

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 July 7, 2026, at 8:00 a.m. at Westview Clubhouse, 12500 NW 24th Avenue, Miami, Florida.

Present and constituting a quorum were:

Richard Torres	Chairman
Abbie Salt	Vice Chairperson
Pawel Hanusowski	Assistant Secretary
Casinova Henderson	Assistant Secretary (teleconference)
Freddy Alejandro	Assistant Secretary

Also, Present were:

Juliana Duque	District Manager
Jesus Lorenzo	GMS
Gabriela Fernandez	District Counsel
Javier Castillo	Veridian
Sebastin Martinez	Veridian
Malcolm Gray	Veridian
Manuel Pena	Veridian
Michael Miller	Resident

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 May 5, 2026 Meeting

Ms. Duque: Our first item is the approval of the minutes of the May 5, 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. Alejandro seconded by Mr. Hanusowski with all in favor, the Minutes of the May 5, 2026 Meeting were approved.
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THIRD ORDER OF BUSINESS

**Ratification of Second
Amendment to Service
Agreement (Landscape
Maintenance) with Dixie
Landscape, LLC**

Ms. Duque: The next item is the ratification of the second amendment to the service agreement for landscape maintenance with Dixie Landscape, LLC, which begins on page 25 of the agenda package. This item was approved by the Board and is being brought today for ratification so that it is part of the record of today's meeting. A motion to ratify will take place.

On MOTION by Mr. Alejandro seconded by Mr. Hanusowski with all in favor, Ratification of Second Amendment to Service Agreement (Landscape Maintenance) with Dixie Landscape, LLC was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum – 2026 Legislative Update

Ms. Fernandez: Every year our office tracks legislation that has been passed that effects CDDs. This year we have a couple. I did prepare the memorandum a little bit earlier this year. Number 1 has to do with sovereign immunity. It has currently been vetoed by the Governor so what will work now is a two thirds majority vote to see if that is overwritten or not. I will still do a brief summary just in case but just keep in mind that piece of legislation currently has been vetoed. That legislation has to do with sovereign immunity reform. This has now increased the liability cap for governmental entities which includes CDDs. The new limits are effective October 2026, and it has increased the cap per person from \$200,000 to \$350,000 and per incident from \$300,000 to \$500,000. This operates when an individual initiates a lawsuit against a governmental entity. Sovereign immunity caps the amount that you can claim from governmental entities. This new legislation would just increase that cap, which is why we have seen across the Board insurance costs going up and increases premiums going up however with the veto we will see now what happens. We will give you guys an update if anything is changed.

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Mr. Alejandro: On our end if this were to pass how would this impact our financials?

Ms. Fernandez: Did your insurance premium increase this year for your fiscal year 2027 budget?

Ms. Duque: No.

Ms. Fernandez: Ok, then you guys are fine. I have some Districts that the premium did increase so would be the only major effect that would happen besides if somebody does issue a lawsuit the cap it a lot higher what they can claim.

Mr. Alejandro: Understood.

Ms. Fernandez: The next piece of legislation has to do with the creation of the state financial assistance program, but it is only for communities that are categorized and defined as rural, so we are going to skip over that one. The next piece of legislation has to do with closed attorney-client meetings. As you know these meetings are publicly held. It has to be under the Sunshine laws, however, for certain property rights claims they are allowed to have what is called a shade session. During a publicly held meeting you have a shade session so the public would be excused. The recording would stop and you would be able to discuss strategies, litigation strategies, settlement, negotiations, anything of that nature in private. The caveat to that is that it is not always going to be private. Once the claim has been settled then all of that information will become public record. It is just during the time of the claim is when this information would be closed to the public. To point out this is only for property rights claims. So this doesn't have to do with any torts negligence claims. For example, in the community it would be something like a slip and fall. It is just for things that are embedded in property rights so things like easements, zoning issues any things of that nature. The next piece of legislation has to do with the creation of a state cyber security assistance and grant program. Local governments can have access to state negotiated cyber security services and grants. Usually this is for larger scale local governmental entities that need cyber security services. However for this program participation is optional. It is not something that the District is required to do. If the District were to enter into this program they would be responsible for any associated expenses. The next piece of legislation is the one that I will get into the most because it has to do with the creation of a formal recall process. As you guys know you are elected officials and you are elected to your position. Currently before this piece of legislation the

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only way that you would be able to be removed from your seat is a voluntary resignation or petition to the Governor. This legislation now creates a formal recall process for Board of Supervisors, but the caveat is it is not someone from your District that can just initiate a recall process you just because. There has to be it is rooted in certain justifications so for example, misfeasance, malfeasances, neglect of duty, incompetence, permanent inability to perform their duties or conviction of certain felonies. It has to be rooted in one of these reasons to initiate the recall process. The process for the recall process will first start out with a petition signed by 10% of eligible voters, 10% of the registered voters within the District followed by verification of those signatures. Then they will create the formal recall process, the proceedings, create the record of that. Then that will be followed by a second petition signed by 15% of eligible voters. If all those are satisfied then the referendum will proceed and they will be decided by a majority vote. That would be a majority vote by the residents in your District. There is two ways that this could play out. On one hand you have a resident who could initiate the formal recall proceedings. That would be at their expense. However there is an alternative where for example certain Districts if you have issues acquiring a quorum and you have somebody taking up a seat, they are unresponsive unfortunately the only way for them to be removed from their seat is a voluntary resignation this would assist that if they are unresponsive. The District could initiate a recall of that Board member in order to open the seat for public participation and moving business along. Does anyone have any questions? The next piece of legislation has to do with contracting and subcontractors. This law now requires contractors to pay their subcontractors more promptly. It will be either in accordance with any contract between the subcontractor and contractor payment terms. If there is no set agreement or no set terms then the default will be 45 days from receiving service. A contractor is required to pay their subcontractor within 45 days. This now creates consequences for poor performing vendors and any vendors that default on contracts, that fail to pay their subcontractors or demonstrate poor performance can be suspended or barred from public contracting up to five years. You guys know we receive our contracts for public bidding so in an instance that you have a vendor that is demonstrating poor performance or they failing to pay they won't be able to bid on any project for up to five years. The next piece of legislation is more for a developer controlled Board that has to do with processing fees

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so I will skip over that one. The last piece of legislation has to do with just electronic payment options. It now requires local governments including CDDs to offer electronic payment options. If you guys collect fees for the clubhouse, public records fees, anything of that nature now there has to be a payment portal that management will set up. For example when you guys went to qualify at the Supervisor of Elections office you had to pay with cashiers check or money order now they are also required to offer electronic payment options. All across the Board local governments will have to offer that service. We are finally getting up with the times. That is all I have for you guys unless you have any specific questions for me about any one of the pieces of legislations, any clarifications.

Mr. Alejandro: I don't think any of these really impacts us directly.

B. Engineer

Ms. Duque: Nothing to report under the engineer's report.

C. Field

1) Monthly Report

2) Estimates for Iguana Removal with Q's Animal Removal

a. Option 1

b. Option 2

Mr. Lorenzo: Does anyone have any questions regarding the field report before I jump right in?

Mr. Alejandro: No.

Mr. Lorenzo: At the last meeting the Board approved a not to exceed amount for the signage for the No Parking. I was working on getting the pricing from FCC which you will see on page 46. I also requested a price from another company but didn't get it in time for the meeting. You can see a little bit more than what the threshold was. I tried to negotiate to see if we could get reduced but that is the best price because the materials are very expensive to accomplish the work. You will see that amount of signs there on page 46. You will see pictures of the signs starting on page 43 which I know you are familiar with. If the Board wants to table this.

Mr. Hanusowski: What was the amount we agreed to?

Mr. Lorenzo: I think it was \$800 or \$1,000.

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Mr. Hanusowski: This is for three of the u-channels, so I am assuming replacing two and then is one for a new sign.

Mr. Lorenzo: Correct.

Ms. Salt: \$850.

Mr. Lorenzo: And resecure another one which is all bent out of shape.

Mr. Alejandro: So these are located outside.

Mr. Lorenzo: Correct.

Mr. Alejandro: This is the area that is ours but not ours.

Mr. Hanusowski: Right.

Mr. Alejandro: I bring this up to discussion. I know it is not a huge amount, but do we really want to invest that much on something that is not ours because realistically you can see by the picture they are not really following it.

Mr. Hanusowski: My only thing is if you are going to tell people you are going to tow and don't tow then they are just going to keep doing what they were doing.

Mr. Alejandro: That area is not ours. We don't have any direct control over it. So spending \$1,350 for something that no one is going to respect.

Mr. Lorenzo: I know this is not your property and we have limited if not no enforcement powers here but as you guys know I don't know if you saw my few reports when we started about a year ago there was vehicles everywhere. Now with using Miami-Dade's help and opening tickets that area you don't see many cars. I can't tell you during the evenings and weekends because I am not here. If I see something I am reporting it. It would be helpful. Them seeing them toppled is only going to create more of a parking issue.

Mr. Hanusowski: It is either remove it which is a fee or just add them back in.

Mr. Lorenzo: Removal is going to fall within the threshold of what you guys approved last time.

Mr. Salt: I am favor of having them there. I would rather take care of it instead of letting it get derelict again. Even if it is a slight deterrent at least it gives them the right.

Mr. Lorenzo: To enforce it. The way she explained it to me they usually are going to the abutting property on the other side.

Mr. Hanusowski: I agree.

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Mr. Lorenzo: The dumping which again has been relieved because of opening tickets. I see them here sometimes, parked or doing their rounds too. It is night and day from where it was about a year ago.

Mr. Hanusowski: I will motion to approve it.

On MOTION by Mr. Hanusowski seconded by Ms. Salt with all in favor, a proposal in the amount of \$1,350 with FCC Carpentry for No Parking Signs was approved.

Mr. Lorenzo: You are going to see in your packages behind the agenda you are going to find a Raptor Vac proposal. They did the inspection of the storm drains. They are really clean. There is no need to do anything aside from what he is proposing. It would have been \$650. There is a storm drain structure right here in between the canal and the small lake. There is iguana getting in there that is serving as a trap because they can't get out. They fall in and they can't get out. It has been helping the iguana issue which we are going to get into next but to install mesh to stop them from going in there if that is something the Board wants to do is included. The proposal in total would be \$850 for the storm drain cleaning. Your storm drain system is in good shape and clean.

On MOTION by Mr. Alejandro seconded by Mr. Hanusowski with all in favor, a proposal in the amount of \$850 with Raptor Vac for storm drain cleaning was approved.

Mr. Lorenzo: Moving along to the iguanas. You will see on page 52 and 53 an estimate and I also printed out another estimate from Wildlife Commander. In the agenda package is Q's Animal Removal. Just to go through the one you have on your tablet the first option is trial run, and he is proposing three times a week to put small traps in the District. The problem with these traps they are a temporary trap with PVC to catch them. They borrow at night. Hopefully they are not tampered with. They are going to be out in the open because there is no trees or bushes around the lakes and that is where that is the majority of the population. They are borrowing. I am sure you guys know that. They are borrowing along the lake banks. The second option is to come at night with a pellet

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gun, which is not the most human way. I am sure residents will be concerned if we choose that route.

Mr. Torres: I apologize my flight didn't come in till 3:00 last night. I am still on vacation time. My apologies.

Mr. Alejandro: Obviously I am looking at the numbers but in your expertise what do you recommend?

Mr. Lorenzo: I haven't dealt with Iguana removal to be honest with you. I think the trapping would be a great idea just finding a way to secure it. It is a lot more human. I just don't know if we are going to have advocates of iguanas go ahead and open them or try to tamper with or steal the traps. That might be an issue.

Mr. Alejandro: I agree. I think we need to work alongside Veridian in terms of communicating this to the community and second if they put a trap in the middle of the lake or the area we need to have some sort of sign on it.

Mr. Lorenzo: So signage, communication making sure the residents are aware of what is going on with the trapping or whatever you guys choose and given them details. We will reach out to the HOA to facilitate that to the residents, which I am sure they will be able to do. Again do not tamper with this and what the purpose of what the trap would be if that is the route. The one that I printed out for each of you there is Wildlife Commander. It is a three month service opposed to a month with Q's Animal Removal. It is a combination of rifles, grappling and to come in at night. What they explained to me is they see them more at night then during the day.

Mr. Alejandro: My question is how big is the problem?

Mr. Lorenzo: The problem is they are borrowing along the lake bank which is deteriorating the useful life of the lake bank.

Ms. Duque: We should also take into consideration that they are located also within the canal.

Mr. Alejandro: If that is the case my suggestion is to move forward with Wildlife Commander based on price and if you look at the service. That is my opinion on it.

Ms. Duque: It would be for a three-month period at \$800 per month.

Mr. Lorenzo: \$2,400 total.

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Mr. Alejandro: If you look at the pricing Wildlife Commander and correct me if I am wrong but they kind of merge both services while everybody else is charging you individually.

Mr. Lorenzo: Just for the record I feel confident with either or. I think they are both capable of what their profession is.

Mr. Alejandro: One of them mentioned that they will be sending a weekly report. I would request that you guys make sure to get that weekly report.

Mr. Hanusowski: I am assuming that we are not tied doing three months or we are tied to a three month term for that one.

Ms. Duque: The proposal is for a three-month period.

Mr. Alejandro: I will tell you from my experience with this if you don't have that three month minimum it is completely useless. We did it one time and no one followed up and then it just continued happening.

On MOTION by Mr. Alejandro seconded by Ms. Salt with all in favor, a proposal in the \$2,400 with Wildlife Commander for a 3 month service of iguana removal at \$800 per month was approved.

Mr. Lorenzo: I have nothing else to represent to the Board aside from notes that you will see in my report. Does anybody have any questions?

Mr. Alejandro: In report to the weekly report that they will send if you email that to us instead of waiting to the next meeting.

Ms. Duque: We could send individual emails to each of you to ensure compliance with the Sunshine Law.

Mr. Hanusowski: I have two questions. One I saw some residents concerned about the construction that is directly outside of our area with the crane. They created a dam of sorts. Do we know when that might get removed? I know they are still work but it seems like they relocated. Do we have any updates? Does the county send us anything on that?

Mr. Lorenzo: They don't report to us. That is something we would have to reach out to them.

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the previous. Is that something we can work with Dade County to allow them in to do their mosquito fumigation.

Mr. Lorenzo: When I was in the HOA field correct me I am wrong what I would suggest the homeowners to do because the HOA used to open tickets. They are online or by phone call. The more tickets that are generated the more of a service you are going to get from them.

Mr. Hanusowski: When I have called they brought the fumigation truck and sprayed around just my building. I was curious how they could tackle the whole area.

Mr. Lorenzo: Maybe the HOA can send them blast emails.

Mr. Hanusowski: Or something we can coordinate. I think the mosquitos have gotten really bad and it is throughout the community. It is not just by the lake homes. I have seen them everywhere.

Mr. Lorenzo: Remind people not to leave standing water.

Mr. Hanusowski: I think I could add it to the newsletter and add the 311 number, but I didn't know if we could coordinate with you guys to give them a call and have them come out. I think the sitting water here and obviously the construction doesn't help.

Mr. Lorenzo: They can call but the ones that have the power is the customers. You calling and tying a unit to it is a different story.

Mr. Hanusowski: I think once the aerators go into the lake it will help a little bit. That is probably causing a significant amount of their nesting. Ok. That is it from me.

Ms. Duque: Anything else Jesus?

Mr. Lorenzo: No.

D. Discussion of Landscape Services Proposal with Veridian Group

Ms. Duque: The next item is the discussion of the Landscape Services Proposal submitted by Veridian Group. The proposal is included in the agenda materials beginning on page 54. The proposed services would apply to District-owned and District-maintained areas within the north parcel, including the lakes, drainage areas, tracts, roadway landscaping, front-stage area, certain landscaped areas, and District infrastructure. Veridian Group indicates that its proposal is intended to align with the District's existing budget while improving documentation, service quality, crew responsibilities, and service

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reporting. The proposed scope generally mirrors the services currently provided under the existing landscape contract, including 32 turf service visits per year, 12 detailed shrub and hedge maintenance cycles, and 12 weed-control cycles *Ms. Duque was inaudible at this time.* and fertilization applications with monthly reporting and also staff supervision included. The proposal also emphasizes the dedicated staffing structure, real time service reputation, and as I just mentioned those *Ms. Duque was inaudible at this time.* The proposed annual contract is \$60,000 or \$5,000 per month. It is a flat fee. The proposed program is comparable to the District's existing agreement with Dixie, the current landscape vendor. Dixie's annual contract amount is \$63,258.04. Veridian's proposal would result in estimated savings of \$271.50 per month. The primary reason this proposal was brought before the Board is that Veridian currently provides landscape services to the HOA. The Board expressed an interest in maintaining consistency in landscape services throughout the community and between the HOA and the District. Veridian is present today with four representatives. Thank you all for attending. At this time, I will open the floor for questions or comments from the Board.

Ms. Salt: Before we get into the presentation do we have a contract with Dixie?

Ms. Duque: That is a good point, Abbie. The District's current landscape agreements, which were prepared by District Counsel, provide for a 30-day termination notice. If the Board decides to move forward with Veridian today, there would be two steps; provide the current landscape vendor with the required 30-day notice of termination and approve Veridian's proposal and authorize the commencement of services upon expiration of the current agreement. The decision is ultimately at the Board's discretion.

Mr. Hanusowski: On page 28 I noticed that the Dixie proposal states 26 cuts, so I just wanted to confirm which one is accurate? Is it a 32 or 26? One thing that I didn't have in this document are the additional fees that are in the proposals so we can compare apple to apple if one costs us more for an additional services on top of the cut.

Ms. Duque: While the agreements are public records, we do not typically provide prospective vendors with the current vendor's pricing as part of the proposal process. The key point is that Veridian's proposal provides comparable services at a lower cost than the District is currently paying. The current agreement, which was prepared by District Counsel, provides for 32 annual turf service visits for the lake banks and 26 annual

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turf service visits for the remaining areas. However, Dixie has performed all services during each visit, and its service has effectively been consistent with 32 annual visits throughout the District. I was not the District Manager when the current agreement was negotiated, so I cannot confirm the basis for the different service frequencies. However, it appears that the Board elected to establish 32 visits for the lake banks and 26 visits for the remaining areas at that time.

Mr. Henderson: I only thing that I would like to see is you said the savings per month was like \$190. You are saying Mr. Henderson was inaudible at this time.

Ms. Duque: The current annual contract amount is \$63,258.04, while Veridian's proposal is \$60,000 annually. This represents an annual savings of \$3,258.04, or approximately \$271.50 per month

Mr. Henderson: Ok. My question for Veridian is there you guys can give us a better savings on that. You already have the Association contract. *Mr. Henderson was inaudible at this time.*

Ms. Duque: Thank you Casinova. I think I would like Veridian to chime in and provide a response.

Mr. Martinez: Definitely. Right now compared to the current Dixie I know you are getting a 7% savings which comes to about \$3,000 a year. We believe we are a very competitive price. Right now we are presenting a 7% savings to the District. The District property is a large property to cut especially on the exterior perimeter. We believe we are presenting a real savings for the District bringing continuity as well. What we can do instead is we can do a two year contract. That means if the District agrees we will give you the same price for two years straight with no increases. That provides the District two years of budget savings and provides the District two years of not having to ask for additional quotes. That is something we can do to sweeten the deal for the District work.

Ms. Duque: Thank you, Sebastin. Do you have any other questions?

Ms. Salt: In a nutshell did you look at our current contract?

Mr. Martinez: I saw it right now in the agenda.

Ms. Salt: Is there anything that stands out to you of your services being more comprehensive then or is it similar services?

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Mr. Martinez: It is the same scope of work. We are all doing the same work of cutting the grass. *Mr. Martinez was inaudible at this time.* At the moment right now we here almost every week because of the rainy season.

Mr. Martinez – it was hard to understand him at this time (seems like an echo in room)

Ms. Salt: I would think that coordination between the HOA and the CDD in terms of uniformity and all that to me and also the savings would be the main upside. I don't see much downside to switching unless someone else does.

Mr. Alejandro: I agree with you. There is only thing if you look at the extras. The add-on services, weed removal, yada yada, which is the only thing that concerns me because for example I am on the lake all that is weeds and whatnot. If we were to clean that in coordination with the HOA we are pretty much stripping all that area. Obviously there would be a fee of replacing all that. Some of that would be carried by us and some of it would be carried by the HOA. Realistically the savings that we are going to be seeing there would pretty much go out the door once we do that. My question is how do we monitor those add-ons, and would it be you guys, who approves that? I just don't want it to be, the HOA said yes so now we have to go along with it because it is a shared vendor.

Ms. Duque: Freddy, just for clarity, any matter involving CDD-owned property must be brought to the Board's attention. The HOA cannot make decisions on behalf of the CDD, and likewise, the CDD cannot make decisions on behalf of the HOA. Where an area involves both HOA and CDD property, staff can coordinate with the HOA to address the shared issue. In our experience, GMS has maintained positive working relationships with the HOAs associated with the CDDs we manage, and we have a good relationship with this particular HOA. I do not anticipate coordination being a concern. That said, decisions involving CDD property, such as replanting, removal of landscaping, installation of new turf, or replacement plant material, must be presented to the Board for discussion and approval. discussed this previously when I asked whether the Board wanted to establish an expenditure threshold that staff could approve without prior Board action. The Board did not establish such a limit. Therefore, if an urgent condition arises that cannot wait until the next Board meeting, we will need to contact the Supervisors

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individually for direction and then bring the matter back to the Board for ratification at the next meeting.

Mr. Torres: What about the irrigation system themselves. Are you guys going to be fully responsible for the irrigation system or is this going to be divided up between the CDD and the HOA with regards to the CDD especially in and around the lake? There looks like there a number of irrigation pipes in that area that are broken. We have a lot of brown grass around there and also the perimeter of the inside of the chain-link fence. The question was brought maybe about a month ago by one of the Board members who wasn't sure whose responsibilities it was either the HOA or CDD. I got the answers from you guys I know for sure it is not CDD, but I guess one of the Board of Directors were confused as to whether or not the CDD was responsible or HOA was responsible. It looks like Veridian is going to work with the CDD. I just want to know who was responsible before you guys take over and who is now responsible for the irrigation system. We still have a lot of dead grass out there.

Ms. Duque: I can address that question. The CDD has never been responsible for maintenance of the irrigation system. While our landscape agreements may include irrigation-related services in the general scope of work, that language is included only in case the Board needs to authorize a specific irrigation-related item within the CDD's areas of responsibility. All routine irrigation maintenance and related work is handled through the HOA. We have discussed this previously, and my understanding is that both entities have been clear on this allocation of responsibility. Sebastian, please correct me if I am mistaken, but the HOA is responsible for maintaining the irrigation system.

Mr. Martinez: The HOA owns the irrigation system. They own it and maintain it as part of the contract with the HOA agreement, so we do irrigation wet check once a month as part of the agreement. It is always the HOA. The only time the CDD will ever help is if Jesus when he is here notices something he will let us know, this is broken and the HOA will fix it. It has always been the HOA. The HOA owns it and maintains it.

Mr. Hanusowski: Correct me if I am wrong but the CDDs grass area around the lakes ends at the bank. The flat portion is part of the HOA.

Ms. Duque: That is correct. For the record, the irrigation system is not connected to or supplied by the lakes. The system uses municipal/city water.

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Mr. Torres: So it is not county water?

Mr. Hanusowski: It is county water.

Ms. Duque: It is not coming from the lakes.

Mr. Hanusowski: I remember there being something about the lakes being freshly formed and the actual environment needs to kind of stabilize before they pull from the lakes. I might be wrong.

Mr. Lorenzo: The original irrigation plans that Lennar drafted it shows them pulling from the lakes, but I believe there was an environmental concern.

Mr. Hanusowski: At this time my only concern is sometimes the quality of the cuts and that is why I asked about where the CDD's cutting ends. I personally have not had an issue with Dixie in the past. At some point Dixie was removed from the HOA. Right now at least and I am home the entire week, so I see everything being cut. The service has improved and I would like to just as an FYI I would like to leave it for a little bit longer to see additional improvement, but I think one of my biggest concerns has been the edging in the back of the property by the lake. That hasn't been consistent and then occasionally the blowing of the leaves or the grass clippings. Other than that I don't have any reservations. I think to Casinova's point I would like to get a severe discount then what we are seeing but I understand that may not be as feasible. I think tying these services together because I do see occasionally overlap. Obviously we are cutting down how often people are coming. I would think that there would be a significant savings more than what is listed here. Other than that I don't really have any additional reservations other than a little bit of the quality.

Mr. Torres: Is it possible to have some statement in here maybe when Dixie comes in have Veridian come in around the lake to cut the grass a day or two after that. You can see the differences in sizes.

Ms. Salt: That is the problem. That why if you have the same company it will all be done at the same time and uniformly.

Mr. Hanusowski: Which is how it was originally done where you didn't see too much of a difference or at all. That is probably worth the savings. My issue right now it seems like it is a fresher team that is doing the cuts here. My concern is just overall quality. The community has been a little concerned with uneven grass and so on. I don't know that I

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want to necessarily see that everywhere and I also want to reward Dixie for doing a good job so far.

Mr. Torres: Also who is responsible for the trimming of the trees?

Mr. Lorenzo: The HOA is.

Mr. Torres: Ok.

Mr. Alejandro: My opinion on this is I agree with everybody in terms in having everything with one company. My only concern is just like Pawel said I think Dixie has done a great job but at the same time we do need to have the uniformity. I think it is having that conversation seeing where we want to go with this.

Mr. Hanusowski: We can also table it for another meeting. I am also open to that. Obviously those add-on services that is the one thing that we wanted to see and compare. I think with Dixie we are not going to be able to see that.

Mr. Alejandro: When are we scheduled for the next meeting?

Ms. Duque: September.

Mr. Alejandro: Right now we are in the rainy season. We are going to see that impact of the tall grass. We are going to see it more now. I am not saying we need to make a decision now. I am just saying we need to make a decision at some point.

Ms. Salt: I am in favor of approving it now. I would like to make a motion that we approve this contract and switch to Veridian now.

Ms. Duque: Do I have second?

Mr. Henderson: I second.

Ms. Salt: Just one more point as far as the extras I am going to say those extras are probably going to be similar. Their scope of work and their contract is similar, so I am going to say that the extras are going to be extras whichever company we choose. I personally never saw edging when Dixie was doing the HOA. Now I notice they edge.

Ms. Duque: Is there any other comments? All in favor?

On MOTION by Ms. Salt seconded by Mr. Henderson with all in favor, a proposal for Landscape Services with Veridian including two years with no price increase was approved.

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Ms. Duque: I need a motion from the Board to terminate the existing contract with Dixie.

On MOTION by Mr. Alejandro seconded by Mr. Torres with all in favor, a motion to terminate the existing contract with Dixie Landscaping was approved.

Ms. Duque: The other item I had related to Dixie no longer applies, as the Board has terminated that agreement. For the record, I did receive a hurricane preparedness letter from Dixie; however, I will not present it because the agreement has been terminated. Instead, since Veridian is present today, I will request that Veridian provide the District with its hurricane preparedness letter. This letter is important because it establishes the contractor's emergency-response procedures, available services, and applicable rates before a storm event occurs. Having this information in place allows the District to comply with its emergency-preparedness procedures and ensures that staff and the Board have an established plan if a hurricane approaches. Veridian, this will be your first task: please provide that hurricane preparedness letter as soon as possible so we can finalize the District's emergency-response plan.

Mr. Alejandro: Based on the fact that we already have a letter from Dixie all I ask is once they submit their letter we compare I remember seeing in one of the add-ons that it was a four person crew that we compare apples to apples and make sure we have full coverage for hurricane season.

Ms. Duque: Sure. Thank you Freddy.

E. Manager

1) Number of Registered Voters in the District - 613

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 32, 2026

Ms. Duque: The number of registered voters within the District 613 as noted on page 96. As a reminder Form 1, which is the Statement of Financial Interest was due on July 1, 2026. It is reflected on page 97. Then finally this is a reminder that the annual ethics training must be completed by December 31, 2026. I do not have anything else to provide to the Board.

July 7, 2026

Westview North CDD

FIFTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

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

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

**SIXTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Ms. Duque: Are there any Supervisor comments? None. Do I have any audience comments? Mr. Miller do you have any comments for the Board? Not hearing any. There is no one else present today. A motion to adjourn.

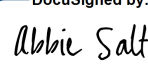
SEVENTH ORDER OF BUSINESS Adjournment

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

DocuSigned by:

63215D538947430...

Assistant Secretary/Secretary

DocuSigned by:

FB8D42BCEF644C5...

Chairman/Vice Chairman

Certificate Of Completion

Envelope Id: 1E99F770-F01D-8DCE-81D3-AAE3D482C25C

Status: Completed

Subject: Westview North: Complete with Docusign: 7-7-26 Minutes.pdf, Final 2025-2026 Performance Measures.pdf

Source Envelope:

Document Pages: 28

Signatures: 6

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

9/3/2026 7:22:52 AM

eacosta@gmssf.com

Signer Events

Abbie Salt

absgarden@gmail.com

Vice chairperson

Keller Williams Realty, Inc.

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

 FB8D42BCEF644C5...

Signature Adoption: Pre-selected Style
Using IP Address: 104.183.239.14

Timestamp

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Resent: 9/4/2026 10:50:17 AM

Resent: 9/9/2026 5:44:19 AM

Viewed: 9/9/2026 9:00:01 AM

Signed: 9/9/2026 9:00:19 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

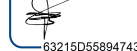
Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication
(None)

DocuSigned by:

 63215D558947430...

Signature Adoption: Drawn on Device
Using IP Address:
2601:586:5381:a810:31a1:b3b9:51b:5553

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Viewed: 9/3/2026 7:40:30 AM

Signed: 9/3/2026 7:40:39 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

9/3/2026 7:30:42 AM

Certified Delivered

Security Checked

9/3/2026 7:40:30 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	9/3/2026 7:40:39 AM
Completed	Security Checked	9/9/2026 9:00:19 AM
Payment Events	Status	Timestamps