance of the Check Register and Unaudited Financials were approved.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor requests? None. No audience present. I don’t have anyone joining us over the teleconference. Do I have any comments from Veridian?

Mr. Castillo: No, not at this time.

Ms. Duque: Thank you once again for being here today. A motion to adjourn.

January 6, 2026

Westview North CDD

SEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Alejandro seconded by Mr. Torres with all in favor, the meeting was adjourned.

DocuSigned by:

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Assistant Secretary/Secretary

Signed by:
Richard Torres
E686DC627E774F5...
Chairman/Vice Chairman

Certificate Of Completion

Envelope Id: 86A0A17C-1D7B-48E2-94A5-2A4C16BCD5F1
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 Source Envelope:
 Document Pages: 29
 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
 Ellen Acosta
 1001 Bradford Way
 Kingston, TN 37763
 eacosta@gmssf.com
 IP Address: 162.199.192.217

Record Tracking

Status: Original
 3/30/2026 7:36:52 AM
 Holder: Ellen Acosta
 eacosta@gmssf.com
 Location: DocuSign

Signer Events

Juliana Duque
 jduque@gmssf.com
 District Manager - Assistant Secretary
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

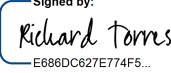
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Timestamp

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 Viewed: 3/30/2026 8:33:45 AM
 Signed: 3/30/2026 8:33:55 AM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Richard Torres
 1torresrichard@gmail.com
 Principal
 Security Level: Email, Account Authentication (None)

Signed by:

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 Signature Adoption: Pre-selected Style
 Using IP Address:
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 Signed: 4/3/2026 9:13:05 AM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/30/2026 7:40:20 AM

Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	4/3/2026 9:13:05 AM
Completed	Security Checked	4/3/2026 9:13:05 AM

Payment Events	Status	Timestamps
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