



Westview North
Community Development District

<http://www.westviewnorthcdd.com>

Richard Torres, Chair

Abbie Salt, Vice Chair

Pawel Hanusowski, Supervisor

Freddy X. Alejandro, Supervisor

Casinova Henderson, Supervisor

July 7, 2026



Westview North

Community Development District

Revised Meeting Agenda

Seat 1: Richard Torres – (C.)	
Seat 2: Abbie Salt – (V.C.)	
Seat 3: Pawel Hanusowski – (A.S.)	
Seat 4: Freddy X. Alejandro – (A.S.)	
Seat 5: Casinova Henderson – (A.S.)	

Tuesday
July 7, 2026
8:00 a.m.

Westview Clubhouse
12500 NW 24th Ave, Miami (Westview) FL, 33167
Join the meeting now
Meeting ID: 255 986 703 033 and Passcode: DX3jG3W6
1 872-240-4685 and Phone Conference ID: 911 456 038#

1. Roll Call
2. Approval of Minutes of the May 5, 2026 Meeting – **Page 3**
3. Ratification of Second Amendment to Service Agreement (Landscape Maintenance) with Dixie Landscape, LLC – **Page 25**
4. Staff Reports
 - A. Attorney – Memorandum – 2026 Legislative Update – **Page 31**
 - B. Engineer
 - C. Field
 - 1) Monthly Report – **Page 37**
 - 2) Estimates for Iguana Removal with Q's Animal Removal
 - a. Option 1 – **Page 52**
 - b. Option 2 – **Page 53**
 - D. Discussion of Landscape Services Proposal with Veridian Group – **Page 54**
 - E. Manager
 - 1) Number of Registered Voters in the District – **613 – Page 96**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 97**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
5. Financial Report
 - A. Acceptance of Check Register – **Page 99**
 - B. Acceptance of Unaudited Financials – **Page 102**
6. Supervisors Requests and Audience Comments
7. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: www.westviewnorthcdd.com

**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 May 5, 2026, at 8:00 a.m. at Westview Clubhouse, 12500 NW 24th Avenue, Miami, Florida.

Present and constituting a quorum were:

Richard Torres	Chairman (via telecommunications)
Abbie Salt	Vice Chairperson
Pawel Hanusowski	Assistant Secretary
Casinova Henderson	Assistant Secretary

Also, Present were:

Juliana Duque	District Manager
Jesus Lorenzo	GMS
Michael Pawelczyk	District Counsel
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
March 3, 2026 Meeting**

Ms. Duque: Our first item is the approval of the minutes of the March 3, 2026 meeting included in the agenda package. Is there any corrections, deletions, or changes to the minutes, if there is none a motion to approve the minutes as presented.

On MOTION by Mr. Henderson seconded by Ms. Salt with all in favor, the Minutes of the March 3, 2026 Meeting were approved.
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THIRD ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2027 Budget**

A. Motion to Open the Public Hearing

Ms. Duque: The next item is the public hearing to adopt the fiscal year 2027 budget. I will entertain a motion to open the public hearing.

On MOTION by Mr. Henderson seconded by Ms. Salt with all in favor, the public hearing was opened.

B. Public Comment and Discussion

Ms. Duque: The budget includes the operation and maintenance assessments, as well as the debt assessment; together, these make up the District's non-ad valorem assessments. I will now open the floor for public comments. Before doing so, I would like to provide the Board of Supervisors with a letter we received from Targo Investments, LLC. As the Board is aware, the mailed notice sent by the District stated that anyone could submit comments or questions regarding the budget to my attention at the District office. In response, we received this letter from Targo Investments, LLC, which constitutes a written objection to the proposed budget and assessments. In summary, the letter objects to the annual increase of \$168.36 based on our financial operations and requests a detailed breakdown of the anticipated gross revenue of \$340,159.92, which is set forth in the proposed budget. The letter also addresses the cumulative impact of the operation and maintenance assessments together with the debt assessments. I have presented this correspondence to the Board of Supervisors. Unless the Board has any questions or comments regarding the letter, I will proceed to public comments.

Mr. Henderson: Is his numbers correct? It looks like they are correct, right?

Ms. Duque: The numbers are correct. The breakdown of the gross revenue comes directly from the approved budget, where everything is detailed. We discussed this during the last meeting. The increase is \$168.36 per unit.

Mr. Pawelczyk: The last page of the budget shows the assessment breakdown if you want to look at a hard copy.

Mr. Henderson: Thank you.

Ms. Duque: The increase, as we discussed previously, was calculated by adding first-quarter operating capital and adjusting certain operating line items to reflect the actual expenses for the current fiscal year. There are increases in some line items, such as the management agreement. Nothing has changed in terms of the overall budget; it is

the same budget we reviewed at the last meeting. You will continue to receive actuals throughout the year. The version of the budget presented in March included actuals through January, and this version includes actuals through March.

Mr. Henderson: Ok, we know his objection that he thinks it lacks sufficient justification, but these are the actual costs.

Mr. Pawelczyk: I think if you read the letter he hasn't looked at the budget because he asks what the breakdown of the numbers are. The budget is on the website. He is just objecting to the increase. I don't know if he is on.

Ms. Duque: Is a representative from Targo Investments, LLC present, or joining via teleconference?

Mr. Hanusowski: It is signed Albert on the back. We have the total budget which includes the increase. This is potentially a one time annual increase as we discussed last time unless we run through the funds every year, which is not what we are anticipating at all.

Ms. Duque: At the beginning of the fiscal year, the operation and maintenance assessments are structured so the District can pay its vendors for the first quarter of services. The District's fiscal year begins on October 1 and ends on September 30, so we must ensure sufficient funds are available to cover services during that initial quarter. As mentioned, the other operating line items are adjusted to reflect actuals and what was spent during the prior fiscal year. We work with projected numbers, and when funds allocated to a particular line item are not fully used, those unspent amounts carry forward into the next year. That is the main difference. Because we do not have sufficient funds on hand, we have been relying on carryforward from the prior year.

Mr. Henderson: This is the first year that we had to actually be able to measure what actuals would be as far as establishing our baseline as a budget. So what do we say?

Ms. Duque: We will now continue by asking the remaining residents joining us today, as well as those on the teleconference, if anyone has any comments they would like to share. I will first open the floor to the residents present in the room; if you have any comments, please state your name for the record before speaking.

Mr. Lanzas: My name is Jorge Lanzas. Thank you for the opportunity to come here and express my feelings. We are very concerned about the taxes or extra charges coming up. We noticed that last year everything of course is getting more expensive. Neighbors are really concerned about the stability of the community and for how long they can live. I am going to limit my comments to two minutes. I don't know if you noticed the amount of properties that are being sold here in our community. I checked a month ago and I counted 30 properties being sold. Please be aware that anything with taxes is going to impact the community depending on how you see it positively or negatively. It is our community and I perceive it very sensitive to increases in expenses. I have one more question. This increment is related to the lakes.

Ms. Duque: No. The CDD is responsible for the maintenance of the lakes; however, the increase itself is not directly related to lake maintenance. The increase is tied to the first-quarter operating and maintenance capital that we must include in the budget to ensure the District can operate at the start of its fiscal year. For this purpose, we allocated \$75,000 to that specific line item.

Mr. Lanzas: Thank you for the clarification because I was going to bring up another issue related to the lakes.

Ms. Duque: There will be another opportunity later in the meeting for any public comments or questions. Right now, we are in the discussion of the proposed budget. At that time, I will be more than happy to come back to you and discuss it further.

Mr. Lanzas: Thank you.

Ms. Duque: Once again, as mentioned, the first-quarter operating capital is essential and will function as a capital reserve. We will use these funds during the first quarter, and by the end of the fiscal year they will remain as reserves that we intend to continue building for the District, to be available if an emergency or other unexpected need arises. We would now like to open the floor for any comments from those joining us via teleconference. Hearing no comments, we will move on to the next item on the agenda.

C. Consideration of Resolution #2026-3 Annual Appropriation Resolution

Ms. Duque: The next item is the consideration of Resolution #2026-03 which is the Annual Appropriation Resolution. This resolution formally adopts the fiscal year 2027

budget. Also appropriates the funds for the District's operations and reflects the revenue and expenditures set forth in the budget document. At this moment I will need a motion from the Board to approve Resolution #2026-03.

On MOTION by Mr. Henderson seconded by Ms. Salt with all in favor, Resolution #2026-03 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Ms. Duque: The next item is consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments. This resolution includes the operation and maintenance and debt service assessment on the dedicated properties within the District. It also provides for their collection including placement on the Miami-Dade County tax bill where applicable. A motion to approve Resolution #2026-04 will take place.

On MOTION by Ms. Salt seconded by Mr. Henderson with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Duque: Before I request a motion to close the public hearing, I would like to note for the Board of Supervisors that, as requested at the last meeting, we have added two notes to the budget: one regarding the first-quarter capital project, and another confirming that the annual O & M assessments apply to the 808 units within the District. I wanted to bring this to your attention. At this time, I will need a motion to close the public hearing.

On MOTION by Mr. Henderson seconded by Mr. Hanusowski with all in favor, the public hearing was closed.

FOURTH ORDER OF BUSINESS

Ratification of First Amendment to Engineering Agreement with Alvarez Engineers, Inc.

Ms. Duque: The next item is the ratification of the First Amendment to Engineering Agreement with Alvarez Engineers, Inc. This is on page 71 of your agenda package. This amendment updates the scope and also billing rates for the District engineer consistent with the proposal previously provided and also approved by the Board of Supervisors. It is also reflected on your budget. A motion to ratify will take place.

On MOTION by Ms. Salt seconded by Mr. Henderson with all in favor, Ratification of First Amendment to Engineering Agreement with Alvarez Engineers, Inc. was approved.

FIFTH ORDER OF BUSINESS

Discussion of:

A. Commercial Appraisal for Clubhouse Acquisition

B. Landscape Fee Increase

Ms. Duque: The next item is the commercial appraisal for the clubhouse acquisition. This was requested at the last meeting. I'd like to report that I contacted the two companies we previously discussed: MAC Appraisal Services and Commercial Appraisal and Consulting. MAC Appraisal Services quoted a fee of \$4,000, with an estimated delivery time of three weeks. Commercial Appraisal and Consulting quoted a fee of \$5,000, with a turnaround time of two weeks. I wanted to bring these proposals to your attention, as I am not yet sure of the Board's direction on how to proceed. There is also an additional matter related to the clubhouse and the class action that I would like to discuss with you.

Mr. Henderson: Can we hold off on this?

Ms. Duque: Absolutely. I was just following up on the information the Board of Supervisors requested at the last meeting. Is everyone in agreement that we should hold off on this for now?

Mr. Hanusowski: I will second that.

Ms. Duque: Ok, perfect.

Ms. Salt: At least we know that if we want to do an appraisal it will be \$4,000 to \$5,000.

Ms. Duque: The next item I have for the Board of Supervisors is the discussion of a landscape fee increase. I received a proposal from Dixie Landscaping for the current landscape maintenance within the District, and they are requesting a 1.56% increase to their annual contract

Mr. Henderson: Is that what is in their language in their contract? Is that in their contract for an automatic increase?

Ms. Duque: Actually, I went back and confirmed that it is not out of line with the contract drafted by your District attorney. The reason for the requested increase is that they have not asked for an adjustment in two years. As mentioned, the increase is 1.56%. We are currently paying \$5,190.48 per month, and the increase would bring the monthly fee to \$5,271.50.

Mr. Henderson: We are discussing it.

Ms. Duque: Yes, it is already part of your budget, so there will be no budget issues. However, I need to bring this back to the Board because it requires amending the existing contract, and it also gives the Board an opportunity to consider other landscape companies.

Mr. Pawelczyk: If I could just add, we typically draft these agreements, usually they are like a three year agreement with an auto renewal. I don't like automatic increases. Dixie is a company that doesn't ask for it. They just say here is a proposal, this is what we are going to do, give us a contract and we will sign it. I don't like them because it takes away from Dixie for instance coming to you and saying hey we are doing a good job here can I have a 1.56% increase because I haven't asked for it in the last two years. Otherwise it just automatically goes up, and nobody knows it happens except the manager because it is contractual. I think it gives a warning. If the Board wants to include that we always tell them it is in the proposal for an auto increase. That is why it is not in there. We would just amend the agreement like we did with the District engineer, here is the new rate.

Mr. Henderson: My question is along the lines of the community. I don't really know, to me it looks fine, but what do you think about how the grass is overall throughout the

community. We have another landscape company on the property right now. I know that we are paying a certain amount there and could logistically have some savings if we were to combine the District portion into the Association. I am just curious. What do you guys think? How do you think the community has been maintained?

Ms. Salt: To me the main eyesore spots are the yards, and I think the Board they are working maybe putting in sprinkler systems. You know Floridians they seem to cut the grass *Ms. Salt was inaudible at this time.* which Dixie did not do.

Mr. Hanusowski: No it was BrightView.

Ms. Salt: Forgive me. So the scope of the landscaping is all around ponds and your house and where else?

Mr. Lorenzo: And the exterior perimeter.

Ms. Duque: The entrance of the community towards the first median.

Ms. Salt: Our contract with Dixie we have a three year.

Mr. Pawelczyk: I don't know what it is. We include in all our contracts, and it goes both ways there is a 30 day notice of termination for convenience on both sides. Basically Dixie can terminate as well. If they asked for a 10% increase and you said no they could terminate. There is a mutual or a termination of convenience that is included that you can exercise at any time.

Ms. Salt: Ok. I think if we keep Dixie then it is a reasonable increase.

Mr. Henderson: I have no objection to the increase.

Ms. Salt: The question is shall we get a quote from Veridian to take over?

Mr. Henderson: And see how much of a difference that is and would that represent some savings?

Ms. Hanusowski: What is the timeline to approve this?

Mr. Henderson: I don't have any problem approving this contingent.

Mr. Pawelczyk: You can approve it now and it will be effective once we get the amendment signed. Then like I said you can terminate the agreement at any time. If you are going to combine it or if the HOA is going to take over that landscaping and the District is going to be writing a check for the cost of the District portion we can do that. There are multiple ways to skin a cat.

Mr. Henderson: Right. I am ok with moving forward approving this and everything like that, but I would like to look into what a consolidation of the landscaping.

Mr. Hanusowski: This brings it back to what we originally had with Dixie when Dixie was managing the whole place. The one thing that I would like is that they would come consistently and move during the same time as the separate. That is what always gets me since I am on the lake. Let's see what that proposal would bring this to, but I guess we are saying we will approve this for now.

Ms. Duque: I have direction from the Board to reach out to Veridian for a proposal for the maintenance of the CDD areas. I will bring this back to your attention at the next meeting.

On MOTION by Mr. Henderson seconded by Mr. Hanusowski with all in favor, a proposal from Dixie Landscape for a 1.56% increase for landscaping was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: I actually do not have anything to report unless the Board has any specific questions for me.

Mr. Henderson: I do have one question. I wanted to know if the CDD was to do the bond thing again I know a lot of it was prepared, I think the fees were a big concern, if we did it would we face that same cost again?

Mr. Pawelczyk: No we would take that into account for the validation side because we were pretty far along. We were getting ready for the final hearing. Basically you are taking all the pleading and you plugging in different numbers or different resolution numbers, different court references without changing anything else. That goes for all pleads whether it is the memo of law, the complaint, the final judgement. It would be very quick for me to put that together. You have to file, the file fee I think \$450 or \$405. You have advertise a public hearing. In Miami-Dade County it is \$4,000. The only place to publish is the Miami Herald. It is not cheap. It is still going to cost but we will definitely take that into account and explain that as we go through the process.

Mr. Henderson: That was if.

Ms. Duque: Thank you Mike. Any other questions for Mike? Not hearing any.

B. Engineer

Ms. Duque: I don't have anything additional to report under the engineer.

C. Field – Manager Report

Mr. Lorenzo: You will see the report starting on page 82. On page 83 of my report you will see that the palm at the first median is showing signs of new growth. We are fertilizing it. Just fertilized it last month. That is good news. We will continue to monitor it as we move forward. You will see some additional pictures throughout the District of the maintenance. The lakes are being maintained and well maintained. Southeast was actually on site this past week to remove additional debris that have accumulated around the lake bank. They did that on both lakes. You will see pictures on the next report. On page 87 we received a violation from Miami-Dade County Solid Waste. You will see the email on page 87. Usually what they have done when it is abutting a homeowner when the perimeter of the property is abutting a homeowner they are usually referencing the violation to that homeowner however because there is a gap in this little area here on the map on page 90. There is a small portion of a swale that intersects the next street so because of that they said it is on our side of sidewalk. The abutting owner, which would be the District, or the Association would be responsible.

Mr. Henderson: My question is we don't have any enforcement authority so how do we prevent them? Are we just going to get violations from people in this community that decide they want to dump.

Mr. Pawelczyk: Put a trail camera. It won't stop people, but you will catch who does it.

Mr. Henderson: Here is your violation for somebody dropping stuff in your yard.

Mr. Pawelczyk: I was looking through the package yesterday and I looked at it and all this stuff is placed right next to the No Dumping sign. There is a church in my neighborhood that I drive by and there is one sign that says Do Not Dump, it is like a swale, and everybody just piles their debris right next to the sign. We have bulk trash in our neighborhood, so they come by and pick it up. It is not like this kind of stuff, but it is the same thing. Can't you just keep it on your own property.

Mr. Lorenzo: They are reaching out. I have direct contact with Solid Waste and you guys know over the last year it has improved a lot. Aside from another instance you guys

paid for removal but for the most part you haven't paid anything. The whole idea and what we came to an agreement is once I see it and let her know instead of just filing it online because it takes some time for her to see it in her system I am calling her and sending her a picture and filing it online. As long as we do that and there is abutting homeowner she is going to use that as a reference but in this instance it is a little tricky and it is funny again they put it right under the sign. Trust me I am pleading the case of all the outcomes and all the scenarios to try to avoid it. I was able to delay for a week and then eventually she was like no you have to remove it.

Mr. Hanusowski: So this violation notice is not a fine.

Mr. Henderson: But we still have to pay for the cost of removal.

Mr. Lorenzo: It was \$350. You guys can see that from Bear's Junk Removal on page 89. Again there is not much any other debris. We are working to report the other ones. She knows that this is a problem here too.

Mr. Pawelczyk: If you don't remove it timely then everybody starts throwing there stuff on it.

Mr. Lorenzo: It was very strategic on how we needed to get it out of there as well so no fine.

Mr. Henderson: It is not that bad right now.

Mr. Lorenzo: Moving along on my report on page 92 you will see some photos of the locks being replaced at the south preserve and then the north preserve gate was repaired. Some items were removed you will see that on page 93 from our lake bank. The signs that you guys see on page 93 those No Parking signs I reached out to District 2. I have been in communication with them for a while. Public Works reached out to me. The way that they deal with is they say that is not their property so they can do two things. They can remove them and that is it, but they will not repair them.

Mr. Henderson: I thought we had this discussion before. I thought that it was the city's property, and we couldn't really maintain it.

Ms. Duque was inaudible at this time.

Mr. Lorenzo: I reached out to Miami Gardens, City of Opa-Locka and then finally I got to Miami-Dade and Miami Dade is saying it is not their responsibility and all three have said it is not their responsibility.

Mr. Henderson: Do we have to have an agreement?

Ms. Duque: It is not our property, and we are maintaining that area.

Mr. Henderson: It kind of seems odd that we can get the violation.

Mr. Lorenzo: My case exactly to them and I keep getting different answers or a backhanded response and it is very frustrating. I am sending them emails, and I am getting calls and they are responding to me, but they are giving me these odd answers, and I don't understand. I have to get back to them to make sure that I am understanding them correctly and that is the response that I got.

Mr. Henderson: What are your thoughts on that?

Mr. Pawelczyk: Sometimes counties and I don't know what Miami-Dade has but they will have ordinances that shift that burden to the neighboring property for the right-of-way maintenance like something like this so they can shift that burden to however owns the property immediately adjacent to the right-of-way on that side of the street. I have a District in Punta Gorda that does that where we had an area where the CDD, think of a large stretch right along the road on a major roadway. The CDD owned this much because it had a buffer land on the west side of the property. We owned like this much and then all of this up to the entrance right here were homeowners so the homeowners with buffer went right up to the sidewalk to the right-of-way, there was a fence there, these were all individual homeowners and then after that at the entrance parcel was owned by the HOA. Who maintains that whole swale, that whole green space in the right-of-way? Who does it? Does the CDD just maintain this part or are you going to go to all these 15 homeowners and say you all individually have to go outside the fence and maintain that property. The way we solved it was the HOA just does it because they had the ability since it was all homeowners to maintain that whole strip of land. There is no agreement with the City of Punta Gorda. We just have to do it because there is a city ordinance that says they shift that burden to the adjacent right-of-way owner. I don't know what Miami-Dade County does off the top of my head. I would imagine it is similar.

Ms. Duque: I received contact information for a lady at Miami-Dade County, and I will follow up with her. The note indicates that she is responsible for overseeing these properties, and I am trying to confirm her name. I will ask whether they have any

ordinance or documentation clarifying whether responsibility lies with the CDD or the HOA.

Mr. Lorenzo: That is what I requested too.

Mr. Pawelczyk: We talked about that before and they don't send anything.

Ms. Duque: We will see.

Mr. Lorenzo: The resolution for this is they can remove the signs.

Mr. Henderson: Those are the signs that say No Parking right?

Ms. Duque: We cannot enforce parking. We discussed this some time ago. Dumping signs and similar matters are different, but "No Parking" enforcement is something we have already determined is not within our authority.

Mr. Henderson: They won't replace the signs, right?

Mr. Lorenzo: Correct.

Ms. Duque: I do not believe the Board should be responsible for addressing those signs. We cannot fix them. This was previously discussed, and there was a resolution passed by the Board of Supervisors authorizing enforcement, which we later had to rescind.

Mr. Pawelczyk: Because we don't own the land.

Mr. Henderson: I am not talking about doing the enforcement I am just talking about having the signs.

Mr. Pawelczyk: You could do that. If the county has no objection you could put the sign up. The only liability associated with the sign is, is the sign properly located and if someone runs into it.

Mr. Henderson: But I mean people would have noticed so when we file a complaint they will keep the ticket but if there is no sign and they are parking there. We have been maintaining the grass right?

Mr. Lorenzo: Yes.

Ms. Salt: I kind of remember when we talked about are we going to continue maintaining the perimeter just for appearance's sake. The county even if we got them to take over the maintenance.

Mr. Henderson: It is probably not to be that good anyway.

Mr. Lorenzo: You will probably see them probably every month and a half or two months if you are lucky. Who knows what the quality of the workmanship would be.

Ms. Salt: So as far as the signs what you are proposing is that we replace the signs.

Mr. Henderson: I think we should. I don't want them to not be there.

Ms. Duque: I will follow your direction.

Mr. Henderson: We don't have to decide right now.

Ms. Salt: How much does it cost to replace the signs?

Mr. Lorenzo: It depends on the signs.

Mr. Hanusowski: We have the signs.

Mr. Lorenzo: The other two I believe the post is somewhat in tack if not it will get cut and we will attach it to another post and install them.

Multiple people speaking at this time.

Mr. Lorenzo: I already have the signs.

Mr. Henderson: So it is just really the post.

Mr. Lorenzo: The post being fixed and digging the hole. Again you will cut whatever post is no good and attach another post usually if you can salvage most of the post.

Mr. Henderson: Because the summer is coming and I think people will start parking on that grass again with no signs.

Mr. Lorenzo: Thankfully there are other signs in the vicinity of these particular signs but still they are on the ground.

Mr. Hanusowski: Do we want to motion for a not to exceed \$850 or something?

Mr. Henderson: I am cool with that.

Mr. Hanusowski: Let's motion to proceed if it is under \$850.

Mr. Lorenzo: Ok.

Ms. Duque: I have a motion from Pawel for a not to exceed \$850 to repair the No Parking signs.

On MOTION by Mr. Hanusowski seconded by Mr. Henderson with all in favor, a not to exceed amount of \$850 to repair the No Parking signs was approved.

Mr. Lorenzo: I have nothing else.

Ms. Duque: Thank you, Jesus.

D. Manager

- 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule**
- 2) Form 1 Financial Disclosure Due July 1, 2026**
- 3) Reminder to Complete Annual Ethics Training by December 31, 2026**
- 4) Discussion of Class Action and Direction from the Board**

Ms. Duque: Under the manager the first item that I have is the consideration of the proposed fiscal year 2027 meeting schedule. The Board of Supervisors will hold their regular meetings for the fiscal year 2027 at 8:00 a.m. at the Westview Club, 12500 NS 24th Avenue, Miami, Florida 33167 on the first Tuesday of every other month as shown on the schedule, November 3rd, January 5th, March 2nd, May 4th, July 6th and September 7th. A motion will take place.

On MOTION by Ms. Salt seconded by Mr. Henderson with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule was approved.

Ms. Duque: The next item is a reminder to file Form 1, Financial Disclosure. This is due on July 1, 2026, and each Board member is responsible for filing the form with the appropriate agency. Failure to comply may result in fines. My strong recommendation is that you begin this process as soon as possible. As of today, no one has filed, and the deadline remains July 1, 2026.

Mr. Pawelczyk: You can go directly on the Florida Commission of Ethics website now and go into a financial disclosure portal so you can do it now. I do believe around Memorial Day you will start getting an email. They will send you a reminder so you can click on with the link. If you want to get it done, get it done.

Ms. Duque: The next item is a reminder to complete your annual ethics training by December 31, 2026. The following item is the discussion of the class action and the Board's direction. I have communicated with the Board about the class action by correspondence several times, but I have been questioned on two separate occasions regarding my distribution of those documents. I am now requesting clear direction from the Board on how to proceed going forward. It has been the District's standard practice

to distribute any correspondence submitted by a Board member or the District attorney, and I have followed that practice based on the direction I previously received from the Board, disseminating such information to all Board members. As you know, Board members cannot exchange information among themselves outside of a public meeting, as that would violate the Sunshine Law. I want to state clearly for today's meeting and the record that I do not have any authority or decision-making role regarding whether the Board of Supervisors moves forward with a potential clubhouse acquisition; I simply follow the Board's direction. As District Manager, my role is to share information I receive for informational purposes only. I am not monitoring, tracking, or checking the status of the class action beyond what is sent to me, as my responsibility is to relay that information, not to make decisions on it. I do, however, need guidance from the Board on how you would like me to handle these materials and communications going forward.

Mr. Henderson: Let me just say I do check the board, the court website and I will pull the status and have been forwarding those things to Juliana and asking her to disseminate them to the Board because my understanding of the rule is that I can't email you guys directly. I will send it to Juliana and say Juliana here is the latest on this case please email this out to the Board. For anybody questioning as to why she is doing it is because I asked her to. If either side files I will pull it because it is public information. It is on the website. I just download it and send it because I know that we have an ongoing discussion about it and we are monitoring the progress. I don't see any harm with asking her to share it. If anybody disagrees, I don't know how else to get it to you.

Ms. Salt: I think that it is great that you are taking it upon yourself to do that. I don't know what the objection would be to keep us informed. I think that what we decided to do was to monitor the progress of the lawsuit and then act accordingly as far as purchasing. I still think it is premature to purchase. I still think they would veto our bond or interfere with our bond issue. I don't see any issue. I don't quite understand the concern about Juliana distributing this information to us.

Mr. Pawelczyk: I think the question is for Juliana is just do you want Juliana to continue to disseminate that information as she receive it?

Mr. Henderson: I would like for her to continue to disseminate.

Mr. Pawelczyk: If an individual Board member does not want to receive it she or he can let Juliana know and she won't send it to them. It is public information.

Mr. Hanusowski: I like getting it because I don't even know where to find it so enjoy seeing them. I think it is helpful.

Mr. Pawelczyk: Our office does not monitor the litigation unless we are asked to by a Board member to look into it. No one has asked us for a long time, and I think it is because Casinova just kind of took it upon himself to check the website. I can honestly say we don't check it unless there is some email that comes across our desk about it.

Ms. Salt: I make a motion that Juliana continue to disseminate information that is sent to her regarding the litigation.

On MOTION by Ms. Salt seconded by Mr. Henderson with all in favor, a motion authorizing the District Manager, Juliana Duque, to continue disseminating information received pertaining to the litigation to the Board of Supervisors was approved.

SEVENTH 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. The check register is a list of disbursements made by the District during that most recent period and then also the acceptance of the unaudited financials. Those statements show the year to date revenues and also expenditures by the general fund and debt service. A motion to approve them will take place.

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

EIGHTH ORDER OF BUSINESS Supervisors Request and Audience Comments

Ms. Duque: Do I have any Supervisor requests? Do I have any audience comments?

A residents: Mulching in terms of the landscaping I don't know when was the last time that it was done but I live on 22nd and I am doing my own mulching on my property.

Ms. Duque: If you'd like, we can speak after the meeting so I can explain the two different entities in your community: the CDD, which is the governmental entity, and the HOA. The concern you've raised currently relates to your HOA, not the CDD. You may address it with the HOA representative, who is present today after the meeting, but for any matters involving the District, Jesús and I will be more than happy to provide you with additional information after the meeting.

A resident: So my comments and questions are more related to the HOA. I talk to him later.

Mr. Pawelczyk: I thought you had a question about the lake.

A resident: The lake is there any plans to put aerators or fountains to move that water and keep it circulated?

Ms. Duque: When the Board of Supervisors was considering the option of acquiring the clubhouse, one of the planned capital improvements was installing aerators or possibly fountains in the lakes. Since the Board did not move forward with the clubhouse purchase and we need sufficient funds to pay for those improvements, that initiative was put on hold. This does not mean the Board cannot revisit those options in the future; it is something the Board has discussed previously and remains interested in potentially pursuing.

A resident: Do you have allowances of a budget that in future could be included?

Ms. Duque: Yes, we did. We worked on this previously and had the District Engineer prepare information for the Board of Supervisors. The costs for the fountains, along with approximate maintenance expenses, were all studied at that time.

Mr. Henderson: How much was the cost of the fountains?

Ms. Duque: I think it was like \$30,000 per fountain.

Ms. Salt: I thought it was like \$12,000.

Ms. Duque: \$12,000 was for the GIS System for the drainage system.

Mr. Hanusowski: I think the aerators were a relatively low cost.

Ms. Duque: Yes.

Mr. Pawelczyk: The fountain costs were elevated because you have to run electric to the fountains, so it depends on where that fountain compared to where the closest electrical facility is.

Mr. Hanusowski: I think it was more like \$90,000 to \$120,000 for both of the lakes and I think they said two fountains in the north lake and one fountain here.

Ms. Duque: Don't quote me on the exact figures, but we did look into all of that. Ultimately, if the Board wishes to move forward with that project in the future, it would need to be funded either from available funds, which we do not currently have, or from reserves as they are built up over time.

Mr. Henderson: We don't have money to pay to do it, we have to build up the money to pay for it.

Mr. Pawelczyk: You already approved your budget for next year, but you have added \$500 per unit and paid for them.

Ms. Duque: That is exactly where I was headed. If, at some point, you are willing to take on an additional assessment on your taxes, then the Board can move forward in that direction. Alternatively, if the Board decides to proceed with the purchase of the clubhouse, it can revisit those capital improvements at that time and fund them through a bond issuance.

Mr. Pawelczyk: Whether it is the CDD Board or the HOA. The CDD can also take donations of that and allow someone else to buy the fountain and put it in our lake.

Ms. Duque: That's a good point, Mike. If, for any reason, the CDD does not acquire the clubhouse and the HOA does, there could certainly be discussions between the HOA and the CDD to allow those improvements to be installed in the lakes.

A resident: I think that in the future it could be something to analyze and to be included in the agenda and also to let the community to know there are plans and about how much it could be presenting an additional expense, so people are prepared. At least it is not going to be a surprise.

Ms. Duque: I think, and the Board can correct me if I'm wrong, that because these are public meetings, anyone from the community can attend and provide input on whether this is a project they would like to pursue. In practice, the Board would follow a process similar to what was done when the clubhouse acquisition was under consideration, where

many residents shared their views on the transaction, and that community feedback helped guide the Board's direction.

A resident: Ok, thank you.

Mr. Lorenzo: Just keep in mind that you are adding cost with the maintenance, pumps could go bad, the motor, the lights, it is a process. I am coming from experience in another District, and you have to be on top of the maintenance of cleaning the fountains because it is only going to prolong the useful life of the motors and the pumps.

Ms. Duque: How much was the cost for it?

Mr. Lorenzo: For \$300, two fountains to clean them. They are very accessible, so I don't know if that has anything to do with it, but it is about \$300 quarterly or bi-monthly depends on the buildup. That is something you gauge as time goes. This lake is very clean, and the bulkheads are very clean. I don't really see much of a buildup I think you guys would get away with quarterly, but it all depends. IN the beginning maybe you do bi-monthly and see how it is going. You have to make sure that the screens are clear, so when it is taking the water to the pump it is clean.

Mr. Pawelczyk: Then you decide when you run them because of the cost of the electricity. You don't want to run them 24 hours a day. That is always a point of intention as to when to run them. I like it at 6:00 in the morning but I don't like it at 10:00 at night and other people are the opposite.

Mr. Hanusowski: Coming in here that would look marvelous. Your coming in the fountain is on.

Ms. Salt: I just want to point out that the reason when you raise very nice points I would love to see fountains, we chuckled because the previous comment was they were complaining the increase by \$168 for the year in the Non Ad Valorem Assessments. We would love to have fountains, but people really don't want to pay for them.

A resident: I think it would bring more value to the property in terms of resale. Somebody is coming and interested in buying. Number two it something that it is not the same to increase the budget when you don't where the money or how the money is being used. If you use it and they see it then at least they say they are investing in the community instead of just increasing taxes and fees.

Mr. Pawelczyk: Every time I come here there is people walking so you have a lot of outdoor activity and you have these great lakes. We have other communities that will set a bench right next to the sidewalk. Because if you set a bench then you have to put a garbage can. You have to pay to have someone empty the garbage can. These are amenities that sometimes people like. Everything costs money.

A resident: Yes definitely. Thank you.

Ms. Duque: Any other comments? Not hearing any other comments.

A resident: Last night I was walking around the lake, I saw a lot of trash around the shores of the lake. I don't know if that was cleaned up already.

Mr. Lorenzo: Can you state your name just for the record?

A resident: Pedro.

Mr. Lorenzo: I don't know if you were online earlier during the field section. The lake company was here last week to remove debris from the lake bank so there is no more debris. It is unfortunate people litter into the lake banks, but all of the debris has been removed from both lakes. I noticed more of the debris at the smaller south lake.

Mr. Henderson: Is there a way that the CDD can be notified by the community if they think there is a buildup of litter. Pedro walks the property a lot.

Ms. Duque: Pedro can contact us directly, and he may reach out to Jesús as well, of course.

Mr. Lorenzo: I am here quite often to and do my own inspections as well as the lake company. They were removing debris.

Ms. Duque: Remember, they service the lakes once a month under the agreement, although they have come more than once in past months.

Mr. Pawelczyk: And they are supposed to pick the debris while they are here during that once service, right?

Ms. Duque: Correct.

Mr. Henderson: Do we know the service date that they come?

Mr. Lorenzo: They let us know in advance.

Mr. Henderson: Ok.

Mr. Lorenzo: They are coming twice. Contractually they are supposed to come once, it is going to be twice.

Mr. Hanusowski: By the time somebody bothers me enough to send an email they are usually cleaning it up. I have very little issues.

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

NINTH ORDER OF BUSINESS

Adjournment

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

Assistant Secretary/ Secretary

Chairman/Vice Chairman

**SECOND AMENDMENT TO SERVICE AGREEMENT
(Landscape Maintenance)**

THIS SECOND AMENDMENT TO SERVICE AGREEMENT (“Second Amendment”) is made and entered into on the 5th day of May, 2026 (the “Effective Date”), by and between:

WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”), and

DIXIE LANDSCAPE, LLC, a Florida limited liability company, f/k/a Dixie Landscape Co., Inc., whose principal address is 12950 NW 113 Court, Miami, Florida 33178, and whose mailing address is 3309 Devon Court, Miami, Florida 33133 (hereinafter “Contractor”).

Recitals

WHEREAS, the District and the Contractor are parties to a Service Agreement (Landscape Maintenance), dated March 1, 2024, as amended by the First Amendment to Service Agreement (Landscape Maintenance), dated July 8, 2025 (collectively, the “Agreement”), whereby the Contractor provides certain landscape and irrigation maintenance of certain areas located within the boundaries of the District, as such capitalized terms are defined in the Agreement; and

WHEREAS, the Agreement provides that certain Services shall be performed by the Contractor; and

WHEREAS, Contractor has presented the District with a Proposal, dated March 31, 2026, providing for an increase in the cost to provide the Service, which Proposal was accepted by the Board of Supervisors at its meeting of May 5, 2026 and is attached hereto and made a part hereof as Exhibit A-2; and

WHEREAS, the District Board of Supervisors authorized the proper officials of the District to enter into a Second Amendment; and

WHEREAS, Contractor represents that it is qualified to serve as a contractor under this Agreement, represents that it has the requisite expertise and experience to continue to provide the services required under the Agreement, as amended by this Second Amendment.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. Recitals. The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Second Amendment.

SECTION 2. Compensation. Section 3 of the Agreement, entitled "Compensation" is hereby amended to state:

Section 3. Compensation. In exchange for providing the Landscape Maintenance Services pursuant to this Agreement, the District shall pay Contractor the monthly amount of ~~\$5,039.30~~ \$5,271.50 for an annual contract amount of ~~SIXTY THOUSAND FOUR HUNDRED SEVENTY-ONE AND 56/100~~ SIXTY-THREE THOUSAND TWO HUNDRED FIFTY-EIGHT AND 04/100 (~~\$60,471.56~~ \$63,258.04) DOLLARS (the "Contract Price"). Any additional compensation for additional duties shall be paid only upon the written authorization of the District Manager or its designee, shall not exceed the rates set forth on Contractor's Proposal and provided that any additional compensation for additional duties shall not cause the total amount for landscape and irrigation services to exceed the statutory public bidding threshold for maintenance contracts pursuant to Sections 190.033 and 287.017, Florida Statutes. Contractor shall provide the District with a monthly invoice before the last day of each contractual service month representing the monthly installment due for that month. All invoices are due and payable upon receipt. Charges remaining unpaid forty-five (45) days after receipt of the invoice shall bear interest at the rate of one percent (1%) per month.

Hourly Rates per the Hurricane Proposal (See First Amendment):

<u>Hourly Rates</u>	<u>Regular Hours/Overtime Hours</u>
Foreman Labor	\$52/\$78
Labor	\$45/\$67.50
JD444/644	\$155
Bobcat/Mini	\$90
Watertruck	\$115
Backhoes	\$135

SECTION 3. This Second Amendment shall be effective the Effective Date.

SECTION 6. In all other respects the Agreement and all prior approved amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

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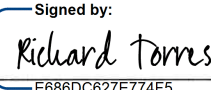
IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**WESTVIEW NORTH COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

63215D558947430...
Juliana Duque, Assistant Secretary

Signed by:
By: 
E686DC627E774F5...
Print name: Richard Torres
Chair/Vice-Chair
Board of Supervisors

9 day of 6, 2026

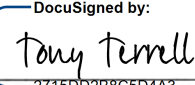
Witnesses:

Print Name

Print Name

(CORPORATE SEAL)

**DIXIE LANDSCAPE, LLC, a Florida
limited liability company**

DocuSigned by:
By: 
2715DD2B8C5D4A3...

Print: Tony Terrell

Title: Manager

10 day of June, 2026

Exhibit A-2

PROPOSAL



Proposal Submitted To:

Jesus Lorenzo
GMS-SF, LLC
5385 N. Nob Hill Road
Sunrise, FL 33351
Phone: 954-721-8681 x223
Direct: 954-582-2864
Email: jlorenzo@gmssf.com

Date: March 31, 2026

Job Information:

Westview CDD

Lakes Banks, Perimeter, North and South Preserve

We hereby submit specifications and estimations for the following:

Labor and materials to provide landscape & irrigation maintenance for one year and will automatically renew at the end of the contract if not canceled.

Proposal is based on:

- Landscape maintenance is based on 26 cuts per year
- Re-mulching and planting of seasonal annuals to be done per customer request via Change Order and are not included in this proposal.
- Replacements of dead or damaged plant materials is not included
- Irrigation repairs for damage caused by others to be performed on a Time & Material basis.
- Either party may terminate contract with 30 days written notice.
- Please see attached Maintenance Specifications for program details.
- All prices are valid for 90 days from date of proposal.

LAKE BANKS.....	\$16,485.04
OUTSIDE PERIMETER.....	\$19,629.20
PRESERVE North.....	\$18,850.00
PRESERVE South.....	\$ 8,294.00

We propose to furnish labor and material in accordance with the above specifications for the sum of: \$ 63,258.04

Sixty-three Thousand Two Hundred Fifty-Eight & 04/100 Dollars to be paid in 12 equal monthly payments of \$5,271.50

Terms: If not paid within agreed payment terms, customer agrees to a late payment charge. Current charge is 1.5% per month (18.5% per annum). After 90 days of non payment service may cease and additional charges may be incurred to bring site back to a maintainable level.

Acceptance of Proposal: Acceptance of this proposal shall constitute a contract between us. **Beyond 90 Days, the above prices are subject to review**

Customer Signature

Date

Tony Terrell

Dixie Landscape Representative

3/31/26

Date

*Approved with Amendment
5/5/26
Beard
G. Davis*

Certificate Of Completion

Envelope Id: C4903C1A-195D-84F2-82F9-E23121E26850
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 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
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 1001 Bradford Way
 Kingston, TN 37763
 eacosta@gmssf.com
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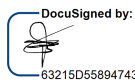
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 eacosta@gmssf.com
 Location: DocuSign

Signer Events

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

Signature

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 Signed using mobile

Timestamp

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 Signed: 6/4/2026 5:33:15 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

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

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 Signed: 6/9/2026 1:12:11 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Tony Terrell
 tterrell@dixielandscape.com
 Manager
 Dixie Landscape
 Security Level: Email, Account Authentication (None)

DocuSigned by:

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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
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	6/10/2026 5:34:49 AM

Payment Events	Status	Timestamps
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MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.



WESTVIEW NORTH



FIELD REPORT



Meeting Date: Tuesday, July 7, 2026

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

LANDSCAPING

- The landscaping services were completed by Dixie Landscaping (DL) on May 6th, 16th and 26th and June 5th and 19th including but not limited to mowing, edging, hedge trimming and weed control.
- The July landscaping services are scheduled for the 3rd, 13th and 23rd.
- The August landscaping services are scheduled for the 3rd, 13th and 24th.
- The second palm tree at the main entrance median has signs of new growth and seems to be recovering. DL and management are continuing to monitor the tree. DL will continue to fertilize the palm as needed.
- DL continues to remove debris from all District areas, but debris continues to accumulate along the exterior perimeter.
- DL secured some leaning trees along the exterior perimeter.
- DL trimmed the overgrown branches leaning over the North Preserve fence line.



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo
jlorenzo@gmssf.com
(954) 721-8681 Ext. 219



WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext. 219

LAKES

- Lake services provided by Southeast Land and Water Management (SLWM) on May 6th and 20th and June 3rd and 17th. SLWM treated the lakes for algae and shoreline grass and removed debris. Please see attached lake service reports for more information.



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FIELD MAINTENANCE

- Raptor Vac is currently assessing the storm drains and will provide an estimate for the annual storm drain cleaning project.
- FCC provided an estimate to repair the downed, damaged and missing “No Parking” signage. Please see attached for more information.



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PROPOSAL

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LICENSED & INSURED

PROPOSAL # 7575006

DATE: MAY 13, 2026

1209 QUEEN AVE SEBRING FL 33875

Alexander (786) 423 1274 (863) 368 1750

giz01ale@gmail.com fccserves@gmail.com fccsebringfl@gmail.com

TO **Westview North CDD c/o GMS South Florida, LLC**

5385 N.NOB HILL ROAD

SUNRISE, FL. 33351

Contact: Jesus Lorenzo 305 632 6329

jlorenzo@gmssf.com

Make all Checks Payable to:

FCC Carpentry & General Painting, LLC

SALESPERSON	JOB	LOCATION	PAYMENT TERMS:
Alexander Giz	U CHANNEL 10FT POSTS WITH SIGN	Westview North CDD COMMON ASSIGNED AREAS WEST GOLF DRIVE	NET 20 DAYS LATE CHARGE FEE 20%

We hereby submit specifications to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	NO PARKING SIGNS: Prep & Basic labor to remove, legally disposal damaged/bend U channel posts (2) Salvage sign for new post. Prep & Basic labor to purchase, install new U channel posts (3) Prep & Basic labor to repair, resecure fallen U channel post with sign (1). Prep & Basic labor to repair 18x12 signs (2) Prep & Basic labor to customize, install new NO PARKING ANYTIME signs 18x12 (1)  Clean and Pick up all Debris	(3) U CHANNEL POST 10FT GALVANIZED, (1) SIGNS 18X12 WITH BOLTS NUTS REPAIR RESECURE U CHANNEL OF POST (1) REPAIR 18X12 SIGNS (2)	 \$ 1,195.44 \$ 125.00 \$ 30.00
ALL MATERIALS INCLUDED.			
TOTAL AMOUNT			\$ 1.350.44

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!

WESTVIEW NORTH CDD
BY LENNAR

FIELD DIVISION REPORT

Jesus Lorenzo

jlorenzo@gmssf.com

(954) 721-8681 Ext. 219

EXHIBITS



Preserve & Lake Management FIELD REPORT

General Information:

Date	5/6/26
Location	Westview

Technician(s):

Eric/Matt

Weather Conditions:

Temperature	92	Wind Speed	Calm	Wind Direction	N/A
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SITE/ LAKE #	INSP- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1	✓			✓						N
2	✓			✓						N

Wildlife Observations:

Birds,Fish,Turtles,Iguanas

Comments:

Today we inspected both lakes and picked up some trash scattered around the banks of the lakes. Overall the lakes look good. Please feel free to contact us if you have any questions. Thank you.
--



Preserve & Lake Management FIELD REPORT

General Information:

Date	5/20/26
Location	Westview

Technician(s):

Eric/Matt

Weather Conditions:

Temperature	90	Wind Speed	0-10mph	Wind Direction	SE
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SITE/ LAKE #	INSP- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1	✓	✓		✓			✓			N
2	✓	✓		✓			✓			N

Wildlife Observations:

Fish,Turtles,Birds,Iguanas

Comments:

Today we inspected the lakes and picked up trash and touched up shoreline grasses as needed. Overall the lakes look great. Please feel free to contact us if you have any questions. Thank you.



Preserve & Lake Management FIELD REPORT

General Information:

Date	6/3/26
Location	Westview

Technician(s):

Matt/Eric

Weather Conditions:

Temperature	87	Wind Speed	Calm	Wind Direction	N/A
-------------	----	------------	------	----------------	-----

SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1		✓		✓			✓			N
2		✓		✓			✓			N

Wildlife Observations:

Iguana,Birds,Fish,Turtles

Comments:

Today we inspected and treated for traces of shoreline grasses. We also picked up trash in the front lake. Please feel free to contact us if you have any questions.
--



Preserve & Lake Management FIELD REPORT

General Information:

Date	June 17 2026
Location	West view

Technician(s):

Matt

Weather Conditions:

Temperature	95	Wind Speed	10-20	Wind Direction	NE
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SITE/ LAKE #	INSP- ECTION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1		✓	✓			✓		✓	✓	L
2		✓	✓			✓		✓	✓	L

Wildlife Observations:

Birds, fish, and turtles

Comments:

Today I treated both lakes for algae and submersible's. Picked up trash.
--

BILL TO

West View North CDD

5385 N. Nob Hill Road Sunrise FL 33351

33351

US

jlorenzo@gmssf.com

+19546435104

reference person: Jesus Lorenzo

SHIP TO

5385 N. Nob Hill Road Sunrise FL 33351

33351

US

Estimate #

106

Date

23 Jun 2026

Item	Quantity	Price	Amount
Iguana Removal Iguana removal using borrowing pipes to remove gators, a trial run will be done before services start for 5 day to insure success. Once job has been approve due to the trial service will been done for a month to get maximum amount of iguana population down. Service includes monitoring borrowing pipes 3 time a week and removing any caught iguanas in pipes in which will be done at night. Service will be done for a month entirely.	1	\$2,500.00	\$2,500.00

Subtotal

\$2,500.00

Grand total

\$2,500.00

undefined

By signing this document, the customer agrees to the services and conditions described in this document.

West View North CDD

(/ /)

Q's Animal Removal
250 SW 14TH AVE apt 47
Homestead FL 33030
US
7862833740
Quintonglenn9@gmail.com
Tax Reg No. : 7862833740

BILL TO
West View North CDD
5385 N. Nob Hill Road Sunrise FL 33351
jlorenzo@gmssf.com
+19546435104
reference person: Jesus Lorenzo

Estimate # 107
Date 23 Jun 2026

Item	Quantity	Price	Amount
Iguana Removal Iguana removal using pellet rifle, shooting for 3 hours twice a week for an entire month. Picture showing proof of capture will be sent to email on file.	1	\$3,000.00	\$3,000.00

Subtotal \$3,000.00

Grand total
\$3,000.00

undefined

By signing this document, the customer agrees to the services and conditions described in this document.
West View North CDD

(/ /)

LANDSCAPE SERVICES PROPOSAL

Prepared for:
Westview North Community Development District
North Parcel



Prepared by:
Veridian Group, Inc.

Date: June 30, 2026

Point of Contact: Sebastian Martinez
Email: sebastian@veridianhq.com

Phone: (305) 315-8119



INTRODUCTION

Veridian Group, Inc. is pleased to submit this landscape services proposal for the Westview North Community Development District, with a focus on the District-owned and District-maintained areas within the North Parcel of the District.

This engagement is structured around the District's existing landscape maintenance responsibilities, including CDD-owned land, lake and drainage areas, entry road landscaping, frontage areas, swales, common landscape areas, and related District infrastructure. The Westview North CDD ownership map identifies the North Parcel and shows District-owned components including lake/drainage tracts and an entry road tract designated for road, drainage, and landscaping purposes.

Veridian is a Miami-based, vertically integrated company providing landscaping, security, and management services to communities across South Florida. Our leadership is local, and the crew on your grounds is a Veridian team that answers to your district. When something needs attention at Westview North, you reach our Community Experience Team — a real person, any hour — and a Supervisor who knows the grounds acts on it.

We have reviewed your current specifications in full, including the scope of lawn care, ground cover and shrub maintenance, tree care, and the service frequency schedule. This proposal is designed to align with that existing District budget while improving documentation, quality assurance, crew accountability and service reporting.

SECTION 1 — UNDERSTANDING OF DISTRICT SCOPE

Westview North CDD requires landscape maintenance for District-owned and District-maintained areas within the North Parcel. The relevant service areas include, but are not limited to: CDD-owned land; CDD-owned lake and drainage tracts and adjacent banks; CDD-owned swales and frontage areas; CDD-owned entry road landscaping; road, drainage, and landscaping tracts; landscape beds at District entry features; common-area turf, shrubs, hedges, palms, trees, and ornamental plant material; and landscaped areas adjacent to or supporting District drainage, lake, canal, and stormwater infrastructure.

The scope encompasses three primary service categories: lawn care, ground cover and shrub area maintenance, and tree care. Each category includes not only routine maintenance tasks but also the proactive application of fertilizers, pest and disease controls, and herbicides as conditions require, using products registered with Federal and State authorities and applied by licensed personnel.

The contracted service frequency, as specified by the District, is as follows: mowing, edging, weed eating, and blowing 29 times per calendar year; landscape debris and litter removal 29 times per calendar year; hand and power pruning and trimming of shrubs and hedges 12 times per calendar year; weed control of beds and paver areas 12 times per calendar year; Integrated Pest Management for turf, groundcover, shrubs, hedges, trees, and palms 6 times per calendar year; and granular fertilization of all plant material 4 times per calendar year.

Veridian is responsible for furnishing all horticultural supervision, labor, materials, equipment, and transportation required to execute these services throughout the contract period. All work must be performed to high standards of workmanship and conducted in a manner that minimizes inconvenience to residents. Veridian assumes sole responsibility for any damages caused by its personnel during service delivery and must carry the required insurance coverage throughout the term.

SECTION 2 — PROPOSED STAFFING PLAN

Veridian proposes the following dedicated staffing structure for Westview North:

Manager. A Veridian Manager will serve as the District's primary point of contact, coordinating directly with the District Manager and any Board designees. The Manager conducts regular inspections, reviews service completion, escalates landscape, irrigation, drainage-adjacent, or safety concerns, and is reachable by phone or email during business hours, with after-hours escalation through Veridian's internal dispatch function.

Head of Landscaping. One senior manager will serve as the overall field leader for the Westview North account. The Head of Landscaping is responsible for the agronomic program, chemical application oversight, crew scheduling, quality control across the District, and direct communication with the Board and district management. This individual will be the named point of escalation for all field-level concerns and will conduct regular property walks to verify that service is being executed to the standard specified in the contract.

Landscaping Lead. One Landscaping Lead will be assigned to each service zone within the community. Each Lead directs a crew of 3 to 4 landscapers, ensures that mowing, edging, trimming, and blowing are completed to standard at every home in the zone, and conducts a post-service walkthrough before departing. This zone structure ensures that the District can be serviced efficiently within the contracted visit frequency without sacrificing consistency or oversight at the individual-home level. Each Landscaping Lead reports directly to the Head of Landscaping and is the first point of contact for crew-level issues, equipment concerns, and on-site observations requiring escalation.

Landscapers. A total of 6 to 8 trained landscapers will be deployed across the community's service zones, organized into two crews of 3 to 4 operating under the direction of their Landscaping Lead. Landscapers are responsible for the daily execution of mowing, edging, weed eating, blowing, debris removal, and manual weeding within their assigned zone. All landscapers assigned to Westview North will complete a site-specific orientation prior to their first day of service covering the community layout, service protocols, equipment operation standards, and resident interaction expectations. Crew composition will remain consistent from visit to visit.

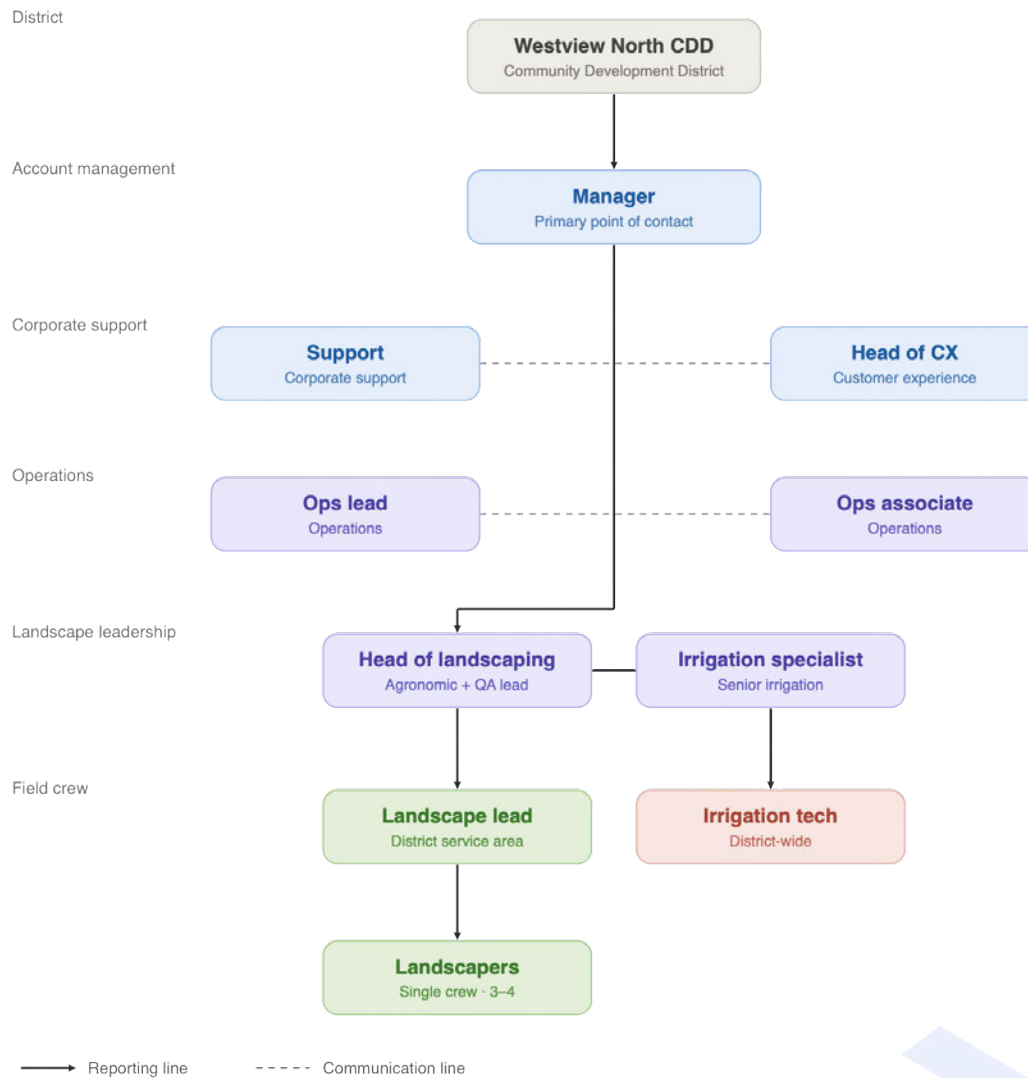
Irrigation Technician. While we understand the District does not own or operate any irrigation systems, one dedicated Irrigation Technician will be assigned to Westview North to perform routine irrigation inspections, zone checks, nozzle and head adjustments, minor repairs, and system monitoring throughout the contract term. The Irrigation Technician will conduct a systematic inspection of the irrigation system during the pre-service period to establish a baseline understanding of the system's condition, coverage, and any existing deficiencies. Findings will be documented and shared with district management prior to service commencement. On an ongoing basis, the Irrigation Technician will report any repair needs,

coverage gaps, or consumption anomalies to the Head of Landscaping and District Manager on a monthly basis or immediately where an issue poses a risk to plant material.

Irrigation Specialist. One senior Irrigation Specialist will provide program-level oversight of the Westview North irrigation program, including scheduling recommendations, smart controller calibration, water conservation assessments, and coordination with Miami-Dade County water use regulations. The Irrigation Specialist holds the applicable Florida contractor and backflow tester licenses and will lead any repair, upgrade, or enhancement work that falls outside the scope of routine maintenance. The Irrigation Specialist will visit the property no less than once per month and will be available for consultation by the Head of Landscaping and District Manager as conditions require.

Veridian does not view consistent crew assignment as a logistical convenience — it is a core service commitment. A crew that knows Westview North learns where problem areas recur, which homes require extra attention, and what normal looks like across every zone. That institutional knowledge cannot be replicated by rotating personnel and is one of the most meaningful advantages Veridian brings to a community of this scale.



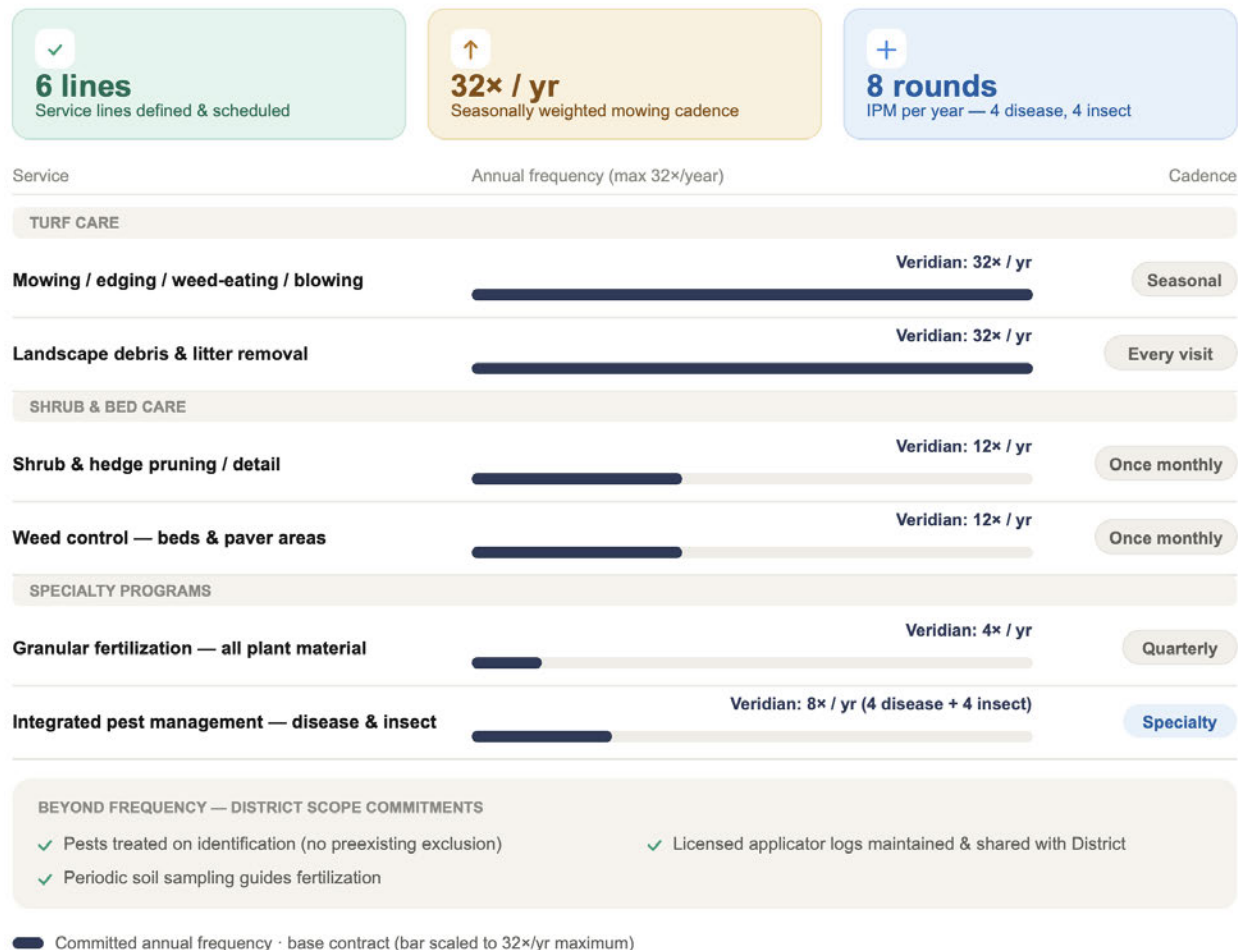


→ Reporting line - - - - - Communication line

SECTION 3 — PROPOSED

Proposed Service Program — Westview North CDD

Veridian Group Inc. · District landscape services · North Parcel (Parcel 1) · Committed annual service frequencies



Lawn Care

Mowing. Mowing is performed 32 times per calendar year, distributed seasonally to South Florida's growth cycle — twice monthly from November through April, three times monthly in May, June, September, and October, and four times monthly in July and August. Veridian uses commercial-grade rotary equipment calibrated to a seasonally adjusted cutting height appropriate to the turf variety and growth conditions present across the community. Each mowing visit includes string trimming around trees, shrubs, signs, and foundations; weed eating in all areas inaccessible to mowing equipment; and blowing off all clippings and debris from paved, mulched, and hardscape surfaces before the crew departs. Litter and debris policing is performed at every visit.

Edging. Edging is performed at every mowing cycle along all hard edges — sidewalks, curbs, and pavement — using equipment fitted with manufacturer guards. Weedeater-style equipment is not used on hard edges. Soft edges adjacent to beds and tree rings are edged no less than every other mowing cycle. All edging debris is blown or swept clear immediately after completion.

Turf weed control. Turf weed pressure is managed through correct mowing height, balanced fertilization, and targeted application of pre-emergent and post-emergent herbicides where weed pressure warrants. Herbicide selection is handled by Veridian's Florida-licensed applicators and coordinated with the District's District Manager before any new product is introduced to the community.

Disease and insect control. Veridian's licensed agronomic technicians inspect turf and plant material at every service visit for early indicators of pest pressure or disease. The program includes four insect-control and four disease-control rounds per calendar year, with summer applications targeting chinch bugs and sod webworms. Pests identified between scheduled rounds — ant mounds, grubs, chinch, aphid or scale infestations, and fungal outbreaks — are treated on identification rather than deferred to the next cycle. Fire ant control is excluded from the base scope and available as an add-on. Where a broader or more intensive treatment program is warranted, Veridian provides the District a written treatment proposal before any additional expenditure.

Ground Cover and Shrub Areas

Pruning and detail. Shrubs, hedges, and ground cover are pruned and detailed 12 times per calendar year — once monthly. Each detail cycle includes removal of dead, diseased, and infested wood; control of suckers and irregular growth; pole-saw lifting of low tree and palm material; and overall detailing beyond the standard mow-and-blow. Pruning is performed by hand where the plant material warrants and by mechanical shears elsewhere, and is not carried out in a manner that creates a sheared or unnatural appearance unless specifically directed by the Board. Flowering surfaces are preserved where applicable.

Bed and paver weed control. Weed control in beds and paver areas is maintained 12 times per calendar year through a combination of physical removal and targeted post-emergent herbicide, with pre-emergent products applied where a known weed problem warrants. Edging of low-growing ground cover maintains defined borders and prevents encroachment onto hardscape or adjacent plant zones. All applications are targeted to avoid off-target damage to desirable plant material.

Fertilization. Fertilization. Shrubs, hedges, and ground cover are fertilized four times per calendar year using commercial-grade balanced macro- and micro-nutrient formulations with a minimum of 50 percent slow-release nitrogen, tailored to plant material type and growth cycle. Palms are fertilized using a University of Florida–recommended palm-specific blend. Fungicide and pesticide applications are performed on a targeted, as-needed basis using registered products, only when field observations support treatment and in compliance with applicable Federal, State, and Miami-Dade County regulations.

Tree and Palm Care

Trees. Veridian prunes trees up to 10 feet in height as needed to maintain clearance, remove hazardous or dead limbs, and support healthy structure. For trees exceeding 10 feet, work is limited to low-hanging limbs that pose hazards to pedestrian or vehicular traffic, with canopy clearance raised to a minimum of 8 feet as conditions require. Evergreen trees under 10 feet may be thinned or shaped to

reduce wind and storm-damage risk. Scheduled tree pruning is concentrated in the winter months outside active growth, except where safety-related pruning is required on an immediate basis.

Palms. Palm care includes removal of dead, damaged, and diseased fronds up to 14 feet, with seed pods and spent material addressed during routine visits as conditions require. Low palms are lifted during the monthly detail cycle. Tree staking is inspected, adjusted, and removed as trees establish and no longer require support. Tree and palm fertilization is included within the annual fertilization cycles. All debris generated by tree and palm operations — including leaf fall in beds, parking areas, sidewalks, and streets — is removed on the same service day. Tree work beyond 10 feet, palm work beyond 14 feet, and capital-level canopy work fall outside the base scope and are available under the optional services schedule.

Fertilization and Integrated Pest Management

Veridian executes an integrated fertilization and pest management program across turf, ground cover, shrubs, hedges, trees, and palms. Fertilization is applied four times per calendar year using seasonally appropriate blends, scheduled in compliance with applicable Miami-Dade County fertilizer and water-use ordinances. Tree and shrub applications use balanced macro- and micro-nutrient commercial-grade formulations with a minimum of 50 percent slow-release nitrogen.

Integrated pest management is delivered across eight rounds per calendar year — four disease-control and four insect-control — exceeding the District's six-visit minimum, and supplemented by visual inspection at every service visit with treatment of any pest or disease identified between scheduled rounds. All products are applied by Florida-licensed pesticide applicators. Application logs documenting product, rate, date, target pest or condition, and applicator license number are maintained for every application and made available to the District's District Manager on request. Veridian performs periodic soil sampling to guide fertilizer selection; formal laboratory soil analysis with a written report is available as an add-on.

Assumptions and Exclusions

The base monthly rate covers all services and frequencies described above. The following are outside base scope and require prior written authorization and separate pricing: storm cleanup and post-hurricane debris removal; capital tree work beyond stated heights; plant material replacement; irrigation repairs exceeding 1.5 inches in diameter; and new installation or enhancement projects.

Change Orders

Either party may request adjustments to service zones, frequencies, or scope by written notice describing the proposed change and its cost or schedule impact. No change is effective until approved in writing by an authorized Board designee and confirmed by Veridian. Approved changes will appear on the next monthly invoice.

SECTION 4 — COSTS

Westview North Community Development District

Proposed annual landscape budget · All-inclusive flat fee · Veridian Group Inc. · North Parcel (Parcel 1) · District-owned & maintained areas

Service	Frequency / year	Avg visits / mo
TURF CARE — 32 VISITS / YEAR		
Mowing / edging / weed-eating / blowing	32	2–3
Landscape debris & litter removal	32	2–3
SHRUB & BED CARE — 12 VISITS / YEAR		
Shrub & hedge pruning / detail	12	1
Weed control — beds & paver areas	12	1
SPECIALTY PROGRAMS — SEASONAL		
Integrated pest management — disease & insect	8	Seasonal
Granular fertilization — all plant material	4	Seasonal
INCLUDED AT NO ADDITIONAL CHARGE		
Supervision, QA & monthly reporting	12	Monthly
Complimentary		

This is an all-inclusive, integrated flat-fee program for District-owned and District-maintained areas. Service categories and frequencies are shown for scope and budgeting purposes only — they are not separately priced, and are not individually severable or terminable. Supervision and QA reporting are included at no additional charge. Repairs and work outside the contracted scope are billed per the add-on rate schedule.

Annual flat fee

\$60,000

all-inclusive flat fee

Monthly
installment

\$5,000

12 equal payments ·
net 15

FY2027 budget
basis

\$63,258

District adopted line
· priced under

Current contract

\$5,190.48

Dixie reference · per
month

Coverage

North

District-owned &
maintained

Veridian proposes to provide District landscape maintenance for the Westview North CDD North Parcel at the District's existing FY2027 landscape maintenance budget:

- Annual contract amount: \$60,000.00
- Monthly installment: \$5,000.00

This is an all-inclusive flat fee for the base services described above: seasonally scheduled mowing, edging, string trimming, blowing, and debris removal; 12 shrub, hedge, and groundcover detail cycles; 12 bed and paver weed-control cycles; four granular fertilization applications; eight IPM rounds; routine ground-level tree and palm care; monthly service documentation; and field supervision and quality control, together with all associated labor, supervision, materials, and equipment.



Optional Add-On Services

Services below may be requested, increased, or removed at any time via a signed Service Order or Change Order from an authorized Board designee (email acceptable). All charges are in addition to the base contract and billed per unit rates shown. No work proceeds without written authorization. Photo logs and work tickets provided upon completion. After-hours and emergency calls billed at 1.5× the standard rate. Mobilization, equipment, lifts, permits, and disposal beyond standard debris removal billed at cost unless otherwise noted.

Category	Description	Typical Frequency	Unit / Basis	Rate
Labor	Manual labor for irrigation, turf, or minor site repairs under supervision	As needed	Per hour	\$25 / hr
Technician	Certified tech for irrigation, pump, or electrical troubleshooting	As needed	Per hour	\$45 / hr
Technician Assistant	Support role assisting technician with field work	As needed	Per hour	\$20 / hr
Seasonal Annuals	Replace flower beds with seasonal color rotation	2–3× / year	Per flat (18-count) installed	\$32–\$38 / flat
Tree Trimming — Standard	Trees 9–24 ft; includes debris removal	2–3× / year	Per tree	\$45–\$65 / tree
Tree Trimming — Tall / Canopy	Trees >25 ft (e.g. live oaks, mahogany)	Annually	Per tree	\$125–\$250 / tree
Palm Pruning — 9–24 ft	Remove dead fronds & seed pods	2–3× / year	Per palm	\$25–\$45 / palm

Palm Pruning — >25 ft	High-reach or lift-required palms	2× / year	Per palm	\$65–\$95 / palm
Irrigation Repairs	Parts (nozzles, rotors, valves >1.5") & diagnostics; beyond wet-check scope	As needed	Time + materials	\$40 / hr + parts
Sod Replacement	St. Augustine or Zoysia installation	As needed	Per pallet (~450 sq ft)	\$300–\$375 / pallet
Fertilization Program	Supplemental turf & ornamental fertilization incl. pest control beyond contract	4–6× / year	Per application / 10 acres	\$750–\$1,200
Pest & Weed Control	Spot treatments outside normal contracted scope	As needed	Per service	\$125–\$200
Storm Cleanup	On-call emergency response after storms; 4-person crew	As needed	Per crew hour	\$160 / hr
Pressure Cleaning	Hot-water pressure cleaning of common sidewalks & curbs	1–2× / year	Per linear foot	\$0.25–\$0.35 / ft
Irrigation System Audit	Full-system inspection with zone mapping report	Annually	Per system	\$650–\$950

SECTION 5 — HORTICULTURAL APPROACH AND SERVICE PROTOCOLS

Because Westview North CDD is responsible for maintaining District-owned and District-maintained landscape areas, consistent execution requires documented protocols, systematic routing, and clear accountability at the crew level. The service program is structured around the District's public-facing assets, including entry road landscaping, CDD-owned land, lake and drainage-adjacent areas, swales, landscape beds, turf areas, palms, trees, and other District-maintained improvements.

Veridian will develop a site-specific service map for Westview North prior to the commencement of service. This map will define the mowing route, crew starting and stopping points, designated staging areas, and any areas of elevated sensitivity or known horticultural concern. The map will be reviewed with crew leaders and updated as conditions change.

At each mowing visit, crews will follow a consistent path of motion to ensure no homes are missed and service is completed in a logical, efficient sequence. Crew leaders will conduct a post-service walkthrough of their assigned zone before departing to verify that edging, weed eating, and blowing have been completed to standard and that no debris remains on hardscape surfaces.

For chemical applications, Veridian will maintain a written application log documenting the product name, application rate, target pest or condition, date of application, applicator license number, and treated area for every application performed on the property. This log will be made available to the District and its District Manager upon request and will support compliance with any public records or regulatory requirements applicable to the community.

Veridian will conduct a horticultural assessment of the property during the pre-service period — including the common areas and the clubhouse and amenity grounds — to establish a baseline understanding of the turf variety, existing plant material, soil conditions, and any areas of current or emerging concern. This assessment will inform the fertilization schedule, IPM calendar, and pruning program for the first contract year. Findings will be shared with the District prior to service commencement.

Where a disease problem, pest infestation, or other condition arises that requires treatment beyond the contracted scope, Veridian will notify the District Manager promptly and provide a written treatment proposal with product information, expected outcomes, and cost before any additional work is performed.

SECTION 6 — COMMUNICATION

Veridian operates a real-time digital operations platform that provides continuous documentation and accountability across all service assignments. Every crew leader and Manager assigned to Westview North will use the platform to log service visits, record observations, document chemical applications, and submit incident or damage reports.

The District and its District Manager will receive access to an authorized client portal where service records, visit logs, application documentation, and property condition reports can be reviewed in real time, 24 hours a day.

A monthly service summary report will be submitted to the District Manager by the fifth business day of each month. This report will cover services completed during the prior month, any observed property conditions or areas of concern, a summary of chemical applications performed, and any recommended follow-up actions. Veridian's Manager will be available to review the monthly report in a call or in-person meeting with the District Manager and Board as often as the District requires.

Any condition observed during service visits that poses an immediate safety risk — including but not limited to hazardous tree limbs, standing water, or tripping hazards — will be reported to the District Manager by phone or email on the same day of observation, regardless of whether the condition falls within the contracted scope of services.

Veridian's Customer Experience (CX) team maintains a monitored dispatch function available at all hours. The District, its District Manager, and approved contacts may reach dispatch directly for urgent matters at any time.

SECTION 7 — EQUIPMENT AND APPEARANCE STANDARDS

All Veridian crews assigned to Westview North will arrive in properly marked and maintained vehicles displaying Veridian branding. Equipment deployed on the property will be commercial-grade and appropriate to the tasks required, including zero-turn and walk-behind mowers calibrated to the correct cutting height, commercial edgers, line trimmers, and backpack blowers. Vehicles and equipment will be inspected by crew leaders prior to each service day. Any equipment found to be in a condition that could damage plant material, create a safety hazard, or produce substandard results will be removed from service until repaired. Veridian maintains backup equipment at its Miami-area operations base to ensure that no service day is delayed due to equipment failure.

All crew members will wear clean, professional Veridian-branded uniforms including high-visibility safety vests during roadway-adjacent work. Personal protective equipment appropriate to the task — including eye protection, hearing protection, and gloves during mowing and trimming, and chemical-resistant PPE during pesticide and herbicide applications — will be worn at all times. Veridian's equipment certification program requires each crew member to demonstrate competency on every piece of equipment they operate before being assigned to a client property.

In addition to the required uniform, each field team member will carry their Veridian identification badge, an encrypted two-way radio, and a body-worn camera at all times while on duty. Veridian's body-worn camera program is a non-negotiable standard of accountability across all field operations. Crew members are trained to activate body-worn cameras at the start of their shift and will record throughout — including any interaction with a resident, during the documentation of property damage or observed hazards, during incidents requiring escalation, and at any other moment where a record of field conditions may be relevant to the District or district management. All footage is stored through encrypted cloud-based systems designed to support secure retention, controlled access, and retrieval when requested by authorized parties including the District, its District Manager, or as required by applicable law.

Encrypted two-way radios will be carried by all field team members throughout each service day, enabling real-time communication between landscapers, Landscaping Leads, and the Head of Landscaping across the community. This communication infrastructure ensures that any condition requiring immediate

attention — a damaged irrigation head, a hazardous tree limb, a resident concern — is escalated and addressed without delay rather than logged after the fact.

The combination of body-worn cameras and radio communication reflects Veridian's broader commitment to transparency and accountability. The District will never have to take our word for what happened on a given service day. The documentation exists, it is retained, and it is available.

SECTION 8 — PERSONNEL STANDARDS

All personnel assigned to Westview North will meet the following minimum standards.

All individuals performing pesticide, herbicide, or fertilizer applications will hold a valid Florida Department of Agriculture and Consumer Services pesticide applicator license under Chapter 482, Florida Statutes, for the appropriate category of application, including Lawn and Ornamental. The pest control firm license required under Chapter 482 will be maintained in active status throughout the contract term.

Each crew member will have a minimum of one year of verifiable experience in commercial landscape maintenance. All applicants will pass a pre-employment background screening and drug test consistent with Veridian's standard hiring protocols. Veridian participates in E-Verify and complies with all applicable employment eligibility requirements.

Training will include a site-specific orientation to Westview North covering the community layout, service protocols, resident interaction standards, chemical application procedures, and safety requirements prior to the first day of service. Monthly in-service training will be conducted covering relevant horticultural, safety, and compliance topics. All crew members performing roadway-adjacent work will be trained on applicable traffic control and safety requirements.

Veridian maintains General Liability, Automobile Liability, Workers' Compensation, and additional coverage throughout the contract term, with Westview North Community District, Inc. named as an additional insured and certificate holder in accordance with the District's vendor requirements. Full coverage types and limits are set out in Section 10.

SECTION 9 — SEASONAL AND ADAPTIVE MANAGEMENT

South Florida's subtropical climate requires a landscape maintenance program that adapts meaningfully across seasons. Veridian's service schedule for Westview North will reflect the distinct demands of the active growing season, the dry season, and the hurricane preparedness period rather than applying a single uniform cadence year-round.

During the active growing season, mowing frequency will be executed at the contracted 32-visit schedule, with cutting heights and intervals adjusted to prevent scalping and support healthy turf density. Fertilizer applications will be timed to align with periods of active growth and calibrated to nitrogen source and release rate appropriate to the season, and scheduled in compliance with applicable Miami-Dade County fertilizer ordinances. Pre-emergent herbicide applications will be timed to suppress seasonal weed flushes common to South Florida turf varieties.

During the dry season, Veridian will monitor moisture stress in turf and plant material and communicate irrigation-related concerns to the District Manager where conditions suggest that the irrigation system may not be meeting plant needs.

In advance of hurricane season, Veridian will conduct a property-wide safety assessment identifying trees and palms with low-hanging, dead, or structurally compromised limbs that pose elevated wind-event risk. Any recommended pre-storm pruning or safety work will be communicated to the District in writing with sufficient lead time for Board consideration and approval.

We understand that the needs of the District can shift. If the Board identifies areas of immediate concern, requests adjustments to service priorities, or wishes to modify any component of the service program, Veridian will respond to those requests promptly and document any resulting scope changes in writing. We will not penalize the District for reasonable operational adjustments, provided they are communicated with reasonable advance notice.

SECTION 10 — INSURANCE

Veridian carries and will maintain the following coverage throughout the contract term, with the District named as Additional Insured on all primary policies except Workers' Compensation:

Commercial General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate. Automobile Liability: \$1,000,000 combined single limit. Workers' Compensation and Employers' Liability: statutory limits with \$500,000 per accident. Cyber Liability: \$1,000,000 per claim. Umbrella/Excess Liability: \$4,000,000 per occurrence / \$4,000,000 aggregate. All carriers rated A-/VII or better by A.M. Best. Certificates of insurance will be delivered prior to commencement and at each renewal.

SECTION 11 — CONTRACT TERMS

Veridian proposes an initial one-year term commencing on the Effective Date, with automatic renewal for successive one-year periods unless either party provides 60 days' written notice of non-renewal. Either party may terminate for convenience upon 60 days' written notice. Termination for cause may occur upon 30 days' written notice with an opportunity to cure. Governing law is the State of Florida; venue is Miami-Dade County.

Upon transition-out, Veridian will provide up to 30 days of overlapping coverage with any successor provider, full handover of all service records, application logs, and property documentation, and a complete summary of open items and ongoing horticultural programs.

SECTION 12 — TRANSITION PLAN AND ONBOARDING

Transition Plan and Execution — Westview North CDD

Veridian Group Inc. - District landscape services onboarding calendar

Milestone	PRE	M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12
PRE-SERVICE SETUP (30 DAYS PRIOR)													
Leadership introductions & contacts	●												
Joint property walkthrough	●												
Horticultural assessment & soil sampling	●												
Service map & mowing route development	●												
Crew uniforms & equipment preparation	●												
Crew screening & onboarding	●	●											
FIRST 30 DAYS OF SERVICE													
Go-live — full contracted service		●											
Site-specific crew orientation & training		●											
Week 1 alignment check		●											
Week 2 alignment check		●											
Weekly status calls with District Manager		●	●										
ONGOING OPERATIONS & REVIEWS													
30-day alignment check		●											
Monthly service compliance review			●	●	●	●	●	●	●	●	●	●	●
Monthly ops call with District Manager			●	●	●	●	●	●	●	●	●	●	●
90-day alignment check				●									
Quarter 1 performance review				●									
Quarter 2 performance review							●						
Quarter 3 performance review										●			
Quarter 4 / renewal review													●

● Pre-service setup
 ● Go-live / first 30 days
 ● Ongoing monthly
 ● Alignment & performance reviews

Veridian's transition into any new community follows a structured onboarding protocol designed to ensure zero service gaps, immediate operational alignment, and a clear communication framework with the District and district management team from the first day of service.

30 Days Prior to Service

Introduce Veridian's landscape leadership team and Manager to the District's District Manager and any Board designees and provide direct contact information for all points of escalation. Conduct a joint property walkthrough with relevant stakeholders to inventory each zone, review the community map, identify any areas of immediate concern or elevated horticultural need, and document baseline conditions with photographs. Collect soil samples where warranted to inform the fertilization program. Confirm the mowing route, staging areas, and service day schedule. Finalize uniform specifications and any community-specific branding requirements. Install digital service checkpoints and configure the client portal for the District Manager's access. Identify and verify the licensing status of all agronomic technicians assigned to the property. Test all equipment assigned to Westview North and confirm readiness. Confirm the emergency contact list and after-hours escalation tree with the Manager and the District Manager.

First 30 Days of Service

Begin full contracted service execution from the Effective Date. Conduct site-specific orientation training for all assigned crew members covering Westview North service protocols, community layout, resident interaction standards, chemical application procedures, and safety requirements. The Manager and Head of Landscaping will be on-site during the first week to support crews, observe operations, and address any immediate adjustments. Submit the monthly service summary and review portal compliance data. Conduct Week 1 and Week 2 alignment checks with the District Manager to address early observations, routing refinements, or resident feedback. Begin weekly status calls with the District Manager for the first 30 days. Adjust crew scheduling, zone assignments, and protocols based on initial operational data.

30 to 90 Days of Service

Meet with the District Manager and Board designee to review the first 30 days of performance, discuss wins, and identify any areas for adjustment. Complete the 30-day alignment review and deliver the first written performance summary. Continue monitoring service log compliance, chemical application documentation, and equipment and crew standards. Conduct the 90-day alignment check and quarterly operations review. Deliver the first quarterly written summary covering service completion rates, observed property conditions, application records, and any recommended program adjustments.

SECTION 13 — WHY VERIDIAN

We are not the largest landscaping company bidding on this contract. We are the most accountable one.

Our principals are based in Miami. When something is not right in a bed at Westview North on a Tuesday morning, you will not be routed through a regional office in another state or assigned to a rotating account manager who has never walked your property. You will reach someone who knows the District, knows the crew assigned to it, and can resolve the issue the same day.

Veridian's landscape operations are led by professionals with direct field experience in South Florida's specific horticultural environment — the turf varieties, the pest pressures, the irrigation demands, and the seasonal rhythms that are not replicated anywhere else. The tools and protocols we deploy are not adapted from a national template. They are built for this climate and this kind of community.

Veridian's corporate leadership team combines executive strategy, licensed management experience, customer experience oversight, and systems-driven field operations.

Malcolm Gray, CAM, leads Veridian's landscape division and serves as the direct operational lead for all exterior landscape programs across managed communities. Malcolm brings years of landscape management experience, including senior roles with large-scale residential developments across Miami-Dade and Broward counties. A licensed Community Association Manager, Malcolm is at the intersection of community management and landscaping. His background spans turf agronomy, landscaping system management, integrated pest management, and the full lifecycle of exterior landscape contracts — from pre-contract assessments through annual renewal. At Veridian, Malcolm oversees crew performance, quality assurance, vendor compliance, agronomic programming, and direct client communication for all landscape accounts. He will serve as the senior landscape point of contact for Westview North.

Yani Lopez Castillo, SPHR, MBA, oversees Veridian's overall strategy, growth, governance, client relationships, and enterprise execution. His background includes operations, organizational design, client service, and business transformation experience across high-growth, consulting, and digital-services environments, including the Boston Consulting Group, Candid, DEPT, and NowThis/Vox Media. At Veridian, Yani is responsible for the company's strategic direction, governance posture, growth initiatives, client alignment, and the continued development of Veridian's vertically integrated management model — one that brings landscape, security, and community management under a single accountable leadership structure rather than outsourcing any of it.

Sebastian Martinez, CAM, CMCA, leads Veridian's management, finance, and customer experience functions. Prior to co-founding Veridian, Sebastian spent more than seven years with Vesta Property Services, where he gained direct experience in property management, board support, resident service, and community operations. At Veridian, Sebastian oversees the management layer, ensuring boards receive responsive support, residents receive clear communication, and each community's operating plan is executed with consistency, professionalism, and accountability. For Westview North, Sebastian serves as the organizational point of accountability — the person the Board calls when something needs to be resolved at the leadership level, not just the field level.

Javier Lopez Castillo, MSc, oversees Veridian's operations function, bringing a systems-driven background in operational data, infrastructure, and performance management. His experience includes work with global, multi-unit organizations such as Lyft and Restaurant Brands International, where he supported scalable operational reporting, performance metrics, and data infrastructure. At Veridian, Javier applies that background to field execution, staffing coordination, service delivery, quality control, and operational readiness across all managed communities. For a landscape program serving a District of this size, the operational infrastructure behind the field team — routing, scheduling, compliance tracking, and service documentation — is as important as the crew itself. That infrastructure is Javier's domain.

We take the same view of landscape service that we take of every service we provide: the resident's experience of their community every morning when they walk out their front door is the only metric that matters. At Westview North, residents will see Veridian's work every day. We do not take that lightly.

We look forward to meeting with the Board of Supervisors and the District's management team to walk the property, discuss the scope in detail, and finalize a service program that reflects exactly what this community deserves.

Respectfully submitted,

Sebastian Martinez, CAM, CMCA
Co-founder & Managing Director/Partner



CORSICA

COMMUNITY IRRIGATION REPORT MARCH 2026

PREPARED FOR
Board of Directors
Corsica Homeowners Association, Inc.

PREPARED BY
Veridian Group, Inc.

DATE
March 31st, 2026



Summary

This report provides a comprehensive overview of the irrigation system serving the Corsica Homeowners Association community. It covers inspections and repairs conducted across three service visits (February, March, and April 2026), documents all zone-level findings, and tracks issue resolution status. The system includes Rain Bird controllers at two locations and serves medians, swales, street corridors, and the clubhouse grounds.

A total of 20 issues were identified and addressed across the service period. The majority have been resolved. Two zones — Zone 47 and Zone 37 — require continued monitoring and follow-up repair.

Work Completed — Summary

Category	Scope	Areas
Break Repairs	Pipe breaks repaired at multiple street intersections and medians	Community-wide intersections, medians, swales
Clogged Heads	Rotor and spray heads flushed and cleared; nozzles replaced	Zone 37, Zone 69, SW 246 Ter, SW 246 Ln
Solenoid / Valve Repair	24V solenoid wiring reconnected and spliced; valve boxes inspected	Zone 46, Zone 47 (pending)
Controller Check	Rain Bird controller found in OFF position; reactivated and zones verified	Clubhouse

Zone-Specific Assessments

The following zones received service during the reporting period. Each entry describes the issue found and the corrective action taken.

SW 247 Terrace & 119 Avenue

- 3/4" mainline break repaired
- System tested post-repair; coverage confirmed

SW 247 Terrace & 119 Court

- 4" pop-up spray head inspected and serviced

SW 245 Terrace & 119 Court

- 6" pop-up spray heads inspected; low-severity break repaired

Zone 46

- 24V solenoid was non-operational
- Wire reconnected and spliced; valve restored to full operation
- 10" round valve box inspected

Zone 47

- 24V solenoid non-operational — zone does not respond
- Pending further diagnosis and repair

Zone 37

- All rotor heads were clogged; heads flushed and cleared
- Valve required repair — serviced on-site

Zone 69

- Clogged heads cleared
- Decoder attached to valve inspected and reconnected

Zone 54 – SW 248 Street (Near School)

- Pop-up rotor break repaired and zone tested

Clubhouse

- Rain Bird controller found in OFF position; reactivated

- Coverage zones verified after restart
- April visit: 1 nozzle replaced

VHQ

Issue Tracking by Zone

The table below documents all identified issues, their severity, service dates, and current resolution status.

Zone / Location	Issue	Severity	Date	Status	Notes
SW 247 Ter & 119 Ave	Break Repair	Medium	2/25/2026	Closed	3/4" break repair
SW 247 Ter & 119 Ct	Break Repair	Medium	2/25/2026	Closed	4" pop-up spray
SW 245 Ter & 119 Ct	Break Repair	Low	2/25/2026	Closed	6" pop-up spray
SW 119 Ave & 240 St	Break Repair	Medium	2/25/2026	Closed	4" pop-up spray
Zone 46	Solenoid (24V)	High	2/25/2026	Closed	Wire reconnected & spliced; 10" round valve box
Zone 47	Solenoid (24V)	High	2/25/2026	Open	Does not operate at all
Zone 69	Clogged / Decoder	Medium	2/25/2026	Closed	Decoder attached to valve
Zone 37	Clogged Rotors	High	2/25/2026	Open	Clogged on all rotors; valve needed repair
Zone 54 – Near School (SW 248 St)	Break Repair	Medium	2/25/2026	Closed	Pop-up rotors
Clubhouse	Rain Bird Off	High	2/25/2026	Closed	Rain Bird was turned off; reactivated
SW 119 Ave & SW 240 St Corner	Break Repair	Medium	3/25/2026	Closed	4" pop-up rotor

Zone / Location	Issue	Severity	Date	Status	Notes
SW 119 Ave & SW 243 St	Break Repair	Medium	3/25/2026	Closed	4" pop-up spray (in front of 11844)
119 Ave & 246 Ter (median)	Break Repair	Medium	3/25/2026	Closed	Pop-up rotor
SW 246 Ter & 117 Path	Clogged Nozzle	Low	3/25/2026	Closed	Nozzle cleared
SW 246 Ter & SW 117 Path	Break Repair	Medium	3/25/2026	Closed	1.25" break repair
SW 118 Ave & 247 Ter (swale)	Break Repair	Medium	3/25/2026	Closed	4" pop-up spray
SW 246 Ln & 118 PI (light post)	Clogged Nozzle	Low	3/25/2026	Closed	1 nozzle replaced
SW 119 Ave & 246 Ln (median)	Break Repair	Medium	3/25/2026	Closed	3/4" break repair
SW 118 Ave & 247 Ter (palm tree)	Break Repair	Medium	3/25/2026	Closed	1/2" break repair
Clubhouse	Break Repair	Medium	4/23/2026	Closed	1 nozzle replaced



Open Items — Requiring Follow-Up

Zone	Issue	Recommended Action
Zone 47	Solenoid non-operational	Full solenoid replacement required. Schedule dedicated visit; verify controller output and wiring continuity.
Zone 37	Clogged rotors / valve repair	Confirm all rotor heads are fully cleared. Pressure-test valve post-repair to verify zone is operating at full capacity.

Problem Area Reference — Issue Types

The following categories of issues were identified across the service period:

- Clogged Sprinkler Heads — rotor and spray heads blocked by debris or sediment buildup
- Leaking / Broken Pipes — mainline and lateral breaks ranging from 1/2" to 1.25" in diameter
- Solenoid Failures — 24V solenoids failing to actuate valves; wiring damage identified
- Valve Issues — valve internals requiring repair or adjustment to restore proper zone control
- Nozzle Replacements — worn or damaged nozzles replaced to restore coverage pattern
- Controller / Decoder Issues — Rain Bird controller deactivated; decoder on Zone 69 re-connected

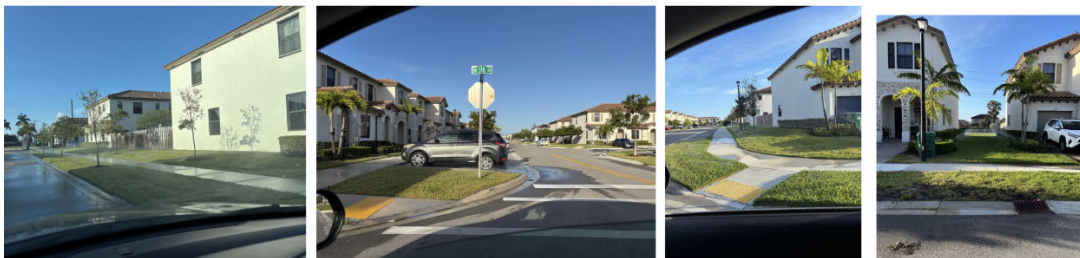


Summary and Recommendations

The irrigation system is largely in operational condition following service work across the February, March, and April 2026 visits. The majority of identified issues have been resolved. The following recommendations are offered to maintain system performance:

- **Zone 47 Solenoid Replacement:** Schedule a dedicated service call. The zone remains non-operational and the solenoid should be replaced in full.
- **Zone 37 Follow-Up:** Conduct a full pressure test and operational check to confirm rotor heads and valve are performing correctly after repair.
- **Quarterly System Inspections:** Given the volume of break repairs across multiple zones, a structured quarterly inspection schedule is recommended to catch issues before they escalate.
- **Decoder System Check (Zone 69):** Monitor decoder connectivity at the next service visit to ensure continued valve responsiveness.
- **Rain Bird Controller Maintenance:** Both Rain Bird controller locations should be included in a routine checklist to prevent inadvertent shutoff scenarios.





CORSICA

COMMUNITY LANDSCAPING REPORT **MARCH 2026**

PREPARED FOR
Board of Directors
Corsica Homeowners Association, Inc.

PREPARED BY
Veridian Group, Inc.

DATE
March 31st, 2026



Work Completed

Category	Scope	Areas
Turf Maintenance	Mowing, edging, weed control	Community-wide
Tree & Shrub Care	Pruning, tree trimming	Entrances + medians
Enhancements	Mulch	Clubhouse + main entrance
Irrigation Check	System inspected and tested; zones adjusted to ensure proper coverage and performance.	Rain Bird Controllers – 2 locations



Main Entrance & Frontage



Mulch refreshed, hedges pruned, and bed edges defined.



Hedges trimmed and shaped to restore clean lines and consistency.

VHQ

Clubhouse & Common Areas



Mulch refreshed and trees trimmed.

Turf mowed and maintained; edges defined.

VHQ

Items to Monitor



Tree damaged due to a vehicle impact; scheduled for removal and replacement.



Tree showing signs of decline; irrigation and condition reviewed. Monitoring for recovery or replacement.

VH Q

Recommendations

Seasonal Color Enhancements

Introduce seasonal flowering plants at the clubhouse entrance to add color, improve curb appeal.

Increased Mowing Frequency

Adjust mowing schedule to account for accelerated turf growth due to spring rains, maintaining a consistent and manicured appearance.

Weed Control Management

Increase weed treatment frequency in turf and landscape beds to prevent overgrowth during peak growing season.

Ant / Pest Treatment

Implement routine treatment for ant mounds and surface pests to maintain safe and clean common areas.

Mulch Maintenance Plan

Schedule periodic mulch touch-ups to maintain color consistency and bed definition throughout the season.

Next Month Focus

Seasonal Growth Management

Increase mowing and trimming frequency to keep up with accelerated turf and plant growth.

Weed & Pest Control

Target weeds and ant activity to prevent spread during peak growing season.

Irrigation Monitoring

Continue monitoring and adjusting irrigation to support healthy growth and avoid overwatering.

Tree Health Monitoring & Replacement

Monitor declining trees and coordinate replacement where necessary to maintain landscape quality.

Tree Installation (119th Street)

Install palm trees along 119th Street to enhance streetscape and visual consistency.

Landscape Maintenance Service Schedule April 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7 Turf Maintenance: Mowing, Edging, Blowing, Weed Control	8 Detail Work Property Cleanliness	9 Shrub Trimming Bed Detailing	10 Shrub Trimming Final Detailing	11
12	13	14	15	16	17	18
19	20	21 Turf Maintenance: Mowing, Edging, Blowing, Weed Control	22 Detail Work Property Cleanliness	23 Irrigation Monitoring System Check	24 Irrigation Monitoring Shrub Trimming	25
26	27	28	29	30		

EQUIPMENT — SILVER PALMS

VERIDIAN GROUP • VERIDIANHQ.COM

CREW IN ACTION



HEDGE TRIMMING



SHRUB SHAPING



TURF EDGING



DEBRIS REMOVAL

EQUIPMENT



ZERO-TURN MOWER



UTILITY VEHICLE



TRAILER — TOOL STORAGE

FLEET



SERVICE TRUCK



CREW VEHICLE



TRAILER — ON SITE

OPERATIONS



OPERATIONS CENTER



BRANDED TRAILER



FIELD CREW

Delaware

The First State

Page 1

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THAT "VERIDIAN GROUP INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE NOT HAVING BEEN CANCELLED OR DISSOLVED SO FAR AS THE RECORDS OF THIS OFFICE SHOW AND IS DULY AUTHORIZED TO TRANSACT BUSINESS.

THE FOLLOWING DOCUMENTS HAVE BEEN FILED:

CERTIFICATE OF INCORPORATION, FILED THE TWENTY-SIXTH DAY OF DECEMBER, A.D. 2024, AT 9:54 O`CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATE IS THE ONLY PAPER OF RECORD, THE CORPORATION IN QUESTION NOT HAVING FILED AN AMENDMENT NOR HAVING MADE ANY CHANGE WHATSOEVER IN THE ORIGINAL CERTIFICATE AS FILED.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL REPORTS HAVE BEEN FILED TO DATE.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "VERIDIAN GROUP INC." WAS INCORPORATED ON THE TWENTY-SIXTH DAY OF DECEMBER, A.D. 2024.



10048968 8315

SR# 20252970326

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, reading "C. B. Sanchez", is written over a horizontal line.

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 203867927

Date: 06-05-25

Delaware

The First State

Page 2

*AND I DO HEREBY FURTHER CERTIFY THAT THE FRANCHISE TAXES
HAVE BEEN PAID TO DATE.*



10048968 8315

SR# 20252970326

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in cursive script, reading "C. P. Sanchez".

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 203867927

Date: 06-05-25



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation
VERIDIAN GROUP OF FLORIDA, INC

Cross Reference Name

VERIDIAN GROUP, INC.

Filing Information

Document Number	F25000006280
FEI/EIN Number	33-2687993
Date Filed	11/06/2025
State	DE
Status	ACTIVE

Principal Address

382 NE 191 ST., #82781
MIAMI, FL 33179

Mailing Address

382 NE 191 ST., #82781
MIAMI, FL 33179

Registered Agent Name & Address

UNITED STATES CORPORATION AGENTS, INC.
476 RIVERSIDE AVE.
JACKSONVILLE, FL 32202

Officer/Director Detail

Name & Address

Title PT

LOPEZ CASTILLO, YANI
382 NE 191 ST., #82781
MIAMI, FL 33179

Title Director

Martinez, Sebastian
382 NE 191 ST., #82781
MIAMI, FL 33179

Title Director

Lopez Castillo, Javier
382 NE 191 ST., #82781
MIAMI, FL 33179

Annual Reports

Report Year	Filed Date
2026	03/18/2026

Document Images

03/18/2026 -- ANNUAL REPORT	View image in PDF format
11/06/2025 -- Foreign Profit	View image in PDF format

[illegible]

This Employer Participates in E-Verify



This employer will provide the Social Security Administration (SSA) and, if necessary, the Department of Homeland Security (DHS), with information from each new employee's Form I-9 to confirm work authorization.

IMPORTANT: If the Government cannot confirm that you are authorized to work, this employer is required to provide you written instructions and an opportunity to contact SSA and/or DHS before taking adverse action against you, including terminating your employment.

NOTICE:

Federal law requires all employers to verify the identity and employment eligibility of all persons hired to work in the United States.

Employers may not use E-Verify to pre-screen job applicants or to re-verify current employees and may not limit or influence the choice of documents presented for use on the Form I-9.

If you believe that your employer has violated its responsibilities under this program or has discriminated against you during the verification process based upon your national

origin or citizenship status, please call the Office of Special Counsel for Immigration Related Unfair Employment Practices at 1-800-255-7688 (TDD: 1-800-237-2515).

Employment Verification.  **Done.**

For more information on E-Verify, please contact DHS at:

1-888-464-4218



E-VERIFY IS A SERVICE OF DHS AND SSA

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Westview North Community Development District**, as described in the attached **MAP**, has **613** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

SuborganizationBoard of Supervisors

Sort by:PIDForm YearFiler NameFiling Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
317795	2025	Freddy X Alejandro	Westview North Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/11/2026	View Filings
316913	2025	Pawel Hanusowski	Westview North Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/8/2026	View Filings
312662	2025	Casinova Henderson	Westview North Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✖ Form 1 Not Filed	View Filings
259767	2025	Raisa Krause	- Acacia Grove Community Development District - Board of Supervisors ⓘ - Bauer Drive Community Development District - Board of Supervisors ⓘ - Black Creek Community Development District - Board of Supervisors ⓘ - Epmore Community Development District - Board of Supervisors ⓘ - Eureka Grove Community Development District - Board of Supervisors ⓘ - Kingman Gate Community Development District - Board of Supervisors ⓘ - Los Cayos Community Development District - Board of Supervisors ⓘ - Newton Road Community Development District - Board of Supervisors ⓘ - Pine Isle Community Development District - Board of Supervisors ⓘ - Princeton Commons Community Development District - Board of Supervisors ⓘ - Quail Roost Community Development District - Board of Supervisors ⓘ - San Simeon Community Development District - Board of Supervisors ⓘ - Sedona Point Community Development District - Board of Supervisors ⓘ - Siena North Community Development District - Board of Supervisors ⓘ - Silver Palms West Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/18/2026	View Filings
272858	2025	Carmen Beatriz Orozco	- Bauer Drive Community Development District - Board of Supervisors ⓘ - Biscayne Drive Estates Community Development District - Board of Supervisors ⓘ - Black Creek Community Development District - Board of Supervisors ⓘ - East Palm Drive Community Development District - Board of Supervisors ⓘ - Epmore Community Development District - Board of Supervisors ⓘ - Kingman Gate Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 4/22/2026	View Filings

1-7 of 7

Rows per page: 25

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PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			- Los Cayos Community Development District - Board of Supervisors ⓘ - Newton Road Community Development District - Board of Supervisors ⓘ - Palm Gate Community Development District - Board of Supervisors ⓘ - Pine Isle Community Development District - Board of Supervisors ⓘ - Princeton Commons Community Development District - Board of Supervisors ⓘ - Quail Roost Community Development District - Board of Supervisors ⓘ - Rancho Grande Community Development District - Board of Supervisors ⓘ - San Simeon Community Development District - Board of Supervisors ⓘ - Sedona Point Community Development District - Board of Supervisors ⓘ			
312661	2025	Abbie Salt	Westview North Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✖ Form 1 Not Filed	View Filings
312659	2025	Richard Torres	Westview North Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✖ Form 1 Not Filed	View Filings
1-7 of 7 Rows per page: ⏪ ⏩ 1 ⏪ ⏩						

[Back](#)

Westview North
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date:</i>	<i>Check #:</i>	<i>Amount:</i>
<i>Apr 2026</i>	248 - 253	\$16,068.05
<i>May 2026</i>	254 - 261	\$84,360.17
TOTAL		\$100,428.22

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
4/20/26	00020	4/15/26 1374	202604 320-53800-49000	FURN.RMVL-EAST GOLF DRIVE	*	350.00	
				BEAR'S JUNK REMOVAL AND HAULING			350.00 000248
4/20/26	00003	3/31/26 198151	202603 310-51300-31500	MAR 26 - GENERAL COUNSEL	*	3,953.50	
				BILLING COCHRAN, P.A.			3,953.50 000249
4/20/26	00013	4/01/26 SCI9952	202604 320-53800-46200	APR 26-LNDSCP LAKE&PRESRV	*	5,039.30	
				DIXIE LANDSCAPE, LLC			5,039.30 000250
4/20/26	00021	4/13/26 7474005	202604 320-53800-46000	RP.CHAIN.LINK.GATES.PRSRV	*	264.16	
				FCC CARPENTRY&GENERAL PAINTING LLC			264.16 000251
4/20/26	00001	4/01/26 103	202604 320-53800-34000	APR 26 - FIELD SERVICES	*	1,060.00	
		4/01/26 104	202604 310-51300-34000	APR 26 - MGMT FEES	*	3,260.83	
		4/01/26 104	202604 310-51300-35100	APR 26 - COMPUTER TIME	*	94.50	
		4/01/26 104	202604 310-51300-31300	APR 26 - DISSEMINATION	*	519.83	
		4/01/26 104	202604 310-51300-49500	APR 26 - WEBSITE ADMIN	*	94.50	
		4/01/26 104	202604 310-51300-51000	APR 26 - OFFICE SUPPLIES	*	60.55	
		4/01/26 104	202604 310-51300-42000	APR 26 - POSTAGE	*	570.38	
		4/01/26 104	202604 310-51300-42500	APR 26 - COPIES	*	100.50	
				GMS-SF, LLC			5,761.09 000252
4/20/26	00014	4/15/26 2021	202604 320-53800-46800	APR 26 - LAKE MAINTENANCE	*	700.00	
				SOUTHEAST LAND AND WATER			700.00 000253
5/14/26	00011	5/13/26 TAX REC	202605 300-20700-10000	TAX RECEIPTS TSFR	*	42,255.70	
		5/13/26 TAX REC	202605 300-20700-10000	TAX RECEIPTS TSFR	V	42,255.70-	
				WESTVIEW NORTH CDD			.00 000254
5/20/26	00009	5/08/26 9194	202604 310-51300-31100	APR 26 - ENGINEERING SVCS	*	782.50	
				ALVAREZ ENGINEERS, INC.			782.50 000255

WVWN WESTVIEW NORTH SNEER00A

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/20/26	00003	4/30/26	198489 APR 26	202604 310-51300-31500 GENERAL COUNSEL	BILLING COCHRAN, P.A.	*	2,494.00	2,494.00	000256
5/20/26	00013	5/01/26	SC20094 MAY 26	202605 320-53800-46200 LNDSCP LAKE&PRESRV	DIXIE LANDSCAPE, LLC	*	5,039.30	5,039.30	000257
5/20/26	00001	5/01/26	105 MAY 26	202605 320-53800-34000 FIELD SERVICES		*	1,060.00		
		5/01/26	106 MAY 26	202605 310-51300-34000 MGMT FEES		*	3,260.83		
		5/01/26	106 MAY 26	202605 310-51300-35100 COMPUTER TIME		*	94.50		
		5/01/26	106 MAY 26	202605 310-51300-31300 DISSEMINATION		*	519.83		
		5/01/26	106 MAY 26	202605 310-51300-49500 WEBSITE ADMIN		*	94.50		
		5/01/26	106 MAY 26	202605 310-51300-42000 POSTAGE	GMS-SF, LLC	*	3.70	5,033.36	000258
5/20/26	00008	4/29/26	# REG VO FY26 - # OF REGIS. VOTERS	202604 310-51300-49000	MIAMI-DADE COUNTY ELECTIONS DEPT	*	60.00	60.00	000259
5/20/26	00014	5/12/26	2090 MAY 26	202605 320-53800-46800 LAKE MAINTENANCE		*	700.00		
		5/15/26	2095 TRASH REMOVAL - MAY 1ST	202605 320-53800-49000	SOUTHEAST LAND AND WATER	*	300.00	1,000.00	000260
5/20/26	00011	5/20/26	TAX REC TAX RECEIPTS TSFR	202605 300-20700-10000	WESTVIEW NORTH CDD	*	69,951.01	69,951.01	000261
TOTAL FOR BANK A							100,428.22		
TOTAL FOR REGISTER							100,428.22		

Westview North
Community Development District

Unaudited Financial Reporting
May 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund Series 2022</u>
4	<u>Capital Project Fund Series 2022</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>
7	<u>Assessment Receipt Schedule</u>

Westview North
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 17,014	\$ -	\$ -	\$ 17,014
<u>Investments:</u>				
State Board of Administration (SBA)	19,527	-	-	19,527
<u>Series 2022</u>				
Reserve	-	490,666	-	490,666
Revenue	-	1,105,065	-	1,105,065
Acq & Construction	-	-	93,198	93,198
Total Assets	\$ 36,540	\$ 1,595,731	\$ 93,198	\$ 1,725,469
Liabilities:				
Accounts Payable	\$ 2,500	\$ -	\$ -	\$ 2,500
Total Liabilites	\$ 2,500	\$ -	\$ -	\$ 2,500
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,595,731	\$ -	\$ 1,595,731
Capital Project			93,198	93,198
Unassigned	34,040	-	-	34,040
Total Fund Balances	\$ 34,040	\$ 1,595,731	\$ 93,198	\$ 1,722,969
Total Liabilities & Fund Balance	\$ 36,540	\$ 1,595,731	\$ 93,198	\$ 1,725,469

Westview North
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 193,919	\$ 193,919	\$ 192,120	\$ (1,799)
Interest Income	1,000	667	1,462	795
Misc. Income	-	-	2,851	2,851
Total Revenues	\$ 194,919	\$ 194,585	\$ 196,433	\$ 1,847
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 7,200	\$ 4,800	\$ 4,400	\$ 400
FICA Expense	551	367	337	31
Engineering	5,000	3,333	835	2,498
Attorney	15,000	10,000	27,390	(17,390)
Annual Audit	5,200	5,200	5,200	-
Assessment Administration	2,544	2,544	2,544	-
Arbitrage Rebate	550	550	550	-
Dissemination Agent	6,238	4,159	4,159	0
Trustee Fees	4,445	4,445	4,445	0
Management Fees	39,130	26,087	26,087	(0)
Information Technology	1,134	756	756	0
Website Maintenance	1,134	756	756	0
Telephone	50	33	-	33
Postage & Delivery	100	67	631	(564)
Insurance General Liability	6,395	6,395	6,163	232
Printing & Binding	100	67	157	(91)
Legal Advertising	2,500	1,667	2,253	(586)
Other Current Charges	2,500	1,667	1,522	145
Office Supplies	75	50	61	(11)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 100,021	\$ 73,117	\$ 88,419	\$ (15,303)
<u>Operations & Maintenance</u>				
<u>Field Expenditures:</u>				
Field Management	\$ 12,720	\$ 8,480	\$ 8,480	\$ -
Landscape Maintenance	62,289	41,526	40,314	1,211
Plant Replacement	3,000	2,000	920	1,080
Lake & Canal Maintenance	9,000	6,000	5,600	400
Preserve Maintenance	3,000	2,000	-	2,000
Stormwater Drainage Maintenance	3,500	2,333	-	2,333
Lift Station	4,000	2,667	-	2,667
R&M - Entry Road	2,000	1,333	-	1,333
Repairs & Maintenance	5,000	3,333	1,185	2,148
Contingency	2,500	1,667	650	1,017
Total Field Expenditures:	\$ 107,009	\$ 71,339	\$ 57,149	\$ 14,190
Total Expenditures	\$ 207,030	\$ 144,456	\$ 145,569	\$ (1,113)
Excess (Deficiency) of Revenues over Expenditures	\$ (12,111)	\$ 50,129	\$ 50,864	\$ 735
Net Change in Fund Balance	\$ (12,111)	\$ 50,129	\$ 50,864	\$ 735
Fund Balance - Beginning	\$ 12,111		\$ (16,824)	
Fund Balance - Ending	\$ -		\$ 34,040	

Westview North
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 991,280	\$ 991,280	\$ 982,083	\$ (9,197)
Interest Income	32,000	21,333	30,783	9,450
Total Revenues	\$ 1,023,280	\$ 1,012,613	\$ 1,012,866	\$ 253
<u>Expenditures:</u>				
Interest - 12/15	\$ 385,531	\$ 385,531	\$ 385,531	\$ -
Interest - 6/15	385,531	-	-	-
Principal - 6/15	215,000	-	-	-
Total Expenditures	\$ 986,063	\$ 385,531	\$ 385,531	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 37,218	\$ 627,082	\$ 627,335	\$ 253
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (11,958)	\$ (11,958)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (11,958)	\$ (11,958)
Net Change in Fund Balance	\$ 37,218	\$ 627,082	\$ 615,377	\$ (11,705)
Fund Balance - Beginning	\$ 477,149		\$ 980,354	
Fund Balance - Ending	\$ 514,366		\$ 1,595,731	

Westview North
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 2,137	\$ 2,137
Total Revenues	\$ -	\$ -	\$ 2,137	\$ 2,137
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 3,028	\$ (3,028)
Total Expenditures	\$ -	\$ -	\$ 3,028	\$ (3,028)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (891)	\$ (891)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 11,958	\$ 11,958
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 11,958	\$ 11,958
Net Change in Fund Balance	\$ -	\$ -	\$ 11,067	\$ 11,067
Fund Balance - Beginning	\$ -		\$ 82,131	
Fund Balance - Ending	\$ -		\$ 93,198	

Westview North
Community Development District

Long Term Debt Report

Special Assessment Bonds		
Series 2022		
Original Bond Issue Amount:		\$13,795,000
Term 1:	\$1,510,000	
Interest Rate:	5.00%	
Maturity Date:	June 15, 2029	
Term 2:	\$4,915,000	
Interest Rate:	5.75%	
Maturity Date:	June 15, 2042	
Term 3:	\$7,370,000	
Interest Rate:	6.00%	
Maturity Date:	June 15, 2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$490,666	
Reserve Fund Balance	490,666	
Bonds Outstanding - 10/27/2022		\$13,795,000
Less: Principal Payment -06/15/23		(\$185,000)
Less: Principal Payment -06/15/24		(\$195,000)
Less: Principal Payment -06/15/25		(\$205,000)
Current Bonds Outstanding		\$13,210,000

Westview North
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 19,530	\$ 160,340	\$ 3,939	\$ 2,406	\$ 487	\$ 3,609	\$ 1,809	\$ -	\$ -	\$ -	\$ -	\$ 192,120
Interest Income	27	0	142	326	237	263	256	211	-	-	-	-	1,462
Misc. Income	-	2,851	-	-	-	-	-	-	-	-	-	-	2,851
Total Revenues	\$ 27	\$ 22,381	\$ 160,482	\$ 4,265	\$ 2,643	\$ 750	\$ 3,865	\$ 2,019	\$ -	\$ -	\$ -	\$ -	\$ 196,433
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 4,400
FICA Expense	61	77	-	61	-	77	-	61	-	-	-	-	337
Engineering	-	-	-	-	53	-	783	-	-	-	-	-	835
Attorney	10,169	1,653	1,044	3,709	1,868	3,954	2,494	2,500	-	-	-	-	27,390
Annual Audit	-	-	-	-	5,200	-	-	-	-	-	-	-	5,200
Assessment Administration	2,544	-	-	-	-	-	-	-	-	-	-	-	2,544
Arbitrage Rebate	-	-	550	-	-	-	-	-	-	-	-	-	550
Dissemination Agent	520	520	520	520	520	520	520	520	-	-	-	-	4,159
Trustee Fees	-	4,445	-	-	-	-	-	-	-	-	-	-	4,445
Management Fees	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	-	-	-	-	26,087
Information Technology	95	95	95	95	95	95	95	95	-	-	-	-	756
Website Maintenance	95	95	95	95	95	95	95	95	-	-	-	-	756
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	24	10	3	8	4	7	570	4	-	-	-	-	631
Insurance General Liability	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Printing & Binding	55	-	2	-	-	-	101	-	-	-	-	-	157
Legal Advertising	-	-	-	-	-	-	2,253	-	-	-	-	-	2,253
Other Current Charges	348	227	179	170	144	122	208	123	-	-	-	-	1,522
Office Supplies	-	-	-	-	-	-	61	-	-	-	-	-	61
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 24,310	\$ 11,382	\$ 5,748	\$ 8,717	\$ 11,238	\$ 9,129	\$ 10,439	\$ 7,457	\$ -	\$ -	\$ -	\$ -	\$ 88,419
Operations & Maintenance													
Field Expenditures:													
Field Management	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ 1,060	\$ -	\$ -	\$ -	\$ -	\$ 8,480
Landscape Maintenance	5,039	5,039	5,039	5,039	5,039	5,039	5,039	5,039	-	-	-	-	40,314
Plant Replacement	920	-	-	-	-	-	-	-	-	-	-	-	920
Lake & Canal Maintenance	700	700	700	700	700	700	700	700	-	-	-	-	5,600
Preserve Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift Station	-	-	-	-	-	-	-	-	-	-	-	-	-
R&M - Entry Road	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	482	-	-	-	439	264	-	-	-	-	-	1,185
Contingency	-	-	-	-	-	-	350	300	-	-	-	-	650
Total Field Expenditures:	\$ 7,719	\$ 7,281	\$ 6,799	\$ 6,799	\$ 6,799	\$ 7,238	\$ 7,413	\$ 7,099	\$ -	\$ -	\$ -	\$ -	\$ 57,149
Total Expenditures	\$ 32,029	\$ 18,663	\$ 12,547	\$ 15,516	\$ 18,037	\$ 16,367	\$ 17,852	\$ 14,557	\$ -	\$ -	\$ -	\$ -	\$ 145,569
Excess (Deficiency) of Revenues over Expenditures	\$ (32,002)	\$ 3,718	\$ 147,936	\$ (11,251)	\$ (15,394)	\$ (15,618)	\$ (13,988)	\$ (12,537)	\$ -	\$ -	\$ -	\$ -	\$ 50,864
Net Change in Fund Balance	\$ (32,002)	\$ 3,718	\$ 147,936	\$ (11,251)	\$ (15,394)	\$ (15,618)	\$ (13,988)	\$ (12,537)	\$ -	\$ -	\$ -	\$ -	\$ 50,864

Westview North
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami/Dade County
Fiscal Year 2026

ON ROLL ASSESSMENTS	Gross Assessments	\$	204,125	\$	1,043,453	\$	1,247,578
	Net Assessments	\$	193,919	\$	991,280	\$	1,185,199

						Allocation in %				
						16%			84%	
									100%	
									2022	
Date	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	Debt Service	Total		
11/12/25	\$ 4,526	\$ 45	\$ 179	\$ -	\$ 4,302	\$ 704	\$ 3,598	\$ 4,302		
11/17/25	32,737	1,296	327	-	31,113	5,091	26,022	31,113		
11/25/25	4,081	179	39	-	3,863	632	3,231	3,863		
11/28/25	84,263	3,371	809	-	80,084	13,103	66,980	80,084		
12/05/25	1,021,894	40,877	9,810	-	971,207	158,906	812,301	971,207		
12/24/25	9,158	304	89	-	8,765	1,434	7,331	8,765		
01/08/26	23,878	716	232	-	22,930	3,752	19,178	22,930		
01/26/26	-	-	-	1,144	1,144	187	957	1,144		
02/11/26	15,158	303	149	-	14,706	2,406	12,300	14,706		
03/11/26	3,053	45	30	-	2,977	487	2,490	2,977		
04/17/26	22,193	16	222	-	21,956	3,592	18,364	21,956		
04/24/26	-	-	-	102	102	17	85	102		
05/15/26	10,842	(325)	112	-	11,056	1,809	9,247	11,056		
TOTAL	\$ 1,231,782	\$ 46,828	\$ 11,997	\$ 1,245	\$ 1,174,203	\$ 192,120	\$ 982,083	\$ 1,174,203		

99%		Percent Collected
\$ 15,795	Balance Remaining to Collect	