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# 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 September 1, 2026, at 8:00 a.m. at Westview Clubhouse, 12500 NW 24th Avenue, Miami, Florida.

Present and constituting a quorum were:

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

Also, Present were:

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| Juliana Duque | District Manager |
| Jesus Lorenzo | GMS |
| Patrick Burgess | GMS |
| Gabriela Fernandez Perez | District Counsel |
| Michael Miller | Resident |

## FIRST ORDER OF BUSINESS — Roll Call

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

## SECOND ORDER OF BUSINESS — Approval of the Minutes of the July 7, 2026 Meeting

Mr. Lorenzo: Approval of the minutes of the July 7, 2026 meeting which you will find on page 4. Unless there are any comments, actually we have some from Gabby on page 3 and on page 4. Unless the Board has any other comments, adjustments or a request please let me know if not a motion will be in place to approve them. With the adjustments from Gabby.

> On MOTION by Mr. Alejandro seconded by Mr. Henderson with all in favor, the Minutes of the July 7, 2026 Meeting were approved.

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## THIRD ORDER OF BUSINESS Ratification of:

**A. Small Project Agreement (Storm Drain Maintenance 2026) with Raptor Vac-Systems, Inc.**
**B. Services Agreement (Landscape Maintenance Services Agreement) with Veridian Group of Florida, Inc.**
**C. Services Agreement (Iguana Removal) with Humane Iguana Control, Inc.**

Mr. Lorenzo: Ratification of the small projects. I am going to read each of the projects and then the Board can make a motion unless you have any questions please feel free to stop me. These were all agreements that were discussed at the last meeting and have been formally approved. Number one you have the Small Project Agreement with Raptor Vac Systems for the storm drain maintenance in 2026on page 22. You have the Services Agreement with Veridian for the landscape maintenance services on page 40 and then on page 102 you have the Service Agreement with Humane Iguana Control. Unless the Board has any questions a motion to ratify the three agreements will be in place.

Mr. Alejandro: So these are the same agreements that we saw last time, correct?

Mr. Lorenzo: Correct. They have been executed and this is just to formally approve them at a meeting.

Mr. Torres: Were the changes made that I requested?

Mr. Lorenzo: Correct.

> On MOTION by Mr. Alejandro seconded by Mr. Torres with all in favor, Ratification of Small Project Agreement (Storm Drain Maintenance 2026) with Raptor Vac-Systems, Inc., Services Agreement (Landscape Maintenance Services Agreement) with Veridian Group of Florida, Inc., and Services Agreement (Iguana Removal) with Humane Iguana Control, Inc. were approved.

## FOURTH ORDER OF BUSINESS Staff Reports

**A. Attorney**

Ms. Fernandez: Just another reminder that your ethics training is due December 31, 2026. The same four hour video that you guys have to watch every year. My recommendation is always just to send Jesus an email the day that you complete your ethics training or a screen shot that you completed it. Right now it is on an honor system

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and the only way you can indicate that you completed it in on next years Form 1 and check the box. However just in case we ever request formal documentation from you guys I just like recommending sending that email, so it is part of the public record and you guys are protected.

Mr. Lorenzo: We will save that in our system in a folder just in case it is ever needed but it is usually you checking a box in your Form 1. Any questions for Gabby? Anything else Gabby?

Ms. Fernandez: No, unless you guys have any questions.

### B. Engineer – District Engineer's Report for Fiscal Year 2026-2027

Mr. Lorenzo: On the engineering section you will find the District engineer's report for fiscal year 2026 – 2027 on page 119. This is to be in compliance with the special assessment bond series 2022. You will see the report starting on 102 discussing the storm drain system which as mentioned it has already been approved and is just three drains that needed cleaning. You will see some maps discussing the items within the report. Unless the Board has any questions a motion to accept the engineering report will be in place.

Mr. Alejandro: So as part of the report there is a chart of the estimated costs of refurbishing and all that down the line. With your experience is that in line to where we are in terms of the budget and that is in line with what other communities have spent?

Mr. Lorenzo: Yes and yes. You may need to adjust the budget for the long term repairs but as far as the cleaning and everything it is in place.

Mr. Alejandro: The reason why I am bringing this up is because when it comes to the long term repairs they talk about 20 year or 8 years and what not depending on the item that we are speaking about, the pavement and the other one is marking and signage. I know that when we looked at the budget we looked at specifically that kind of stuff. I just want to make sure we are in line because I would rather not wait 20 or 8 years and then go oh snap we are short. I would rather it is 10 cents on the dollar now.

Mr. Lorenzo: Slowly transitioning to that is what we have been doing.

Mr. Alejandro: So we are keeping this.

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Mr. Lorenzo: It is a new system and as long as you continue to maintain the system, the catch basins and flush the pipelines you are going to extend the useful life. It is when you are not doing that is when you run into heavy repairs down the line.

Mr. Alejandro: Understood. So what do you need from us right now?

Mr. Lorenzo: A motion to accept unless the Board has any other questions.

Mr. Torres: What happened to the storm drain outside on E. 12th Drive, did that cause any issues with our storm drains within the community?

Mr. Lorenzo: No. I am going to touch on that when we get to it in my field report.

> On MOTION by Mr. Alejandro seconded by Mr. Hanusowski with all in favor, the District Engineer's Report for Fiscal Year 2026-2027 was approved.

**C. Field**

1) **Monthly Report**
2) **Discussion and Updates Regarding Ownership and Maintenance Responsibilities for the Outside Perimeter**
3) **Hurricane Preparedness Letter with Veridian**

Mr. Lorenzo: Moving into the field report which you will find on page 126. You will see some of the landscaping updates. As you know Dixie was terminated and Veridian commenced services now in August. We completed a walkthrough with the Supervisor for Veridian just before they started services just to go over the areas to make sure the scope of work is in line and go over all the areas accordingly. That was completed. They already started services. You will see the landscaping dates of service for August. You will see the September dates as soon the next report is completed. Moving forward we are continuing to monitor that palm tree. It seems to be doing well and recovering. It is starting to have new growth, so we are doing well there. Moving along to the lakes, the lakes are doing well. Debris is something that we continuously have to remove unfortunately but it is being done. You will see the report and pictures there. The lake's health is doing great. The signage repair for the No Parking signs on the outer perimeter have already been completed. You will see some pictures of before and after there as discussed at the previous meeting. We have been doing so good with vehicles outside of the perimeter but unfortunately we found two more. There is a Crown Victoria and a trailer that is on the outer part of East Golf Drive which has already been to 311. It may have

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already been removed. I will make sure that I stop by there today after the meeting just to verify that. The good news is there is no more debris being dumped under the tree which you will see on page 151 where we found shopping carts, debris, a jet ski, and you name it. There is no more debris being dumped there which seems to be working what we are doing with 311 and the Solid Waste team. That is moving along The iguana removal project commenced in August. They have removed so far to date 14. You only see 11 noted in the report but I just received another report after this report was finalized. Remember it is a three month program so they will be continuing this month and October. Everything is going well. We reached out to the HOA, and the HOA helped us submit mass communications – two of them – to the residents informing them of the staff and what is going on so that recognize who is out there. It can be a surprise to see people doing work and not knowing what is going on. We identified them and informed them of what is going on. You will see that email on page 152. Then going into the drain that Richard just mentioned. There was a drain, catch basin, outside on West Golf Drive and 120th Street. A resident was so graciously to share the information. Richard passed it along to us. It seemed there was a company and they dumped what seemed to be a concrete unknown substance but looked like concrete in color. You will see pictures there into one of the drains. We have them on video. I reached out directly to associates there and let them know what is going on and that we have video proof. They said that they would take care of the bill. The work has been completed. Raptor Vac certified that the drain is in good standing and also we reported this to DERM. DERM closed it because we did provide the report that it has already been completed but to let them know if there is any other interactions with them or if there is any other issues. That has also been reported to DERM. You will find the report on page 153, and you will see the before and after there. The only thing pending with the storm drains is the three drains that were approved at the previous meeting to clean. He was supposed to be here on site this week. I am not sure if he was there yesterday, but I will follow up and it should be completed by Friday.

Mr. Torres: Was Downrite held responsible for the cleaning?

Mr. Lorenzo: Correct.

Mr. Torres: Did they compensate you guys?

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Mr. Lorenzo: That is something we haven't confirmed yet. I will follow up with the vendor just to make sure but the bill has already been forwarded since it was completed. It has been about a week and half now. I communicated with him about a week ago. He said he hadn't received payment yet, but we will continue to follow up.

Mr. Torres: Also on page 151 I see the picture of that motorhome that was on E. Golf Drive. That has since been removed a couple days ago.

Mr. Henderson: I heard it when it came and somebody left it there because I heard a weird ruckus at night.

*The conversation was inaudible at this time.*

Mr. Torres: I was told cops came out.

Mr. Henderson: I watched that.

Mr. Torres: It is still there.

Mr. Henderson: Yes.

Mr. Lorenzo: I will verify after the next meeting just to make sure and report the same ticket number.

Mr. Torres: I did report also to Miami-Dade Sherriff and called 311. They needed to make a report and possibly get a tow truck. I thought it was acted on but apparently not.

Mr. Lorenzo: I believe it is going to be taken a little bit more seriously because that area belongs to Miami-Dade so we will see.

Mr. Henderson: I have several instances now people throwing things out into the street. If it ends up in our sewer it will likely go back out into the lake. Is there mesh holding it back?

Mr. Lorenzo: The catch basin is designed to trap anything that is in there.

Mr. Henderson: So we are literally getting things thrown into the lake.

Ms. Salt: The area on 119th Street when you first enter is that our area between the guard gate and 119th Street.

Mr. Lorenzo: Let me pull up the map so you can show me on the map better.

Ms. Salt: When you turn from 119th Street to go into Westview before the guard gate.

Mr. Lorenzo: Are you talking about here?

Ms. Salt: Where is the street?

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Mr. Lorenzo: This is the main street and that is the main entrance.

Ms. Salt: Where is the guard gate? When you first come in here. This area.

Mr. Lorenzo: That is CDD. Just that median.

Ms. Salt: What about this area here? Isn't this area ours?

Mr. Lorenzo: The surrounding area is HOA.

Ms. Salt: When you come in the road, the grass is that ours?

Mr. Henderson: Right at the main entrance, Abby?

Ms. Salt: You know where the guard gate is when you turn right at the Sunoco station there is a piece of road from 119th up to the guard gate and then on the other side going out. I am talking about the grass there, there is always debris.

Mr. Lorenzo: To my understanding that is HOA.

Ms. Salt: Just outside the guard gate between the guard gate and 119th Street.

Ms. Duque: There is a portion that is HOA because the CDD property goes just right. This is the median. Your gate is here. There is a piece of land here and here that is HOA property. I am going to show it to you here if that is where you are talking about.

Ms. Salt: Really at the corner.

Mr. Alejandro: Take where the Sunoco is, the piece of land between the Sunoco and the guard gate.

Ms. Duque: For those that are joining over the teleconference we are going with Miami – Dade County property appraiser so we can look at the area and what is being owned by the HOA. This is the entrance so this piece of land here.

Ms. Salt: When I go on my bike, they are here at the stop light.

Ms. Duque: This is not CDD property.

Ms. Salt: Right in this corner here.

Ms. Duque: This here is HOA property.

Ms. Salt: SO this little piece is CDD property?

Ms. Duque: No that is HOA. This here is CDD.

Ms. Salt: So the question is if this line is accurate.

Ms. Duque: If you move it a little bit towards that direction because as you said it is not always accurate but if you move it a little bit the ownership of the CDD is the road.

Ms. Salt: So it is the HOA. I am going to take picture for next meeting.

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Ms. Duque: Send pictures or we can stop by the area after the meeting.

Mr. Alejandro: Part of the logic with going with Veridian in terms of landscaping is let's reach out to the HOA and ask them to keep that area clean.

Ms. Duque: And the end to the statement being made by Freddy which is actually important right now you are using the same company, so it doesn't really matter. The area needs to be maintained whether it is CDD or HOA it should be maintained. So let's make a note. When we finish the meeting we will go there and inspect, take some pictures of the area and send them to Veridian.

Ms. Salt: This is our entrance. It is the first thing people see when they come in.

Mr. Alejandro: A couple of weeks ago and I know it was rainy but there were boxes and bags of chips and all that right at the entrance. I was coming in on my motorcycle, and I saw it from the Sunoco all the way to the gate.

Ms. Duque: For those items if you notice, take a picture and send it to Jesus so we don't have to wait until the next meeting. Be proactive in providing that information to whomever needs to address the problem.

Ms. Salt: Just a thank you they finally fixed the lock on the pedestrian gate when you come by the guard gate. That has been bothering me. It is very secure now. I am very happy. Kudos to our landscaping company.

Mr. Lorenzo: Unless you have any questions regarding the field report.

Mr. Alejandro: I actually have a question back to landscaping. Since it is a new contract how are we doing the follow ups with them. Obviously we have the dates of completion but is somebody on our end going over there the day after, walking the area?

Mr. Lorenzo: Yes with the landscaping dates we come and inspect. We can also set up monthly drives with them just to make sure that the areas are being addressed and see if there is any other areas. That is usually what I would do with Dixie before. I wouldn't necessarily meet with them and have a drive but any time I would see something I would communicate with them. We are always doing drives in between and I am going to make sure Patrick is aware with the areas and the perimeter and the lake banks and all the little areas plus the two preserves so that he can notice anything as well and report it. We can also have a monthly drive with them as well if needed.

Mr. Torres: Do you know Malcolm Grey?

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Mr. Lorenzo: Yes we met onsite. I mentioned when we were discussing the agreements I met onsite with him just to go over the areas to make sure that we are on the same page. I already told them what to look at for because I have been here for a year. I already told them what the intricate are and debris was one of those things. It is going to be a constant struggle especially at the main entrance because you have the main street there and you can't control everybody outside. They are either throwing it out of their cars or maybe at the gas station winds blowing it this way. It is going to be a constant struggle but with the right protocol if they always go by there before they start the service. That is another thing ideally you want to pick up the trash before you cut the grass if not you are going to but it up into shreds.

Mr. Torres: That entrance has always been a trouble spot. By the way, Patrick, so you know Malcolm Grey is the landscaping manager for Veridian. I am sure you are going to meet him at some point.

Mr. Lorenzo: We have a meeting before this meeting just to make sure he is aware of the District. I am going to set up a meeting with Malcolm actually, we discussed that.

Mr. Hanusowski: Question about the iguana control. Is that something that we can budget for on a yearly basis just to have the funds? I am assuming they are likely to come back at some point.

Mr. Lorenzo: You can when we start discussing the next fiscal year's budget. For the amount that they are charging I think you guys can undertake that project, but we can add it as a line item. Also let's see what happens after the three months and see what he recommends doing. The idea is to make sure we find the eggs, but they are removing them. The population is going down.

Mr. Alejandro: To Pawel's point and it has been my experience with these kinds of projects in other areas they always come back. It always ends of up being a thing that you either catch them when it is too late or if you are lucky enough because you are constant on it, but they always come back. To your point I think we wait to see what they recommend but I do think we need to continue monitoring for the following years.

Mr. Lorenzo: The good news with discussions with them they like to hid in trees. Now you do have a canal that is something that doesn't help and there are trees at the end of the canals. Maybe that is something that we will always experience but it is

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dwindling down. They have already removed 14 and if they continue to at this rate I think within the three months you may not need it, but we will revisit it with him. I will discuss this with him just to see what he thinks. To avoid incurring any additional costs I am going to ask him where we are at and what he recommends.

Mr. Torres: Around the lake, you guys must have seen it, there are holes and they are burrowing.

Mr. Lorenzo: That is the reason what transpired to trigger this procedure.

Mr. Alejandro: On my property itself I had the holes which me being me I was like wonder what that is and then I found a couple of eggs. Obviously they were already hatched. I think it is just better in the long term to just monitor it, budget for it, and even if we budget for it and we don't need it.

Mr. Torres: It hasn't been that bad. A year maybe two years ago there was probably a hundred of them around the lake. It was a problem at that time, but we haven't seen that many of them.

Mr. Lorenzo: I think a large reason is they have been getting trapped in some areas. You guys have had a trap here. That is also keeping the eggs in there as well. Those have been removed. I don't know if you guys remember when Raptor Vac and I sent it in the field report so that is actually helping you guys without even doing anything. They are getting stuck in there.

Mr. Alejandro: There is also a county wide project with wildlife people with five different types of iguanas that are local form here. They are not native from Miami-Dade, but the county actually has a project I think at FIU or something to actually pick them up from where they are seeing them growing to try to completely eradicate them.

Mr. Lorenzo: I will get with Veridian as well as Patrick to make sure that we have them start filling up those holes and getting a proposal for that or just go ahead if the Board is ok with it to proceed with it. I don't think it is going to be too much to fill up those holes. Is that ok?

Mr. Torres: Yes.

Mr. Lorenzo: Any other questions regarding the field report? Are there any field items? Moving onto page 159, which is the discussion of the ownership and maintenance responsibilities for the outside perimeter. You will see an email there between Juliana and

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the Special Assessment District Division regarding the outside perimeter and its responsibility. I know Juliana has been working on this and we have discussed this in the past.

Ms. Duque: We did receive a partial follow up because we don't have a complete answer. They did mention that, I am just going to state for the record, and I will show you the area which is 30-2127-012-1530 it is owned by Miami-Dade Parks and Recreation Department, and it is listed as an active park. It subsequently maintained by the Right-of-Way and Aesthetics and Maintenance Division which is what they can RAAM (PROS), so it is their responsibility. Now we know that it is Miami-Dade County that is area is currently being maintained by the District. I will show it to you. Once again we are trying to do this diligence. It is not easy because it took several months to be able to at least get a response from the county about this particular section. Just for the record the triangle out of East Golf Drive, NW 130th Street this is currently being maintained by the District. It is actually the entire triangle, but it is Miami-Dade County. It is actually a park.

Mr. Henderson: So that little patch of grass is supposed to be a park?

Mr. Hanusowski: It is the only thing they cut out when developing this community.

Ms. Duque: It is the Golf Estates Mini-Park.

Mr. Henderson: That is part of the CDD?

Ms. Duque: No. It is Miami- Dade County owned. According to the email, maintained by Miami-Dade County. It is currently being maintained by the CDD.

Mr. Hanusowski: I have Dade County trucks in there.

Mr. Alejandro: When I have seen them it is only when they are picking up or cleaning something.

Ms. Duque: In terms of the maintenance that is being done by the CDD. According to their statement it is the responsibility of the RAAM PROS. Just so the Board knows.

Mr. Alejandro: I know that we talked about this but now that we do have an answer on it, I am not saying pass on a bill to them, but it is more of so we have taken care of it can you help us out with these three tickets or something.

Ms. Duque: We will take direction from the Board. You will let us know how do you want to proceed moving forward. The next question that hasn't been answered is this section, we still need clarification in terms of and regarding who is the responsibility. I am

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going to show this picture to the Board. This is what is being sent to Miami-Dade County because once again we are still, this piece of land here, which is the right-of-way, sidewalk and that piece of easement we have not received confirmation from Miami-Dade County as to whose responsibility that is. We know it is not the CDD because that information was provided to us by the District engineer, but it is maintained by the CDD. All of that area, some plant material outside the fence, there is the project that had been discussed by this Board when we were planning to acquire the clubhouse about trying to see if there is grants to install more plant material to the entire perimeter and the entrance of the community. We do need an answer because we cannot do anything on property that is not CDD property.

Mr. Henderson: For some reason I thought I recall either with Mike or someone else saying that was the city or the county that is was considered like public property that space.

Ms. Duque: That is a good point, Casinova, because looking at the plat that they provided me it looks like it. I am going to try to open this for the Board too and provide it to you but the plat states.

Mr. Henderson: The other comment that I had was when you were talking about the little park area I remember and maybe we can consider this getting a joint type of agreement where we would be responsible for maintaining it. I doubt the city is going to let them bill them or the county or whoever is going to let you bill them for you to maintenance on their grass.

Mr. Lorenzo: It would be an easement agreement for maintenance.

Mr. Henderson: Doing something jointly where they let you do it.

Mr. Alejandro: We talked about that here. Of course billing them is not an option but it was we will do the work on it but help us maintain because that was at the time when we had the issue with the shopping carts, all the mattresses dumped specifically in that area which we are still having that issue.

Mr. Henderson: I think they have the enforcement mechanism. We don't.

Mr. Lorenzo: Correct.

Mr. Hanusowski: Is that something that we could work with having them help us tow vehicles that are also around the perimeter?

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Mr. Lorenzo: That is what I have been doing.

Mr. Hanusowski: Right but offering them taking care of the park, figuring out whether we could.

Mr. Alejandro: We are already taking care of the park because we made that decision to keep the area beautiful. We were going to take care of it. The thing is that the logic that we are going to do that until we found out who owned the park. Now we found out who owned the park.

Ms. Duque: The plat they sent me which I just wanted it in writing. I wanted it in writing for them to tell me. This is county and X entity is the responsible party for it because from there then the District attorney, District engineer can start doing their due diligence and operate to the direction that the Board provides. This is what we want to do. The plat that they provided states the streets, avenue, courts and drives, alleyways and parks shown on the attached plat together with all existing future plants, trees, and shrubbery therefore are hereby dedicated to the perpetual use of the public proper purposes reserving to itself its successors and assigns the revision or reversions thereof whenever discontinued by law. The word public is perpetual use of the public can potentially mean that it is also Miami-Dade County responsibility but once again I want to make sure they provide us that answer is writing. I guess the only answer that we have not received and we are waiting for, we will follow direction from the Board. I don't know if you want to involve the attorney, the engineer at this point. Remember I am trying to do all of this so you don't spend the money and try to collect as much information as we can on our side before we jump to the next step. It is up to the Board.

Mr. Alejandro: My opinion is I say we get all our ducks in a row before we involve the engineer and the lawyers because it cost money. I say we just wait and then once we actually have something in writing, something clear. Realistically if it is owned by the county there is not much we are going to be able to do.

Mr. Hanusowski: Also what changes?

Mr. Alejandro: Well we could add more trees to it. If we add trees and the county comes and says this is my land take the trees down. We spend money on trees.

Mr. Henderson: If we know we can ask.

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Mr. Alejandro: Correct. I think it is better that we have that instead of saying let me buy a couple of trees and put them there and hope for the best.

Ms. Duque: There is two options. There can be an easement agreement which would be perpetual so you have that forever and that is something you would coordinate with Miami-Dade County to see if they are willing to enter into an easement agreement because again it is their land. They are just going to allow you to be in their land. Or you could just stop maintaining the land.

Mr. Alejandro: Which we don't want because then we are going to go back to the original problem.

Ms. Duque: So the answer would probably be if they are willing to enter into an easement agreement.

Mr. Hanusowski: Beautification of that could be cool if we added additional plants whether it is a tree, shrubs or something like that. Maybe we put a little bench in there.

Mr. Alejandro: Realistically if we add shrubs or something to make it hard for people to come in because that was part of the original conversation. I had this stupid idea of buying some big boulders and plop them there. Then they said well the land is not ours.

Mr. Lorenzo: Typically in other occasions the abutting owner which in this case would be Homeowners Association because that is the abutting owner for the outer perimeter.

Mr. Alejandro: I get that but realistically I think we have been doing it for like two years we might as well.

Mr. Lorenzo: Correct. I just wanted to throw out that tidbit. It wouldn't change anything it is just the responsibility comes down to doing a perpetual easement agreement which we have done it other places. Sometimes the HOA and if this is the case the HOA would have to relinquish the maintenance responsibility to the CDD.

Mr. Alejandro: We have already been doing it for the last two years and realistically I don't think the HOA is going to say give me more work to do.

Mr. Lorenzo: It would be doing that in writing just to make sure that the CDD is responsible.

Mr. Alejandro: My vote is let's get all the information and all our ducks in a row and then we move onto the next step.

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*Ms. Duque was hard to understand at this time.* For now at least the small part that we know now is it a park, not CDD responsibility and supposed to be maintained by the RAAM and not the CDD, but we will continue going from there.

Mr. Hanusowski: Technically so HOA owns our land and then we have a property line. If there is a park isn't the park seen differently then just a right-of-way? Isn't Miami-Dade County the owner of the lot? I know right-of-way is very different. Everything outside of where your property line ends it is Miami-Dade County, but you have to maintain it but if there is a park doesn't that change the conversation a little bit or no?

Ms. Duque: In which sense?

Mr. Hanusowski: Technically everything outside of their park is Miami Dade County and one is more of the owner then let's say the one that would be right-of-way near the road.

Ms. Salt: The park is not really abutting our property.

Mr. Hanusowski: They have their own right-of-way that Miami Dade County should maintain of their park. I don't know.

Mr. Lorenzo: If you guys remember there was debris placed on the inner portion of the sidewalk outside of the perimeter and they said they couldn't remove it. Remember we almost got a violation. We had to remove it.

Mr. Henderson: We had to remove it, or we were going to get a violation.

Mr. Lorenzo: Correct.

Mr. Henderson: To me the fact they associated a violation with us meant that we were technically responsible for it.

Ms. Duque: But remember that is a completely different problem. We are gaining information right now.

Mr. Lorenzo: In their eyes the outside and I have seen this in other Districts, the outside of a property whoever the owner is, is usually responsible for that outer perimeter. They are not going to undertake, and I don't know how it works, but it would make sense but to undertake more property because a new development was constructed I am sure they are telling Lennar you are responsible or the Association would be responsible or the District if named in the engineer's report.

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Mr. Henderson: So we should probably make sure that we have these easements in place.

Mr. Lorenzo: Once verified, correct.

Ms. Duque: If they are willing to formalize that in a document because sometimes they don't want to.

Mr. Henderson: Then we should challenge the violation or the threat of a violation. If they are not going to give us the ability to maintain it.

Ms. Salt: That would be kind of the negotiations for an easement is that we will comply so we wouldn't get a violation. You can't have it both ways.

Mr. Lorenzo: We will continue to look into it and work with Juliana again.

Mr. Henderson: And we will continue to maintain it.

Mr. Alejandro: I say once we get to that point bring out all the numbers and say this is how much we have invested. This is what should have been your bill.

Mr. Lorenzo: The way that they are going to designate that area if history repeats itself is that it belongs to the HOA. We don't have that confirmation. We don't know for sure.

Mr. Alejandro: Once again I think it is perfectly fine if they decide it is the HOA. I would rather we assign to somebody and not just a no man's land and we are paying to maintain. It is like I am cutting his yard.

Mr. Lorenzo: Moving along unless the Board has any other questions. Moving along to the hurricane season letter which you will find on page 161 with Veridian. This is to be in compliance with FEMA God forbid that there is a hurricane and you need relief. It is a great practice have predetermined rates so that the rates in a lot of these companies they may spike up the rates because of need. This will lock you into certain price rates which will also be in compliance with FEMA God forbid you need any relief. To follow the process this is one of their requirements. You will see the table on page 162 with the hour rates are. This is up for discussion. Unless the Board has any questions a motion to accept.

Mr. Alejandro: In previous agreements that I have and obviously I haven't seen a residential one but in previous ones you would have a cap of the amount of laborers that can come in. Do we have that? Is that common practice?

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Ms. Duque: Say that again.

Mr. Alejandro: A cap on the amount of laborers or a minimum of amount of laborers that can come in.

Ms. Duque: Are you talking about?

Mr. Alejandro: In case of emergency I don't want them to show up with just one guy and one dude to clean up the whole community.

Ms. Duque: No. When that God forbid anything happens there will be a communication because when it comes to FEMA grants the current process is very strict. That means we, your management company, needs to be on top of the work being done by whomever is providing the service. In this case being Veridian. The compliance includes pictures, there is a lot of things needed.

Mr. Alejandro: I mean on the letter we are not stating minimums or maximums of people that show up. The worst case scenario they just show up with one guy to clean up the whole community we are ok with that.

Ms. Duque: It is up to the Board. If you want to include something specific on that letter we can certainly require Veridian to include it. In reality that is not the main purpose of that letter.

Mr. Alejandro: It is just to lock in the rates.

Ms. Duque: Correct.

Mr. Alejandro: Ok.

Ms. Duque: That could be included once again if you wanted. I don't think it will be beneficial for Veridian to just bring one guy when they have the agreement with the HOA and the CDD. It isn't appropriate.

Mr. Lorenzo: Especially that you are signing and executing it before so when the emergency response you are priority.

Mr. Alejandro: Now based on what you just said I have a question to GMS. In the case of a hurricane, in the case of something happens inside this community how many people do you guys come in with to monitor this kind of stuff based on what you just said.

Ms. Duque: Your District manager and your field manager are always on site when a hurricane happens. We do deal with different Districts that we internally accommodate ourselves. For example when Irma happened I was in charge of a permitting process in

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a lot of Districts even Districts that were not my Districts. I had to visit certain Districts with the District manager of that particular District to make sure that the permit process with FEMA was being mobilized. That is an internal work that happens at GMS, but you do have your District manager and your field manager on site.

Mr. Lorenzo: The good news is you don't have any trees around the lakes so that is good. You only have the preserves that are really overgrown trees. The archeological preserves and contingent upon the determination the outer perimeter which you have a couple of mature trees but again we still have to figure out the responsible party.

Mr. Alejandro: That will be part three of my question which is obviously now we are sharing Veridian but of course to your point the CDD has some very specific areas that if we do get impacted the entrance being one of them, if we have some sort of impact there that is our responsibility. Let's say blocking the front gate.

Mr. Lorenzo: Number one priority. We are always going to make sure that traffic and homes, when I was in the HOA world it was homes and in this case it will be access points and the streets.

Mr. Alejandro: My question to you is of course we don't have it in writing but at the final bill because to Veridian's point, Veridian is going to come in with one crew. They are going to charge the HOA, they are going to charge us. They are not going to bring in two separate crews. On our end it is also how are we monitoring that.

Mr. Lorenzo: We would document the areas. That is what Patrick and I will be doing. Going back to what Juliana was saying dividing and conquer. Making sure we document everything. You have to do that in case you do need relief and be incompliance with FEMA.

Ms. Salt: That is where it becomes important as far as who is going to pay for hurricane cleanup outside. That is really the only place where it could impact us financially. All a sudden we have a big clean up around where we agreed to take over the HOA's, let's say the HOA is the homeowner, and the outside is abutting technically it is the HOA's responsibility. We are doing it and then we decide oh let's make an agreement with the HOA well we have to understand that we have also then agreed to take on hurricane clean up for that and pay for it.

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Mr. Henderson: Maybe for the emergency component we add something like in an emergency response where we add some type of percentage based on the property side of the overall bill that is attributable to the CDD.

Ms. Salt: We could include that if we made an agreement. Do it mindfully not just like oh we are doing it anyway.

Mr. Henderson: Any cleanup costs the CDD portion is going to be percentage of that in an emergency response.

Mr. Alejandro: Another thing to your point is the lake. Right now we are doing all the lake cleanup. Hypothetically if we have a storm with all the crap that we in our backyards for people that live around the lake if any of that ends up inside the lake we are going to be incurring costs, it being getting people inside the lake to take them out or cleaning it up from the sides.

Mr. Henderson: But Veridian isn't responsible for that part.

Mr. Alejandro: It is still going to be a cost to us because that is not the HOA.

Mr. Hanusowski: At the end of the day the homeowners are paying for it.

Mr. Alejandro: What I am saying is to Abby's point if we are going to be taking the cost of the county, I am fine with taking the cost of the homeowner because at the end of the day we are still paying for it through our taxes but I don't want to pay our stuff and then have to subsidize the county.

Mr. Hanusowski: Got it.

Mr. Alejandro: Having something that says cap it or whatever or a percentage whatever is common practice.

Ms. Duque: When there is an easement agreement they are essentially providing you access and legal authority over their property, which is going to come with maintenance responsibility over that area. You can't necessarily just say ok but in the instance of a national emergency or hurricane emergency.

Mr. Hanusowski: There is no way of getting any funding from them like if you decide I am going to do everything.

Ms. Duque: As you are voluntarily taking over and assuming their responsibility versus right now it is their responsibility. They have the legal responsibility to maintain their property. You are assuming that responsibility.

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Mr. Hanusowski: If a tree falls over they are probably going to issue us the violation anyway.

Mr. Alejandro: To that point keep in mind that area does have trees and whatnot. I say let's put that on the back burner and have that conversation down the road once we get all the information. Back to the storm fees I say yes. That is common practice and that is what we need to do I say we approve it now. I motion.

Mr. Hanusowski: I am assuming the fees line up more or less with what we had with the previous landscape company.

Mr. Lorenzo: Yes and consistent with some of our other Districts.

> On MOTION by Mr. Alejandro seconded by Mr. Hanusowski with all in favor, the Hurricane Preparedness Letter with Veridian was approved.

**D. Manager**

1) **Form 1 Financial Disclosure due July 1, 2026**
2) **Reminder to Complete Annual Ethics Training by December 31, 2026**
3) **Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069**
4) **Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069**
5) **Discussion and Direction from the Board Regarding Motions Presented During the Public Hearing and the Execution of Related Agreements**

Mr. Lorenzo: Moving forward to the manager. Form 1 Financial Disclosure which is due July 1, 2026 you will find the results on page 164 and 165. Everyone is in compliance with the exception of Casinova, but this report was pulled just before the meeting, so I am not sure if it has been completed in between. I will send you the link and just make sure that you get in compliance. You are still within the grace period, but you need to move forward quickly.

Ms. Duque: I am going to be telling you what you should be looking for because they don't come from us. It comes directly from Miami Dade, but I am going to send it to you.

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Mr. Lorenzo: Moving forward to the annual ethics training which Gabby was so gracious to inform you of. Complete your annual ethics training by December 31, 2026. Make sure you keep a record of it, if not send us an email and we will save it for you. If you have any questions feel free to let me know. Moving forward to the final approval of the FY2025 – FY2026 Report for Performance Measures and Standards as required by Florida Statute 189.069. You will find that on page 166. These are the standards that were set up at the ending of the fiscal year. You will see the report on 168 noting all the achieved standards and that everything is in line, the financial transparency, the infrastructure, the notice of meetings, the engineer annual report summary. Unless the Board has any question all these standards have been achieved. This is a formality to make sure the CDD's are responsible for submitting the reports and then achieving the standards. Unless the Board has any questions a motion to accept the report as presented.

> On MOTION by Mr. Alejandro seconded by Ms. Salt with all in favor, the Final FY2-025- FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 was approved.

Mr. Lorenzo: Moving forward line item #4 under the manager's section, consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute which we just went over for this fiscal year. This is to establish the same requirements for this fiscal year which you will find on page 173 and continuing through 175. This is just a template that we use which has been used up to now. Unless the Board has any questions a motion to accept the Performance Measures for FY 2026 – FY2027.

Mr. Alejandro: Looking at goal 1.2 and it has to be published in the community. I remember that we were spending some money to put it into the local newspaper and whatnot. Our HOA has now graced us with bulletin boards that probably would be more cost effective. I am not saying that we would be saving tons of money, but we will be saving something. I think that for the second method of notice can that be done that way.

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Ms. Duque: The HOA is assisting us to be able to spread the word that way to the entire community. In terms of those public notices and being advertised in the newspaper that is actually a requirement. There is no way to save money there.

Mr. Alejandro: I am saying we are already advertising on our website, and then do we need to have it also in the newspaper?

Ms. Duque: Yes, newspaper or general circulation is required.

Mr. Alejandro: Ok. The way I was thinking was that if we could eliminate the cost of publishing even if it like whatever it is we have another method of communicating but if it is a requirement.

Mr. Lorenzo: The standards that are being placed are achievable standards by the District that are also in compliance with the Florida statutes.

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| On MOTION by Mr. Alejandro seconded by Ms. Salt with all in favor, FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 was approved. |

Mr. Lorenzo: Moving forward to page 176 of your packages the discussion and direction from the Board regarding motions presented during the public hearing and executions of related agreements. You will find an email from Gabby there on page 176 and you will find the chain from Juliana and myself.

Ms. Duque: I think the Board already saw the exchange of emails. We do need direction from the Board if there is any particular way you would like us to proceed. This is the procedure that we follow. Items are being provided on your agenda before the meeting so that you have the time to review them. As soon as you provide the motion that is when the Board gives a direction to District staff to move forward with a specific action and the District attorney drafts the agreement for those motions made by the Board. After that motion the agreement is being drafted is supposed to be executed by the Chair and in absence of the Chair the Vice Chair. That is where are at right now. I just want to make sure the concern that I have and further questions about legal you can ask those to Gabby, but my biggest concern is I want to make sure that we have those agreements executed in time to be able to follow with the appropriate parties. Sometimes we need to

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set up a meeting to be able to start that particular service or sometimes that particular vendor has already a schedule for other properties, for other services and they need to include this service to their schedule. That is the main reason for this discussion. I do want to state on the public record that the work being done by GMS has always been transparent. Everything that we provide to the Board is provided at the meetings and when we have emails all of those emails have been replied by GMS. You have a copy of the emails as well. We are very ritual let's put that way either by phone call or email. I think that is practice that we have provided to the Board of Supervisors of the Westview North CDD. Granted we all have different tasks and also life happens. You might call me today or call Jesus today and you may not be able to reach either one of us because we are *Ms. Duque was inaudible at this time.* Things like that can happen. We have always provided the information to all of you when you have reached out to us. That is something that I want to make sure is clear. If the Board has any questions and if you have any different direction please let us know because we are more than happy to continue providing the service that the Board needs. Number two is when you are at meetings that are not CDD meeting we cannot stress enough to be careful about your comments because you are Board of Supervisors of this District. You are supposed to talk about District business during this public meeting. We have mentioned this many times. Your District attorney has addressed this Board many times as well and Gabriela has stressed that to you as well. You could be in violation of Sunshine laws and could be fined if it happens that you violated Sunshine law. Some of you are not only in this meeting but HOA meetings and you join at the same time. A statement being made about the District or a potential item that is supposed to be discussed by the District during this public meeting one of you may make a statement and another one replies. Just because we are humans and just because I don't agree with that statement. That is not what we discussed during the CDD meeting then at that moment when you start exchanging opinions and whatnot, what was and was not Board decisions once again you can be in violation of Sunshine law. I want to stress it. I want to protect you. I want to make sure you follow that law because you don't want to be fined. Those are the main points of this discussion. Nobody has more power than another one because you are the Chair or the Vice Chair. The reason we have those is and one of the most important reasons is

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because when you make a decision as a Board of Supervisors at a public meeting someone needs to sign those agreements. Someone needs to execute those agreements. That is why we have the Chair. That is why in absence of the Chair we have the Vice Chair. Those positions can always be changed in the sense that if someone cannot provide that particular service anyone can be Chair. It doesn't make it more or less with more power or less power, no. The five of you have the same power in the sense that the five of you have the best for this community. At least that is what I see. I wanted to make sure that goes actions is what is reflected not only during the meetings, but when the meetings are adjourned as well. I guess that is it. Does anyone have anything to add?

Ms. Fernandez: Jumping onto Juliana's point which she mentioned when you guys approve motions it is in substantial form which is what you are allowing then the Chair, Vice Chair to go ahead and execute the agreement, the resolution, whatever document is being presented and considered at that time. If you would like time to review the document that is fine it just can't be unreasonable amount time or tying up District business because again you guys are a Board making a decision as a whole at one of these public meetings. There is not any more with more authority than the other for any of your positions.

Mr. Henderson: Let's say you have an agreement, we made a motion on an agreement or something and you go and draft the agreement and negotiate the terms as far as a process is there a way that you can send the agreement to entire Board for comment or something, giving them a week to comment.

Ms. Duque: That is why we are bringing this to you.

Mr. Henderson: How do you get to address the comments? We shouldn't communicate through each other through email so if we have comments does that we should come back together and have another meeting? How do gauge the substance of the comment, where it is just like something that you can respond to and address it or if it is subsequent comment that requires a special.

Ms. Fernandez: If it is a formatting issue, a typo, grammatical error or things of that nature then that is fine. I can send it to Juliana. She can forward it to you guys individually and you guys can provide further comments. I am sorry, Jesus. Jesus can provide it back

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to me. If it something more substantial like you are altering the term of the agreement then we would have an issue we would have to come back before the Board. The alternative to that is if you wanted to as a Board assign a liaison for each different agreement say for example the iguana removal. Part of the motion we can make one of you the liaison to review the terms of that agreement then the Board provided that individual with the power and authority to go over and review that specific agreement, make sure that they are ok with the terms and then we will move forward with the execution.

Mr. Henderson: Maybe submit all the comments to Jesus, put all together and then send out the comments to the Board as a whole. Then if anybody thinks we should have a meeting from those comments let Jesus know. If you get someone saying I would like to have a meeting to discuss these comments then we will schedule a meeting and the contract will be paused until that meeting. If no one has any concerns then the agreement moves forward.

Mr. Torres: That is really a good point. Not just comments but once I received for example these documentation to sign off on I can see certain points that need certain clarification. I want to know what would be that window. A week? Ten days? I want to be able to get this done in order and as quickly as possible for everybody. Again because we all have our lives, because we have our work, our families, whatever sometimes things are pushed off unfortunately. What would be that time frame?

Ms. Fernandez: The lawyer's answer would be reasonable time. For example let's say you have the meeting today on Tuesday and the service is going to start next Tuesday. That is when it is scheduled to start. A reasonable time in that instance might be a three or four day window because we have to get all of that together. If we haven't received any comments by three or four days. If the project is scheduled for maybe it is a storm drain cleaning and it is not scheduled for two months or so then maybe two or three weeks would be reasonable. That is something that at the time that we are making the motion to enter into an agreement we can define that in a motion as well. We say ok if we have any comments or feedback this is a project that is an emergency or one that we can wait on, whatever the amount of time that you guys are able to review and give your feedback.

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Mr. Torres: Understood. A couple of days before the work actually begins.

Ms. Fernandez: Yes. That way we can make sure the contract terms are set in stone and you guys are ok with the terms and go from there.

Mr. Alejandro: Can we ask you that whenever you see that there a contract that is coming in, something that we already discussed, is it kosher for you to send that to us ahead of this meeting, kind of like we do with the agenda but giving us a week more of just that item that we are going to review. That way when we come here we have read the material. I know you normally send the agenda with everything, but the agenda is sent out seven days before. To Richard's point let's say we are going to redo everything. We are going to need a bit more time to be able to comply because life happens. I don't know how you guys feel about it but my opinion is moving forward if you see that there is any contracts that are coming down, anything that we are going to renew, something that more of an extensive reading if you can send it ahead of time. Maybe two or three weeks whatever is reasonable for us to be able to look at it.

Ms. Duque: My suggestion is some proposals may not warrant an agreement, but others do. If there is a proposal that is coming before the Board of course it is going to appear in your agenda. What I have other Board's do is they will read over the proposal and any specific terms that they want me to have in the agreement they have that ready for me at the next meeting. For example if you are painting the clubhouse and you want the paint chartreuse have that already in your notes so that when we come to the meeting you can let me know, please put specifically in the contract that we want chartreuse coloring or the warranty period or any information that you specifically want try to get it to me beforehand that way we can implement it into the agreement, send it off to you guys for that feedback and you guys can see where comments are placed in the agreement and we can go from there. Hopefully that facilitates it a little more quickly.

Mr. Henderson: I think part of it is because we have had this experience with this maybe we can just plan better in advance. We have to go through our review process so build in some time in our review process as far as an effective date on any future agreements. I think that might help a little bit.

Mr. Lorenzo: Beat me to it because that was where I was going. To her point stipulating in the motion and also terminations maybe start thinking about terminations.

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Maybe we should give ourselves more of a window before we submit the termination. Let's get the contract finalized. Once it is finalized ok 30 days termination and go from there.

Mr. Alejandro: Moving forward I just think let's learn from our mistakes and let's get a little better and call it a day.

Mr. Lorenzo: Sounds good. Maybe appointing a liaison or whatnot, come with your comments beforehand would be great. Or bringing up your questions about the service like has already been mentioned for the meeting.

Ms. Duque: You can bring your comments ahead of time. We can assign a liaison for each individual agreement.

Mr. Alejandro: When it comes to that we will work better. The second we go over the agenda we email to you the questions directly?

Mr. Lorenzo: Yes. That works.

Ms. Duque: If it is something like you just want a specific term you can just give it to me at the meeting.

Mr. Lorenzo: If it is something that I need to answer, you can call me too.

Ms. Duque: Or maybe a question that you have for that specific proposal. Perhaps you need more clarification about certain points in that proposal, if you want the vendor to provide more clarification so that when it is provided to the Board you have the answer.

Mr. Lorenzo: Your legal team is always protecting you creating these agreements. They are following templates, regulations and making sure depending on the scope of work that there is protections in place for it. That is something that she is always mindful of.

*Ms. Duque was inaudible at this time.* Again it is always in your guy's interest. We try to always have in indemnification clauses, any violations of local ordinances, things of that nature we always include that so that if that occurs it is the vendor's liability, not the District. When you see the agreement it is going to be a lot of gibberish but mostly at the tail end of the agreement will be that will be lawyer type language the beginning half will be the more tailored specific that you guys will likely be looking at.

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Mr. Lorenzo: If there is something that we have encountered in the past we will always come together and collaborate and make sure whatever stipulations are in there as well.

Mr. Torres: Would you mind providing us a quick email and some bullet points of what we just discussed.

Mr. Lorenzo: Yes.

Mr. Torres: Thanks.

Mr. Lorenzo: Ok. Before we go into the financial reports I just want to make the Board aware of an email we received from John Gross. I am going to read it if that is ok with John. As a resident of the Westview community and he is here with us.

Ms. Duque: Just for clarity of the record this is not part of the agenda. I received this email yesterday. We need to have the items before the meeting to be able to part of the agenda but as you have seen if we receive anything even if it is a few minutes before the meeting or a day before the meeting we try to bring that to your attention just so you are aware rather than it is not in the agenda you will have to wait until the next meeting.

Mr. Lorenzo: As a resident of the Westview community I am writing to inquire about the current status of the Westview Community Development District board seats. Can you please clarify if there is any vacancies for the upcoming election or otherwise outline the process for becoming interim Supervisor. Additionally I would like to request the details regarding a specific seat, specifically I am interested to know if one Board member position holds term through 2030 and whether the roll that seats Supervisor to be a landowner or a designated representative of a landowner. Thank you, Mr. John Gross.

Ms. Duque: There is another email that was sent by Mr. Gross, and the other one was provided to the Board before this was read. This was the one.

Mr. Lorenzo: Juliana good afternoon. I am aware that a CDD meeting will be held tomorrow, September 1, and would like to submit my name for consideration for an interim Board appointment when such a seat becomes available. Below is a description of my background and experience. I am hopeful that should qualify me for an appointment consideration when and if such position becomes available. Thank you for your consideration. As a resident of Westview North district, I am putting my name forward for a supervisory role on our Community Development District Board to ensure our

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community benefits from disciplined, institutional-grade fiscal management. My career spans 37 years at the highest levels of financial planning and real estate operations. I spent 20 years managing complex tax and investment information at Morgan Stanley and subsequently spent 17 years running a family office for a major New York real estate family. This unique blend of financial strategy and large-scale fiscal management equips me to analyze budgets, oversee infrastructure investments, and advocate effectively for our residents. Additionally I served for seven years as a board member on the James Monroe Condominium board in New Jersey overseeing the financial affairs of a 330 unit building. I received my MBA from New York University in finance. I look forward to serving Westview North with transparency, integrity, and financial rigor. Thank you for your consideration, Mr. John Gross. Our response to Mr. Gross – Good afternoon Mr. John Gross. Thank you for your inquiry. We have two seats expiring in November 2026. Seat #4 General seat – no one qualified during the qualifying period. Upon expiration of the current term the Board may appoint a qualified resident to fill the seat. Seat #5 landowner's seat. This will be the final landowner's seat. The individual selected to serve in these seats will serve a four year term ending November 2030.

Mr. Torres: What does that mean exactly? From what I understand both Abbie and I have seats until 2028 and then seats #3, 4 and 5 where Supervisors have annual terms so has the seat till 2030? Can you explain that situation?

Ms. Duque: 2030 would be whoever now takes seat #4 as of November 2026. They will have a four-year term which that term will then expire in 2030. For example when you guys' seats will come up with election in 2028 you will have until 2032. You just keep adding four years to whatever term you have if you are appointed or elected.

Mr. Henderson: Those two seats are expiring, has it been four years? The other seats only have two years or one year.

Ms. Duque: Which ones?

Mr. Henderson: 3, 4 and 5.

Ms. Duque: They are expiring in 2026 and then they will have a four-year term which will then expire in 2030. That is why it is staggered. That is why some are two years and some are four years but as you guys transition to all general election seats you will then have four-year terms. That is the transition from the developer to you guys.

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While that transition takes place some of you will hold what is called the landowner seat. Let me explained to you what happened when someone went to the Department of Elections. There is two seats that are coming up for election. Those are Pawel and Freddy's seat. Casinova you are actually the one holding the landowner's seat. Pawel and Freddy they both went. They both did their due diligence. They both provided all of their documentation to each of their seats. Pawel did it on his seat and Freddy did it to his seat. The only small mistake that was done by Freddy is when he signed his oath at the Department of Elections, instead of putting his seat number he put Pawel's seat number. Because he did that what happened, they will be running against each other. The Department of Elections is the oath. You can sign up the documentation under your current seat but if you sign the oath and say yes this is my seat that is what they go by. They reached out to Freddy, and they said Freddy just so you know we noticed you have everything under your current seat, but you signed under Pawel's seat. We wanted to make sure that this was not a mistake, and you are actually running against each other. Freddy said no. This is not intention. They told Freddy he had two options you either compete to each other or you have to withdraw because the period time had already passed. There was no way of fixing of that. There was no way for him to say ok let me go back and provide you with an oath with my seat. There is a qualification period that we talked about at previous meetings. During that time is when you should have gone to the Department of Elections. They did, right. Freddy said no I am actually withdrawing from that position. What is going to happen? In November when there is elections after everyone is going to vote at this point Pawel was non-contested. Nobody else is running against Pawel but Freddy's shows as vacant. The fact that is shows that it is vacant doesn't mean that it is vacant. It means that now in November when the election takes place his seat is going to be vacant. What is the options? The option is you already know he did his due diligence, he wants to be part of the Board then you guys can appoint him again to that position or you can appoint someone else. It is up to the Board. You will decide what to do. There is this other seat that seat is Casinova's seat. He is holding the last landowner's seat. His seat expires or his seat goes to general election till 2030. I don't remember the date, but we can look there is a date when we have landowners'

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election during this November. Once there is a landowner's election and during that landowner's election then you can vote for that particular seat.

Ms. Salt: Who votes? The whole community?

Mr. Henderson: It is on a ballot right?

Ms. Duque: Yes. You are going to have a public hearing.

Mr. Torres: What does that mean exactly landowner? Is there specific responsibilities?

Ms. Duque: It was seat that was held by the landowner.

*Multiple people speaking at this time.*

Mr. Torres: Are we all landowners?

Ms. Duque: No you are not. That seat is going to be on the general election but not until 2030. You are going to have a landowner's election for that particular seat.

Mr. Torres: But this expires in 2026?

Ms. Duque: Yes.

Mr. Torres: So does the landowner have a relationship with Lennar?

Ms. Duque: No. It has nothing to do with that. It is just a name. Don't think about the fact that it is called landowner.

Mr. Torres: That is what I am trying to understand.

Ms. Duque: Just because it was seat, it is still under Florida Statute when the first Supervisors sit on this Board all of them are landowners. Who are the landowners at the time when the District is being created and being formed, the developer. When you submit the petitions to the county to establish the District it is five Supervisors that will sit on those seats as a landowner. That is where the landowners start. They transition those seats to you. That is what happens with Lennar. After the last transition takes place all those landowners' seats will become general election seats meaning they cannot be appointed by the *Ms. Duque was inaudible at this time.*

Mr. Torres: By Luis Hernandez?

Ms. Duque: No. Luis Hernandez contacted you perhaps you were interested of being part of the Board.

Mr. Torres: Lennar was part of those meetings.

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Ms. Duque: So they appoint you. They provided you with the option of being seated on that seat. Then at some point and I don't know the history, I don't think at that point you were, you haven't run on general election?

Mr. Torres: No. You were appointed by the developer to your seat, same as most of you. The general election for those seats to start on 2026 and started with Freddy and Pawel so what that means is that the two of them went to the Supervisor of Elections and they submitted documentation. The same thing that the two of them did anyone from the community that resides in the community, a resident of Westview North, 18 years or over, US citizen, and a resident of the District, registered to vote in the District could have run. That is going to happen also in 2028 with Abbie and you. In 2028 the two of you will have to go the Supervisor of Elections, do the same process that those two Supervisors did and anyone from the community can also go to the Supervisor of Elections. So when you open the ballot in 2028 I am going to see Seat #1 running for that seat Richard Torres, Seat #1 running for that seat John Gross and I am voting. I have the right to vote for you or John Gross for that seat. The same thing that happens in our general elections.

Mr. Torres: Understand. So come November there is going to one or two seats available for the election.

Ms. Duque: Freddy's seat is going to be open after the election and then the landowner's election with Casinova is also going to come up for election.

Mr. Henderson: This seat in November, Seat #5 for my seat.

Ms. Duque: In the landowner's election.

Mr. Alejandro: So in my case since I had to withdraw I did put in all my paperwork but since I had to withdraw the Board can still appoint me back into my seat based on the fact that I had to withdraw my candidacy.

Ms. Duque: November 3rd whenever the general election in Miami-Dade County is it will happen. Two Tuesdays after that Tuesday there will be declared a vacancy in the seat however you will still be a holdover in your seat. From that point at the next meeting the Board or you can appoint yourself to the seat or another resident, 18 years old or over, resident, registered to vote within the District to that seat.

Ms. Salt: Sorry I missed something there. You said there is an election.

Ms. Duque: The general election.

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Ms. Salt: Doesn't that election apply to Freddy's seat?

Ms. Duque: No because he did not qualify for his seat.

Ms. Salt: So there is no one running for that seat.

Mr. Alejandro: I was going to run unopposed but since I don't know my number.

Ms. Duque: If someone did run for your seat you would have to vacate your seat and they would come in November. Since no one ran for the seat there will be a vacant in that seat come November. He would be a holdover and can either be reappointed or someone else from the community. Who makes that decision? You, the Board.

Ms. Salt: What about Casinova's seat?

Ms. Duque: His is different so it would be through a landowner's election which will occur at the meeting. It is not going to happen in the general election.

Mr. Hanusowski: So is Freddy's and my seat currently a landowner's seat?

Ms. Duque: No and after 2030 there will be no more landowner seats. All of your seats will be general election.

Mr. Hanusowski: I got into this seat because somebody was leaving.

Mr. Henderson: Lennar had all of the seats.

Mr. Torres: What was the actually meaning behind a landowner seat? It is just a title.

Ms. Duque: Yes. This is how the developer passes it down to the Board of Supervisors being residents of the District.

Mr. Torres: But it doesn't have any extra duties or responsibilities.

Ms. Duque: No. It is formality.

Mr. Henderson: How do people know how to vote for the landowner's seat?

Ms. Duque: It is advertised. It will be at this meeting.

Ms. Salt: How will people register to run for the landowner's seat?

Ms. Duque: They can come to the landowners' meeting.

Mr. Hanusowski: I appreciate Freddy for his sacrifice.

Mr. Alejandro: I thought about one open seat or two friends battling it out.

Mr. Torres: It is slightly complicated but thank you for the clarification.

Ms. Duque: It is just a little confusing. You will always be landowners. For example if you guys have under 250 registered voters you would still be landowner. The key term

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to when you transition to general election is after six years of establishment of the District and more than 250 registered voters within the District.

Mr. Torres: Presumably we have that.

Ms. Duque: Correct which is why you transferring all your landowner seats to general election seats. They will forever be general election. Do you have any questions?

Mr. Lorenzo: Any Supervisor requests? Nothing.

Mr. Hanusowski: I am going to put on record Jesus I like the shirt.

Ms. Salt: And I am a grandma too.

Mr. Alejandro: Congratulations.

## FIFTH ORDER OF BUSINESS Financial Reports

### A. Acceptance of Check Register
### B. Acceptance of Unaudited Financials

Mr. Lorenzo: Financial reports. Tab A is the acceptance of the check register and tab B is the acceptance of the unaudited financials which you will find on 205. Unless the Board has any questions or concerns a motion will be in place to accept.

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

## SIXTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Lorenzo: Is there any Supervisor requests?

Mr. Alejandro: Not at this time.

Mr. Lorenzo: Any audience comments? We have Michael Miller online. We had some residents earlier, but they had to leave I see unless John has any questions or concerns. Unless there is any Supervisor requests a motion to adjourn will be in place.

## SEVENTH ORDER OF BUSINESS Adjournment

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

DocuSigned by:
63215D558947430...
Assistant Secretary/Secretary

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

## Certificate Of Completion

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| Signer Events | Signature | Timestamp |
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| Juliana Duque<br>jduque@gmssf.com<br>District Manager - Assistant Secretary<br>Security Level: Email, Account Authentication (None) | DocuSigned by:<br>63215D558947430...<br><br>Signature Adoption: Drawn on Device<br>Using IP Address: 23.24.191.101 | Sent: 11/10/2026 10:13:11 AM<br>Viewed: 11/10/2026 12:12:48 PM<br>Signed: 11/10/2026 12:12:56 PM |
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| Richard Torres<br>1torresrichard@gmail.com<br>Principal<br>Security Level: Email, Account Authentication (None) | Signed by:<br>Richard Torres<br>E686DC627E774F5...<br><br>Signature Adoption: Pre-selected Style<br>Using IP Address:<br>2600:382:5980:4928:7cff:eefe:d35c:a209<br>Signed using mobile | Sent: 11/10/2026 10:13:10 AM<br>Resent: 11/12/2026 6:55:49 AM<br>Viewed: 11/12/2026 7:34:11 AM<br>Signed: 11/12/2026 7:35:27 AM |
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| Intermediary Delivery Events | Status | Timestamp |
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| Certified Delivery Events | Status | Timestamp |
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| Witness Events | Signature | Timestamp |
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| Notary Events | Signature | Timestamp |
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| Certified Delivered | Security Checked | 11/12/2026 7:34:11 AM |

| Envelope Summary Events | Status | Timestamps |
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| Signing Complete | Security Checked | 11/12/2026 7:35:27 AM |
| Completed | Security Checked | 11/12/2026 7:35:27 AM |

| Payment Events | Status | Timestamps |
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