

Westview North

Community Development District

http://www.westviewnorthcdd.com

Richard Torres, Chair

Abbie Salt, Vice Chair

Pawel Hanusowski, Supervisor

Freddy X. Alejandro, Supervisor

Casinova Henderson, Supervisor

November 3, 2026

GMS
Governmental
Management Services

Westview North
Community Development District
Agenda

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

Tuesday
November 3, 2026
8:00 a.m.

Westview Clubhouse
12500 NW 24th Ave, Miami (Westview) FL, 33167
Join the meeting now
Meeting ID: 275 266 207 683 788 and Passcode: XC6bQ6Mz
1 872-240-4685 and Phone Conference ID: 985 085 276#

1. Oath of Office for Newly Elected Supervisors Elected at the Landowners Meeting – Seat #5 – **Page 4**

2. Roll Call

3. Organizational Matters
   A. Consideration of **Resolution #2027-01** Canvassing and Certifying Results of Landowners Election **– Page 5**

   B. Consideration of **Resolution #2027-02** Electing Officers **– Page 7**

4. Approval of Minutes of the September 1, 2026 Meeting **– Page 9**

5. Consideration of **Resolution #2027-03** Fiscal Year 2026 Budget Amendment **– Page 44**

6. Discussion of:
   A. Capital Projects **– Page 47**

   B. Correspondence Regarding Landscaping **– Page 49**

   C. Golf Estates Mini Park and Right of Way Area around Community **– Page 53**

   D. Correspondence with Staff **– Page 65**

7. Staff Reports
   A. Attorney

   B. Engineer

   C. Field
      1) Monthly Report **– Page 73**

      2) Veridian Landscaping Monthly Reports for August and September **– Page 84**

      3) Southeast Land & Water Management Lake Reports **– Page 96**

      4) Abandoned Motorhome Located at 13001 NW 22ND Court **– Page 125**

   D. Manager – Reminder to Complete Annual Ethics Training by December 31, 2026

8. Financial Report
    A. Acceptance of Check Register **– Page 129**

    B. Acceptance of Unaudited Financials **– Page 134**

9. Supervisors Requests and Audience Comments

10. Adjournment

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

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Westview North Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Westview North Community Development District, _____County, Florida**.

Signature: _____

Mailing Address: _____

_____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

_____
Notary Public State of Florida

_____
Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification_____

RESOLUTION 2027-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing ***three*** Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners meeting was held on ***November 3, 2026,*** at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT, THAT;

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

_____	_____ Votes
_____	_____ Votes
_____	_____ Votes

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

_____	four (4) year term	_____
_____	four (4) year term	_____
_____	two (2) year term	_____

3. Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED THIS, _____ DAY OF _____

_____
Chairman / Vice Chairman

_____
Secretary / Assistant Secretary

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **Westview North Community Development District** (the "Board") desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The following persons are elected to the Westview North Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman		GE Seat / LO Seat	Term Expires: 11-202
Vice Chairman		GE Seat / LO Seat	Term Expires: 11-202
Assistant Secretary		GE Seat / LO Seat	Term Expires: 11-202
Assistant Secretary		GE Seat / LO Seat	Term Expires: 11-202
Assistant Secretary		GE Seat / LO Seat	Term Expires: 11-202
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	Jesus Lorenzo	GMS - SF	N/A

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE _____ COMMUNITY DEVELOPMENT DISTRICT, THIS ___DAY OF _____, 2026.

WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT

_____

Print name:_____

Chairman / Vice Chairman

_____

Print name:_____

Secretary / Assistant Secretary

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:

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

Also, Present were:

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.

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

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.

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

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?

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?

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.

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?

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

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

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

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?

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.

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.

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.

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?

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

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.

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.

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.

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.

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.

> 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

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

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

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.

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.

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.

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

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.

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'

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.

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.

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

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

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

_____ _____

Assistant Secretary/Secretary Chairman/Vice Chairman

RESOLUTION 2027-03

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Westview North Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 3rd day of November 2026 and be reflected in the monthly and fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

Westview North
Community Development District

by: _____
Chairman

Attest:

by: _____
Secretary

Westview North

Community Development District

Amended Budget

FY 2026

Westview North

Community Development District

Amended Budget
General Fund
Exhibit A

Description	Actuals Thru 9/30/26	Adopted Budget FY 2026	Proposed Increase / (Decrease)	Amended Budget FY 2026
REVENUES:				
Special Assessments - On Roll	$ 194,785	$ 193,919	$ 866	$ 194,785
Interest Income	1,628	1,000	628	1,628
Misc. Income	2,851	-	2,851	2,851
TOTAL REVENUES	**$ 199,264**	**$ 194,919**	**$ 4,345**	**$ 199,264**
EXPENDITURES:				
Administrative				
Supervisor Fees	$ 6,400	$ 7,200	$ (800)	$ 6,400
FICA Expense	490	551	(61)	490
Engineering	4,605	5,000	156	5,156
Attorney	39,653	15,000	24,653	39,653
Annual Audit	5,200	5,200	-	5,200
Assessment Administration	2,544	2,544	-	2,544
Arbitrage Rebate	550	550	-	550
Dissemination Agent	6,238	6,238	-	6,238
Trustee Fees	4,445	4,445	-	4,445
Management Fees	39,130	39,130	-	39,130
Information Technology	1,134	1,134	-	1,134
Website Maintenance	1,134	1,134	-	1,134
Telephone	-	50	(50)	-
Postage & Delivery	747	100	647	747
Insurance General Liability	6,163	6,395	(232)	6,163
Printing & Binding	161	100	61	161
Legal Advertising	2,716	2,500	216	2,716
Other Current Charges	2,236	2,500	(264)	2,236
Office Supplies	121	75	46	121
Dues, Licenses & Subscriptions	175	175	-	175
TOTAL ADMINISTRATIVE	**$ 123,841**	**$ 100,021**	**$ 24,372**	**$ 124,393**
Operations & Maintenance				
Field Expenditures				
Field Management	$ 12,720	$ 12,720	$ -	$ 12,720
Landscape Maintenance	60,393	62,289	(1,896)	60,393
Plant Replacement	920	3,000	(2,080)	920
Lake & Canal Maintenance	8,400	9,000	(600)	8,400
Preserve Maintenance	-	3,000	(3,000)	-
Stormwater Drainage Maintenance	-	3,500	(3,500)	-
Lift Station	-	4,000	(4,000)	-
R&M - Entry Road	-	2,000	(2,000)	-
Repairs & Maintenance	2,299	5,000	(2,701)	2,299
Contingency	2,250	2,500	(250)	2,250
TOTAL FIELD EXPENDITURES	**$ 86,982**	**$ 107,009**	**$ (20,027)**	**$ 86,982**
TOTAL EXPENDITURES	**$ 210,823**	**$ 207,030**	**$ 4,345**	**$ 211,375**
EXCESS REVENUES (EXPENDITURES)	**$ (11,559)**	**$ (12,111)**	**$ -**	**$ (12,111)**

From: Juliana Duque <jduque@gmssf.com>
Sent: Thursday, September 10, 2026 8:15 PM
To: Pawel Westview CDD <pawelwestviewcdd@gmail.com>; Jesus Lorenzo <JLorenzo@gmssf.com>
Subject: RE: Capital Projects - Westview North CDD

Good evening, Pawel,
I hope you are doing well.

Jesus, please see the request below and ensure that it is included for Board discussion at the next CDD meeting.
Let me know if you have any questions.

Board members should not "reply to all" to maintain compliance with the Sunshine Laws.

Regards,

Juliana Duque
GMS-SF
Governmental Management Services – South Florida, LLC.
5385 N. Nob Hill Road
Sunrise, FL. 33351
Tel: (954)721-8681
Direct: (786)344-9352
E-mail: jduque@gmssf.com

From: Pawel Westview CDD <pawelwestviewcdd@gmail.com>
Sent: Thursday, September 10, 2026 6:38 PM
To: Juliana Duque <jduque@gmssf.com>
Subject: Capital Projects

Good evening, Juliana.

I'd like to add to the upcoming agenda a discussion about the capital projects that were put on hold with the ongoing class action regarding the clubhouse and dues. The improvements is like to mainly discuss are the landscaping at the entrance and installation of aerators and fountains.

Since the resolution to anything clubhouse related is up to anyone's guess, id like to see if the CCD should move forward with other improvements that were discussed in the areas that are already owned by the CDD

Thank you.

Regards,

Pawel Hanusowski

From: Jesus Lorenzo <JLorenzo@gmssf.com>
Sent: Friday, September 25, 2026 4:17 PM
To: Richard Torres <1torresrichard@gmail.com>
Cc: Gabriella A. Fernandez Perez <gabriellaf@bclmr.com>; Juliana Duque <jduque@gmssf.com>
Subject: Re: Westview CCD Landscaping

Good afternoon, Richard,

Thank you for sending the landscaping contract between the Westview Community Development District and Veridian Group of Florida, Inc. I'm glad to hear the contract finally made its way to you after a few attempts. The third time is a charm!
Please send me a copy of the invoice for August 2026 detailing all of the services provided, supporting payments made to the HOA and proof of payments. I have attached a copy of the check paid to the company by the CDD. Regarding your question about payments made to the company, I am not entirely sure what information you are looking for. If you could please provide a little more detail, I would be happy to look into it further. The landscape maintenance agreement is between Veridian and the CDD.
I would also like to request the contract-reimbursement documents approving reimbursements from June 25, 2026. This data is provided in the financials and is approved at each Board meeting.
For comparison, please send me Dixie Landscaping contract, reimbursement schedule, invoices supporting payments and proof of payments. As requested, please see the attached files. Regarding the payments, we have included the last three for your convenience. If you would like us to provide more information, please provide the timeline or dates to better assist. If the request is extensive, we will require additional time to gather the information for you.

Respectfully,

Jesus Lorenzo
Governmental Management Services
Phone: (954) 721-8681 Ext. 223
jlorenzo@gmssf.com

"Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws"

From: Richard Torres <1torresrichard@gmail.com>
Sent: Thursday, September 24, 2026 3:36 PM
To: Jesus Lorenzo <JLorenzo@gmssf.com>
Subject: Re: Westview CCD Landscaping

Hello Jesus,

Thank you for sending the landscaping contract between the Westview Community Development District and Veridian Group of Florida, Inc.

Please send me a copy of the invoice for August 2026 detailing all of the services provided, supporting payments made to the HOA and proof of payments.

I would also like to request the contract-reimbursement documents approving reimbursements from June 25, 2026.

For comparison, please send me Dixie Landscaping contract, reimbursement schedule, invoices supporting payments and proof of payments.

Regards,

Richard Torres

On Mon, Sep 21, 2026 at 3:50 PM Jesus Lorenzo <JLorenzo@gmssf.com> wrote:
Good afternoon, Richard,

I hope you are doing well.

Thank you for your email. As requested, the landscaping maintenance agreement with Veridian is attached for your review. The invoice for the August services has been processed and submitted for payment. The invoice for September services is expected to be received at the end of this month or in early October.
We will be adding this matter to the agenda for the next Board of Supervisors meeting so that it may be discussed with the rest of the Board. Additionally, I have requested that a representative from Veridian's landscape maintenance team attend the meeting to address any questions or concerns directly.
In the meantime, Patrick and I will continue to monitor the landscape maintenance services to ensure they are being performed in accordance with the District's standards and expectations.
Please be advised that the District may solicit proposals from alternative landscape maintenance contractors at the direction of the Board during a public meeting, should the Board determine if it is appropriate to do so.
Please direct any communications, questions, or concerns regarding maintenance services provided to the District to the District Management Team, Patrick and me, so that we may review and address them accordingly.
Should you have any questions or concerns, please do not hesitate to contact us. Thank you for your time and continued cooperation.
Respectfully,

Jesus Lorenzo
Governmental Management Services
Phone: (954) 721-8681 Ext. 223
jlorenzo@gmssf.com

"Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws"

From: Richard Torres <1torresrichard@gmail.com>
Sent: Monday, September 21, 2026 8:49 AM
To: Juliana Duque <jduque@gmssf.com>; Jesus Lorenzo <JLorenzo@gmssf.com>
Subject: Westview CCD Landscaping

Dear Juliana and Jesus,

For some time now, the landscaping maintenance for the Westview CDD footprint appears to be inconsistent and unsatisfactory and is being met with poor community reviews. While there are indications that Veridian crews were at the community for scheduled maintenance the past 30 days, the lower perimeter grass surrounding the north lake remains uncut despite the upper sections being serviced. Additionally, the grass at the community entrance corresponding to the CDD is noticeably longer than in other areas.

Could you please investigate the status of the landscaping contract? The current state of the grounds continues to be unsatisfactory. Specifically, I would like to verify the amount Veridian has been billing for these services and if payments have been fully disbursed as there are cameras indicating specific work on specific days.

Furthermore, please provide a copy of the current landscaping contract, including the detailed scope of work, the billing structure, and the rates for out-of-scope services for example, irrigation, tree trimming, and mulching. Please also confirm that the CDD committee (not GMS) maintains full oversight and approval authority for any work performed outside the established contractual scope.

Lastly, let's explore a contingency plan if Westview continues to experience unsatisfactory maintenance for the CDD? Do you have alternative vendors that can be explored? I would like to request proposals from at least two to three other landscaping companies to ensure we have financially attractive and high quality options moving forward with open bids.

I look forward to your prompt cooperation.

Regards,

Richard Torres
M. 954-643-5088
E. 1torresrichard@gmail.com

From: Blake, Nadine (PROS) <Nadine.Blake@miamidade.gov>
Sent: Thursday, September 3, 2026 4:00 PM
To: Jesus Lorenzo <JLorenzo@gmssf.com>; Juliana Duque <jduque@gmssf.com>
Cc: Romero, Liset (PROS) <Liset.Romero@miamidade.gov>; Patrick Burgess <pburgess@gmssf.com>
Subject: Re: Westview North CDD - Golf Estates Mini Park and righ of way area around Community

Good afternoon Lorenzo,
I hope this email finds you well.

The areas in the photos capture the swales that are in the public right-of-way. This particular right-of-way is a county road, and since the common greenspaces inside the community are maintained by a CDD or an HOA , either one of these management entities have the responsibility to maintain these areas as pursuant to Chapter 19-13 of the County's Code placing maintenance responsibility on the adjacent property owner.

I hope this clarifies any questions you may have.

Thanks,
Nadine

Nadine M. Blake,
Special Taxing Districts Supervisor
Special Assessment Districts Division
Miami-Dade County Parks, Recreation and Open Spaces Department
111 N.W. 1 Street #1510 | Miami, FL 33128
305-375-4865 Phone
305-375-3338 Fax
https://www.miamidade.gov/global/service.page?Mduid_service=ser1525897456437343

Please consider the environment before printing this email.

Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under such laws and thus subject to disclosure.

From: Jesus Lorenzo <JLorenzo@gmssf.com>
Sent: Tuesday, 01 September 2026 17:43:41
To: Blake, Nadine (PROS) <nadine.blake@miamidade.gov>; Juliana Duque <jduque@gmssf.com>
Cc: Romero, Liset (PROS) <Liset.Romero@miamidade.gov>; Patrick Burgess <pburgess@gmssf.com>
Subject: Re: Westview North CDD - Golf Estates Mini Park and righ of way area around Community

Good afternoon, Nadine,

Thank you for your response.
Could you please clarify whether your statement pertains to maintenance responsibility or ownership of the area? Specifically, could you confirm who owns the area identified in the photographs?
We have been advised by the District Engineer that the District neither owns the area nor is responsible for its maintenance. As a result, we would appreciate any documentation or information identifying the entity that owns the property and the party responsible for its upkeep.
Thank you for your assistance and clarification.
Respectfully,

Jesus Lorenzo
Governmental Management Services
Phone: (954) 721-8681 Ext. 223
jlorenzo@gmssf.com

"Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws"

From: Blake, Nadine (PROS) <nadine.blake@miamidade.gov>
Sent: Tuesday, September 1, 2026 8:59 AM
To: Juliana Duque <jduque@gmssf.com>
Cc: Romero, Liset (PROS) <Liset.Romero@miamidade.gov>; Jesus Lorenzo <JLorenzo@gmssf.com>; Patrick Burgess <pburgess@gmssf.com>
Subject: RE: Westview North CDD - Golf Estates Mini Park and righ of way area around Community

Good morning Juliana,
The areas identified in the picture are the responsibility of the HOA or CDD, since they oversee the properties.

If you have any further questions on this, please let us know.

Thanks,
Nadine

Nadine M. Blake,
Special Taxing Districts Supervisor
Special Assessment Districts Division
Miami-Dade County Parks, Recreation and Open Spaces Department
111 N.W. 1 Street #1510 | Miami, FL 33128
305-375-4865 Phone
305-375-3338 Fax
https://www.miamidade.gov/global/service.page?Mduid_service=ser1525897456437343

Please consider the environment before printing this email.

Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under such laws and thus subject to disclosure.

From: Juliana Duque <jduque@gmssf.com>
Sent: Tuesday, September 1, 2026 7:23 AM
To: Blake, Nadine (PROS) <nadine.blake@miamidade.gov>
Cc: Romero, Liset (PROS) <Liset.Romero@miamidade.gov>; Jesus Lorenzo <JLorenzo@gmssf.com>; Patrick Burgess <pburgess@gmssf.com>
Subject: RE: Westview North CDD - Golf Estates Mini Park and righ of way area around Community

Good morning, Nadine,
Could you please provide me with an update?
Thank you.

Board members should not "reply to all" to maintain compliance with the Sunshine Laws.

Regards,

Juliana Duque
GMS-SF

Governmental Management Services – South Florida, LLC.
5385 N. Nob Hill Road
Sunrise, FL. 33351
Tel: (954)721-8681
Direct: (786)344-9352
E-mail: jduque@gmssf.com

From: Juliana Duque
Sent: Thursday, August 27, 2026 9:07 AM
To: 'Blake, Nadine (PROS)' <nadine.blake@miamidade.gov>
Cc: Romero, Liset (PROS) <Liset.Romero@miamidade.gov>
Subject: RE: Westview North CDD - Golf Estates Mini Park and rogh of way area around COmmunity

Good evening, Nadine,
Thank you for the email.
I still need clarification regarding maintenance responsibility for the area outside the fence, including the sidewalk and adjacent right-of-way. Please see the attached photographs, which provide additional context for the concern. Could you please confirm which party is responsible for maintaining this area? Is the responsible party the HOA or the County? Could you please provide supporting documentation confirming the maintenance responsibility?
Thank you.





Board members should not "reply to all" to maintain compliance with the Sunshine Laws.

Regards,

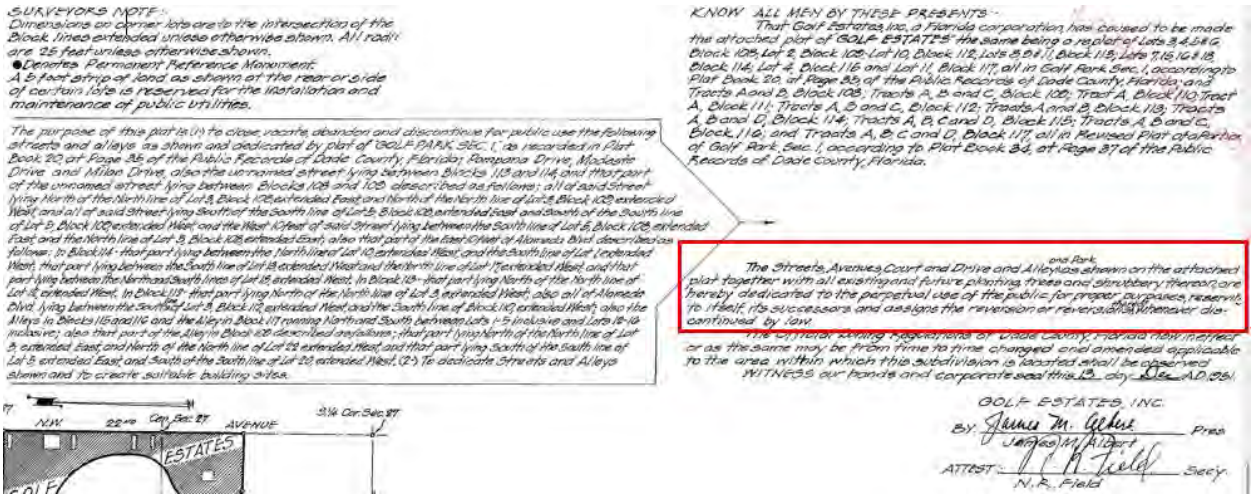
Juliana Duque
GMS-SF
Governmental Management Services – South Florida, LLC.
5385 N. Nob Hill Road
Sunrise, FL. 33351
Tel: (954)721-8681
Direct: (786)344-9352
E-mail: jduque@gmssf.com

From: Blake, Nadine (PROS) <nadine.blake@miamidade.gov>
Sent: Tuesday, August 25, 2026 9:56 AM
To: Juliana Duque <jduque@gmssf.com>
Cc: Romero, Liset (PROS) <Liset.Romero@miamidade.gov>
Subject: RE: Westview North CDD - Golf Estates Mini Park and rogh of way area around COmmunity

Good morning Juliana,
This park (Folio 30-2127-012-1530) is owned by the Miami-Dade Parks and Recreation Department (PROS) and is listed as an active park. It is subsequently maintained by the Right-of-Way and Aesthetics and Maintenance division (RAAM) of PROS.

As mentioned in the previous email, the road surrounding this park is a public right-of-way that is maintained by the Public Works Dept (DTPW). Attached is the underlying plat for this park where it reads that the parcel is for " the perpetual use of the public" as shown below. I hope this information brings you some clarity.

Please let me know if you need anything else on this.


SURVEYORS NOTE:
Dimensions on corner lots are to the intersection of the Block lines extended unless otherwise shown. All radii are 25 feet unless otherwise shown.
● Denotes Permanent Reference Monument.
A 5 foot strip of land as shown at the rear or side of certain lots is reserved for the installation and maintenance of public utilities.

The purpose of this plat is (1) to close, vacate, abandon and discontinue for public use the following streets and alleys as shown and dedicated by plat of GOLF PARK SEC. 1, as recorded in Plat Book 20, at Page 35 of the Public Records of Dade County, Florida; Pompano Drive, Modesto Drive and Milan Drive, also the unnamed street lying between Blocks 113 and 114, and that part of the unnamed street lying between Blocks 108 and 109 described as follows: all of said Street lying North of the North line of Lot 3, Block 108, extended East and North of the North line of Lot 3, Block 109, extended West, and all of said Street lying South of the South line of Lot 5, Block 109, extended East and South of the South line of Lot 5, Block 109, extended West, and the West 10 feet of said Street lying between the South line of Lot 5, Block 109, extended East and the North line of Lot 3, Block 108, extended East; also that part of the East 10 feet of Alameda Blvd. described as follows: In Block 114 - that part lying between the North line of Lot 10, extended West, and the South line of Lot 1, extended West, that part lying between the South line of Lot 13, extended West and the North line of Lot 17, extended West, and that part lying between the North and South lines of Lot 15, extended West. In Block 113 - that part lying North of the North line of Lot 4, extended West. In Block 112 - that part lying North of the North line of Lot 3, extended West; also all of Alameda Blvd. lying between the South line of Lot 3, Block 112, extended West, and the South line of Block 112, extended West; also the Alleys in Blocks 115 and 116 and the Alley in Block 117 running North and South between Lots 1-5 inclusive and Lots 12-16 inclusive; also that part of the Alley in Block 109 described as follows: that part lying North of the North line of Lot 3, extended East, and North of the North line of Lot 22 extended West, and that part lying South of the South line of Lot 5 extended East, and South of the South line of Lot 20, extended West. (2) To dedicate Streets and Alleys shown and to create suitable building sites.

KNOW ALL MEN BY THESE PRESENTS:
That Golf Estates, Inc., a Florida corporation, has caused to be made the attached plat of GOLF ESTATES the same being a replat of Lots 3, 4, 5 & 6, Block 108; Lot 2, Block 109; Lot 10, Block 112; Lots 8, 9 & 11, Block 113; Lots 7, 15, 16 & 18, Block 114; Lot 4, Block 115 and Lot 11, Block 117, all in Golf Park Sec. 1, according to Plat Book 20, at Page 35, of the Public Records of Dade County, Florida; and Tracts A and B, Block 108; Tracts A, B and C, Block 109; Tract A, Block 110; Tract A, Block 111; Tracts A, B and C, Block 112; Tracts A and B, Block 113; Tracts A, B and D, Block 114; Tracts A, B, C and D, Block 115; Tracts A, B and C, Block 116; and Tracts A, B, C and D, Block 117, all in Revised Plat of a Portion of Golf Park, Sec. 1, according to Plat Book 34, at Page 37 of the Public Records of Dade County, Florida.

The Streets, Avenues, Court and Drive and Alleys and Park as shown on the attached plat together with all existing and future planting, trees and shrubbery thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to itself, its successors and assigns the reversion or reversion of the same whenever discontinued by law.

The Official Zoning Regulations of Dade County, Florida now in effect or as the same may be from time to time changed and amended applicable to the area within which this subdivision is located shall be observed.
WITNESS our hands and corporate seal this 13 day Dec AD 1951.

GOLF ESTATES, INC.
BY: James M. Albert Pres.
James M. Albert
ATTEST: N. R. Field Sec'y.
N. R. Field

Thanks,
Nadine

Nadine M. Blake,
Special Taxing Districts Supervisor
Special Assessment Districts Division
Miami-Dade County Parks, Recreation and Open Spaces Department
111 N.W. 1 Street #1510 | Miami, FL 33128
305-375-4865 Phone
305-375-3338 Fax

https://www.miamidade.gov/global/service.page?Mduid_service=ser1525897456437343

Please consider the environment before printing this email.

Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under such laws and thus subject to disclosure.

From: Juliana Duque <jduque@gmssf.com>
Sent: Tuesday, August 25, 2026 9:10 AM
To: Blake, Nadine (PROS) <nadine.blake@miamidade.gov>
Cc: Romero, Liset (PROS) <Liset.Romero@miamidade.gov>
Subject: RE: Westview North CDD - Golf Estates Mini Park and rogh of way area around COmmunity

Good morning, Nadine,
I hope this email finds you well.
I am following up on this matter, as we have a Board meeting scheduled for September 1, and I would like to provide the Board with an update or response at that time.
Thank you, and I hope you enjoy the rest of the day.

Board members should not "reply to all" to maintain compliance with the Sunshine Laws.

Regards,

Juliana Duque
GMS-SF
Governmental Management Services – South Florida, LLC.
5385 N. Nob Hill Road
Sunrise, FL. 33351
Tel: (954)721-8681
Direct: (786)344-9352
E-mail: jduque@gmssf.com

From: Juliana Duque
Sent: Tuesday, August 18, 2026 5:00 PM
To: Blake, Nadine (PROS) <nadine.blake@miamidade.gov>
Cc: Romero, Liset (PROS) <Liset.Romero@miamidade.gov>
Subject: RE: Westview North CDD - Golf Estates Mini Park and rogh of way area around COmmunity

Good afternoon, Nadine,
Thank you for the update. Please let me know once you have reviewed the underlying plat and confirmed the party responsible for maintenance of the parcel.
I appreciate the clarification regarding the surrounding public roads and understand that their maintenance is the County's responsibility. Will this include the sidewalk as well?
Thank you.

Board members should not "reply to all" to maintain compliance with the Sunshine Laws.

Regards,

Juliana Duque
GMS-SF
Governmental Management Services – South Florida, LLC.
5385 N. Nob Hill Road
Sunrise, FL. 33351
Tel: (954)721-8681
Direct: (786)344-9352
E-mail: jduque@gmssf.com

From: Blake, Nadine (PROS) <nadine.blake@miamidade.gov>
Sent: Tuesday, August 18, 2026 1:20 PM
To: Juliana Duque <jduque@gmssf.com>
Cc: Romero, Liset (PROS) <Liset.Romero@miamidade.gov>
Subject: RE: Westview North CDD - Golf Estates Mini Park and rogh of way area around COmmunity

Good afternoon Juliana,
I hope this email finds you well.

We will review the underlying plat for this park parcel and also determine who is responsible for the maintenance.

The roads surrounding this park parcel are public roads that should be maintained by the county.

If you have any other questions in the meantime, please let me know.

Thanks,
Nadine

Nadine M. Blake,
Special Taxing Districts Supervisor
Special Assessment Districts Division
Miami-Dade County Parks, Recreation and Open Spaces Department
111 N.W. 1 Street #1510 | Miami, FL 33128
305-375-4865 Phone
305-375-3338 Fax
https://www.miamidade.gov/global/service.page?Mduid_service=ser1525897456437343

Please consider the environment before printing this email.

Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under such laws and thus subject to disclosure.

From: Juliana Duque <jduque@gmssf.com>
Sent: Monday, August 17, 2026 8:35 AM
To: Blake, Nadine (PROS) <nadine.blake@miamidade.gov>
Cc: Romero, Liset (PROS) <Liset.Romero@miamidade.gov>
Subject: Westview North CDD - Golf Estates Mini Park and rogh of way area around COmmunity
Importance: High

Good morning, Nadine,
I hope this email finds you well.
I am writing on behalf of the Westview North Community Development District regarding an area located by Westview North CDD, more specifically described in Folio 30-2127-012-1530 of the Miami-Dade Property Appraiser, as well as the right-of-way surrounding the District (West Golf Drive- East Golf Drive), which we understand is owned by Miami-Dade County.
After contacting several individuals and departments within Miami-Dade County, I was provided with your contact information as the appropriate person to assist with this matter.
Please confirm which entity or party is responsible for maintenance of this area, including any landscaping, roadway, sidewalk, or other improvements located within or adjacent to the property.
If Miami-Dade County is not responsible for maintenance, please identify the responsible party and provide any available documentation establishing that responsibility. This may include, but is not limited to, plats, right-of-way maps, easements, maintenance agreements, permits, resolutions, interlocal agreements, conveyance documents, or other recorded instruments.
If there is a specific County department that maintains records for this location or is responsible for responding to this request, please forward this email to the appropriate contact and copy us on the correspondence.
Thank you for your assistance.
Please let me know if you need any additional information to identify the property or process this request.

Board members should not "reply to all" to maintain compliance with the Sunshine Laws.

Regards,

Juliana Duque
GMS-SF
Governmental Management Services – South Florida, LLC.
5385 N. Nob Hill Road
Sunrise, FL. 33351
Tel: (954)721-8681
Direct: (786)344-9352
E-mail: jduque@gmssf.com

From: Yani Lopez Castillo <yani@veridianhq.com>
Sent: Monday, September 21, 2026 1:32 PM
To: Jesus Lorenzo <JLorenzo@gmssf.com>; Patrick Burgess <pburgess@gmssf.com>
Cc: Sebastian Martinez <sebastian@veridianhq.com>; Javi Lopez Castillo <javi@veridianhq.com>; Manuel Peña <manuel@veridianhq.com>; Malcolm Gray <malcolm@veridianhq.com>; board@westviewcommunity.org <board@westviewcommunity.org>
Subject: Westview North - Interaction with Staff

Hi Jesus, Patrick:
I hope all is well.
Could you please remind the Supervisors that any questions or concerns regarding service should be directed through Management rather than addressed directly with field staff during operations?
In the attached video, the Chair, accompanied by an HOA member, is seen stopping our team, questioning staff, and significantly interrupting active operations.
It is important that our teams be allowed to perform their work without interruption so we can meet our service commitments to the District consistently and efficiently. We would appreciate your support in reinforcing the appropriate communication channel with the Supervisors.
Thank you,
Yani

-
HS-93040784_20260921-105747_1025h85.mp4
0:01 - Speaker 1
With with the landscapers. Hold on. I'm talking to the guy. What you doing with a camera?

0:08 - Speaker 3
It's required by the company the HOA.

0:11 - Speaker 1
Alright, hold on. Okay, good. You came by Thursday, Friday, cut the grass unevenly, only a certain portion. We did this game cut. Today you came by. You just cut back another section earlier this morning. You disappeared for another hour or two because I got you on video. You didn't go buy back by my house. And then you came by a little while ago. Huh? All right, what time? I can show you right now.

I can show you right now. I got videos from all the days that you guys have been coming by because I'm getting the case together to see if I get y'all the hell out of here. Okay. Because you guys aren't doing it properly. If you guys are a job, stay behind the building. I don't know what you're doing on this thing, but you should be doing knocking out that whole building. So you know that job got done properly.

Instead, you're riding all the way around, going God knows where, and then coming back

around, the grass is being cut unevenly. You're not finishing a job behind each building. You're not doing, you're the big boy on this.

1:10 - Unidentified Speaker
These guys are doing the weed eating.

1:15 - Speaker 3
Y'all can go to the category.

1:29 - Speaker 3
Nah, go ahead and just uh continue.

1:34 - Speaker 3
Go ahead, I'm on the um I'm getting uh Manny on the phone right now.

1:37 - Speaker 1
Yeah, get Manny on the phone.

1:47 - Speaker 3
Hey, just hold your words, go ahead.

1:57 - Speaker 1
843, 845.

2:00 - Unidentified Speaker
Okay.

2:00 - Speaker 1
Then I came out. But you had drove by earlier, which my wife's phone got that because she was taking a shower when we heard you drive by. Okay. You drove by with the lawnmower coming this way. Right? And I'm like, they're supposed to cut all the grass today because that's what we were told.

2:17 - Speaker 3
Now I'm doing the CDC.

2:19 - Speaker 1
My thing is, I understand you guys aren't supposed to go so far down because. We were told that it's a risk for the guys, even them standing up, they might slide in. Correct. To make sure that it gets done properly. That's why I'm talking to you. You can literally see where the grass is high, grass is high, grass is high in certain areas. It's uneven. I understand the grass is wet that you guys might be cutting.

The grass is wet.

2:45 - Unidentified Speaker
Yeah.

2:46 - Speaker 3
Let me speak. Thursday and Friday when I came through here. Yes. It was raining. Yes. So, one thing I wasn't going to do, put me nor my guys in risk of slipping the charge.

2:57 - Speaker 1
No, no, I'm not talking about that right now.

2:58 - Unidentified Speaker
I'm talking about up here.

2:59 - Speaker 3
I understand your concern. Regardless, I was cutting wet grass and it's going to come out even. That's why I did not continue cutting it Thursday or Friday. Had I continued cutting, it was going to be muddy and the cut was going to be uneven.

3:13 - Unidentified Speaker
Okay.

3:13 - Speaker 1
So that's understand Stay.

3:16 - Unidentified Speaker
Stay.

3:17 - Speaker 3
Wait, understand. It's my turn. Today, that is why I'm doing the whole thing over again. That's why I'm not just doing this part, I'm also doing the bottom part. This is the C D D guy right here.

3:30 - Speaker 1
That's and we talked to you there.

3:32 - Unidentified Speaker
Yeah, I know that.

3:34 - Speaker 3
So that's why I'm explaining it to you now. I'm cutting the whole thing top and bottom over again.

3:40 - Speaker 1

I know that, but what I'm saying is if you're gonna cut the whole thing, stay behind a building and knock out that building.

3:46 - Unidentified Speaker
I am staying behind.

3:47 - Speaker 1
The other days and the other times before that, because I've sent him video. We have videos from the 3rd, we have videos from the 10th, we have videos from the 20th, all the way dating back to July 31st when you guys were here.

3:59 - Unidentified Speaker
I have videos.

4:00 - Speaker 3
I haven't been here since July 31st.

4:02 - Speaker 1
That was a different guy. There was a different guy.

4:04 - Unidentified Speaker
Exactly. I wasn't here.

4:05 - Speaker 3
So I'm doing, hold on, wait, wait, wait. I'm doing what I am told today. I'm clearing out this canal area, I'm clearing out the CDD area. Yes. Which is up here. Like she explained, this is HOA, that is CDD. I'm doing both. I'm doing from fence line down to the water. That's all I'm taking care of today for us this area. Yes. Okay, but anything else? I'm sorry for the cut being done unevenly Thursday and Friday.

It was nothing I could do with that with the rain.

4:33 - Speaker 1
I'm having a conversation with you right now.

4:35 - Unidentified Speaker
I understand.

4:36 - Speaker 1
Because I haven't cursed, I haven't talked improperly. Okay, I haven't come attacking y'all. I just want to make sure that when it gets done today, according to what we've been told, we're being cut from there all the way down.

4:49 - Speaker 3

Not because you guys came on Thursday and Friday, didn't know.

4:51 - Unidentified Speaker
No, no, no, no.

4:52 - Speaker 3
You know, as you can see, my more mars go all the way around the whole canal area. I'm doing from fence line.

4:59 - Speaker 1
canal. There's a whole section that was missed over there by my house, and that's why it bothers me because you made it right by the tree. Okay. So I just want to clarify to make sure we.

5:08 - Speaker 3
Clarify. Oh, my guys need to get water. My guys need to get gas back at the truck. Now, I'm going to have them walk around the whole lake to go back to the truck to go get gas, water, or weedy the stream. So, what I did, I came around, they called, hey, I need this. As you can see, I have water bottles. That is why I did not continue over there yet.

5:26 - Speaker 1
Where are your truck at?

5:27 - Speaker 3
My truck is over here. We're not allowed to park in the residential areas right here. We have designated parking area through security.

5:35 - Speaker 1
They told you guys you guys can't park in business parking spots.

5:37 - Speaker 3
We cannot park here. Yeah.

5:40 - Speaker 1
That's new to us.

5:42 - Speaker 3
No, that's not new to us. No, it's new to us because that wasn't the case before. It's been like that since day one. I've started with this company here. It was the first property that we did since the company's been opened. What day did you start work? I started with the company in March. We started. No, I started here. No, I started the company in March. We started cutting here in April.

6:02 - Unidentified Speaker

In April? Yes.

6:03 - Speaker 1
Oh, yeah, yeah. So, yeah. But the Meridian Open started their landscaping division in March, correct?

6:09 - Unidentified Speaker
Correct. Okay.

6:10 - Speaker 2
So you know who Malcolm is? There was another guy who was working here.

6:13 - Unidentified Speaker
Jose. Jose, he's no longer here. No.

6:15 - Speaker 2
Okay, so when did you start after Jose?

6:18 - Unidentified Speaker
I started with Jose. Oh, with Jose?

6:21 - Speaker 3
Yeah, I was. I was one of the first employees of the Viridian Landscape Company.

6:26 - Speaker 2
Okay. So go ahead and finish what you're doing.

6:28 - Unidentified Speaker
Okay. And then we'll talk afterwards. Okay, no problem.

6:31 - Speaker 1
sounds good. Just again. Hey, y'all go. I appreciate you guys effort. Just try to make, it's been a minute since we had a good cut in the pack. And having it from all the way up to Don and as much as we're paying in IHOI, you know, if you were to be living here too, you would want to talk to the landscaping people to try to make sure that it gets done.

6:49 - Unidentified Speaker
It has been.

6:50 - Speaker 3
I know, yeah. That's why I explained to you earlier. I understand. I made this priority. I skipped a whole front. I said I'm this area done today. I understand. This was my priority for today.

7:02 - Unidentified Speaker
That's why we'll talk afterwards.

7:03 - Speaker 3
What time are you here till I'm here till 3:34?

7:06 - Unidentified Speaker
Until 3:30?

7:07 - Speaker 3
Yeah, 3:30, 4 o'clock. Around that time.

7:10 - Speaker 2
Where's your car again?

7:12 - Speaker 3
The truck is up front over here. On this main road?

7:15 - Unidentified Speaker
up to the side, right?

7:17 - Speaker 1
Yeah, 131st, on the side right there between 3.3.

7:20 - Speaker 2
So when I leave here, it's probably be in about 1 o'clock, 130.

7:25 - Speaker 3
I'll try and see, talk to you over there if I can.

7:29 - Speaker 2
Otherwise, get some refreshments, get the work done. I'll talk to you later.

7:34 - Unidentified Speaker
Appreciate your help.

7:34 - Speaker 3
Oh, trust me, it's going to be done today.

7:39 - Speaker 2
Oh, uh the the front of the community. We did talk about that earlier. Yeah. You'll be able to get that too.

7:44 - Speaker 3

The front by the guardhouse. So the CDD responsibility is instantly up to the first break where you can do a U-turn.

7:52 - Speaker 2
Correct. Beyond that first break is HOA, but it doesn't really matter because Rick care of everything.

7:57 - Unidentified Speaker
Nah, I'll get it done for you today.

7:59 - Speaker 3
Do it done there? I'll do it today.

8:00 - Unidentified Speaker
Thanks, Corey. You welcome.

--
Best,

Yani Lopez Castillo
VERIDIAN
(305) 315-8119 · veridianhq.com
5300 NW 77th Ct, Doral, FL 33166

CONFIDENTIALITY NOTICE: This communication, including any attachments, may contain confidential, proprietary, privileged, and/or private information protected under applicable law. It is intended solely for the use of the authorized recipient. Any review, disclosure, distribution, forwarding, or copying by anyone other than the intended recipient or their designated agent is strictly prohibited and may violate contractual, privacy, or regulatory obligations.
If you have received this communication in error, you are required to notify the sender immediately, delete it from all systems, and refrain from using or disseminating its contents in any manner.
NOTICE TO CONSUMER DEBTORS: Our firm may be deemed a debt collector under the Federal Fair Debt Collection Practices Act (FDCPA). This is an attempt to collect a debt and any information provided will be used for that purpose.

Westview North CDD

Field Report

11.03.2026 Meeting

District Manager: Jesus Lorenzo

Field Manager: Patrick Burgess

Landscaping

- GMS and Veridian met on October 1 to discuss current services being provided to the District, areas of focus needed, and ways to improve services moving forward

- Pending landscape items/areas of attention needed:
  - Exterior perimeter
    - Weeds to be removed from mulch beds
    - Hedges to be trimmed uniformly
    - Trash pick up improvements needed
    - Invasive plant material is popping up in certain places
      - Primarily in the south preserve

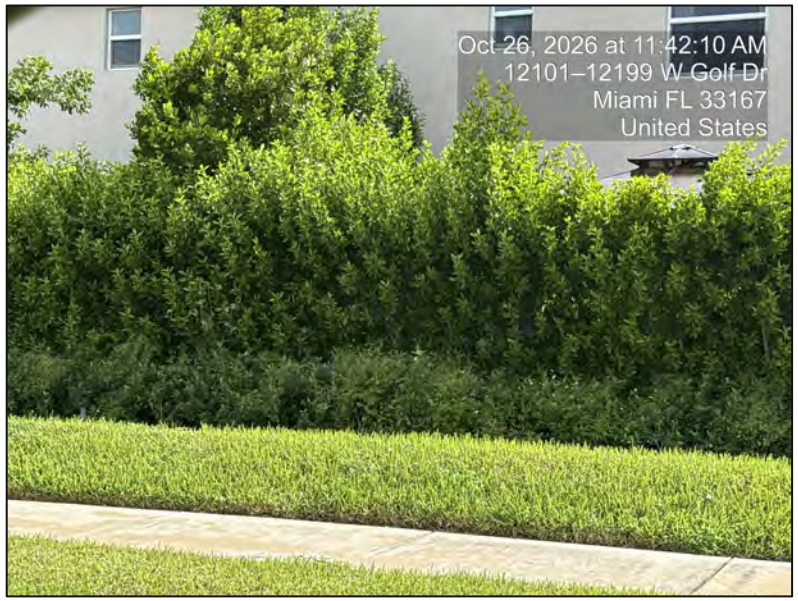
  - **PICTURES SHOW ON FOLLOWING PAGES**

Landscaping pictures

Weeds in perimeter beds







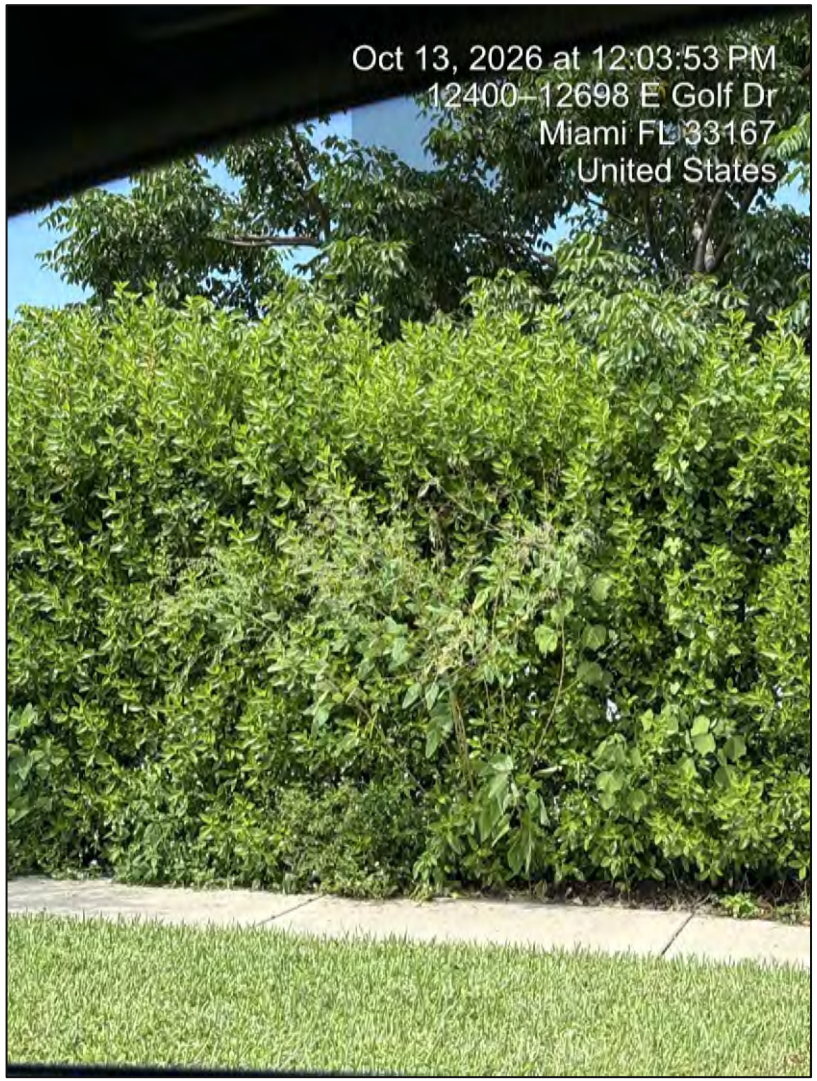


Landscaping pictures

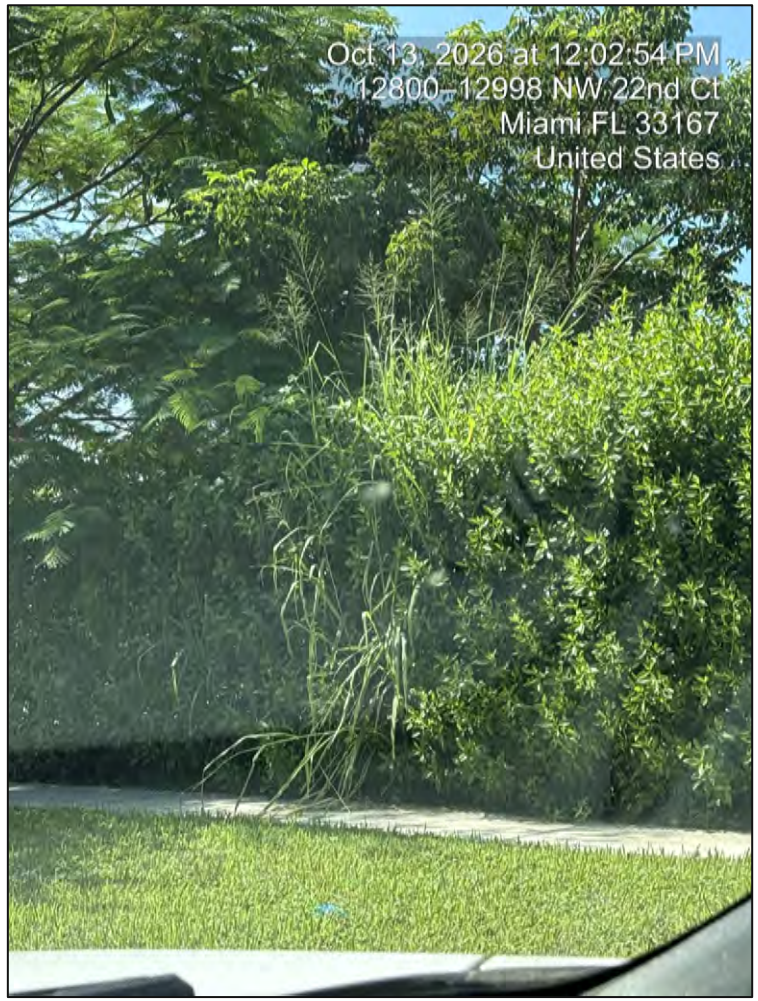
Weeds growing through Buttonwood hedge



Weeds growing through Buttonwood hedge



Weeds taller than buttonwood hedge

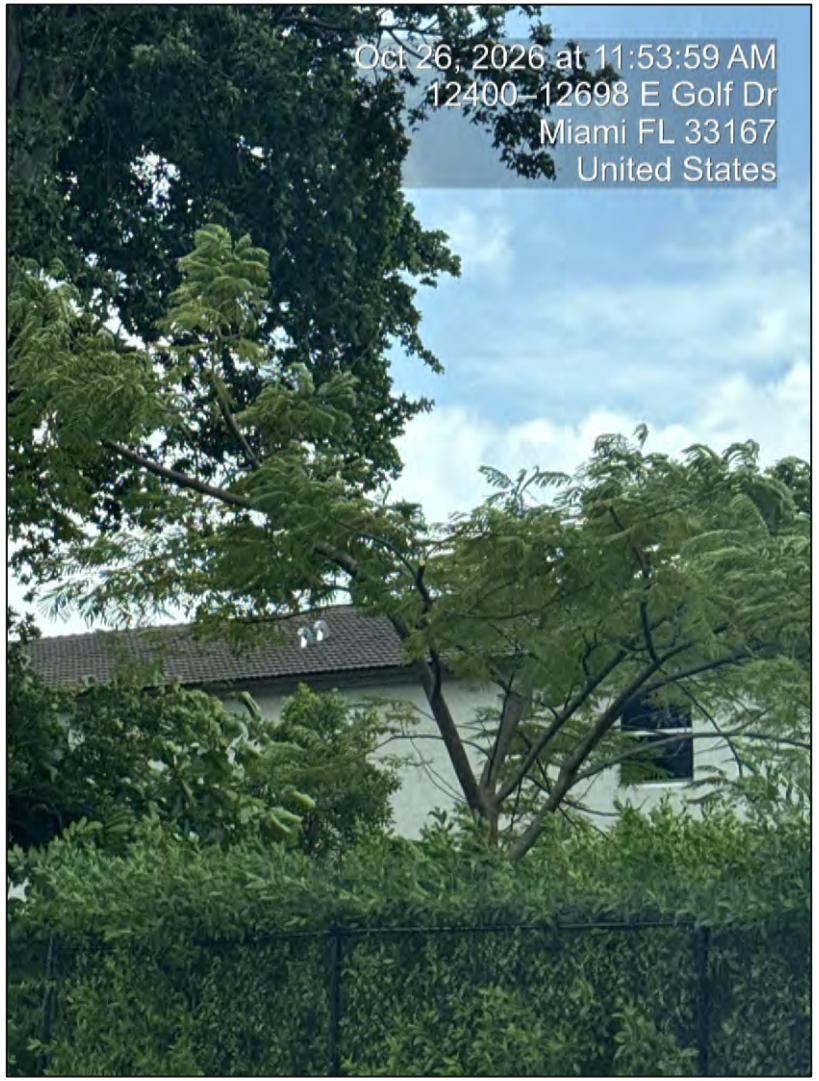


Landscaping pictures

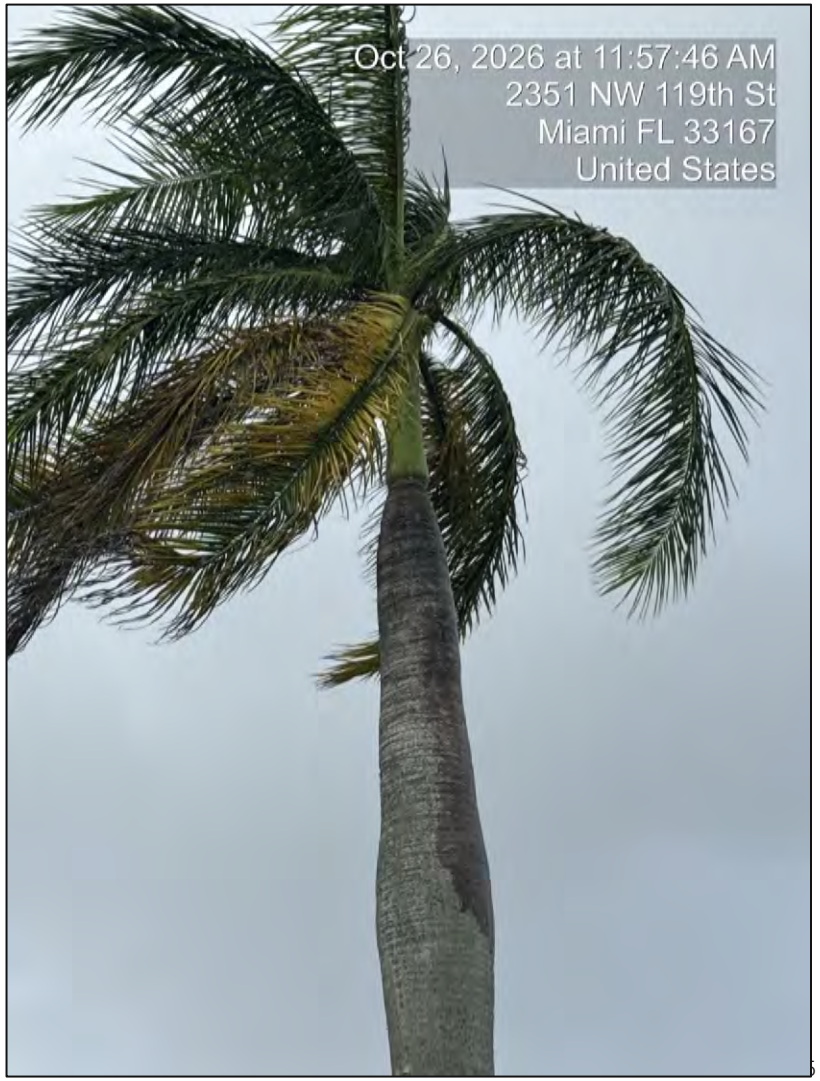
Brazilian Pepper Tree growing in 2 spots in South preserve



Trees were lifted above the sidewalks



Entrance Royal Palm being monitored for signs of improvement



Lakes

- Southeast Land & Water Management continuing to provide lake maintenance services per the agreement
- Recent services were provided on 9/15, 10/06, 10/21. No concerns currently and lakes are in good shape
- Re-bar was removed from the North lake and disposed of



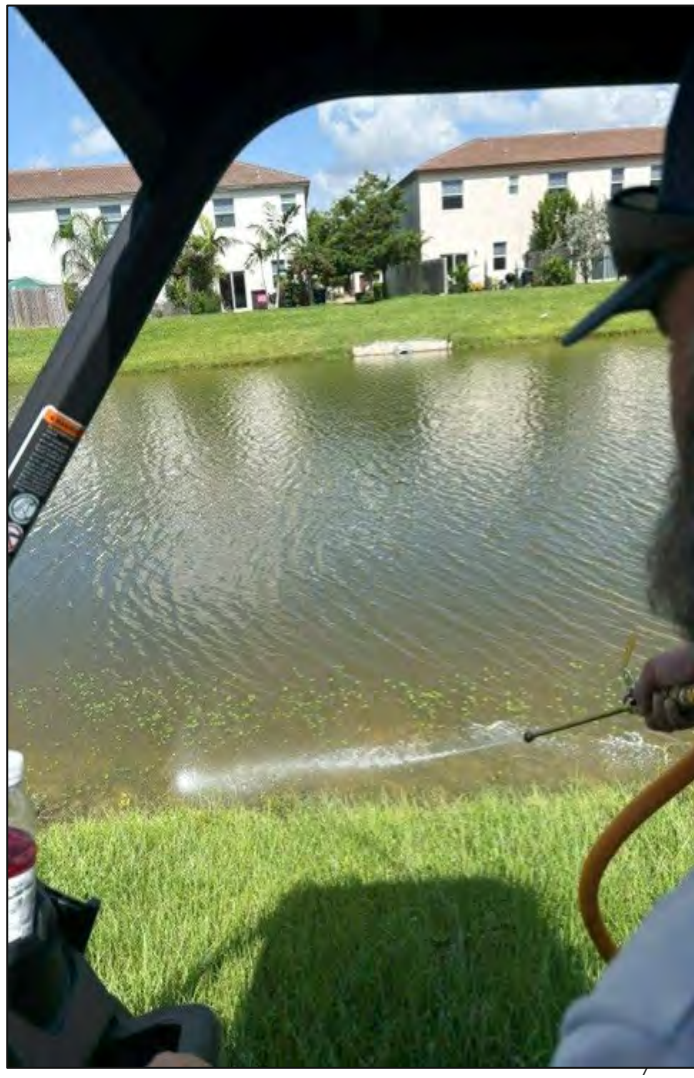


Lakes

- Southeast Land & Water Management continuing to provide lake maintenance services per the agreement
- Recent services were provided on 9/15, 10/06, 10/21. No concerns currently and lakes are in good shape
- Re-bar was removed from the North lake and disposed of



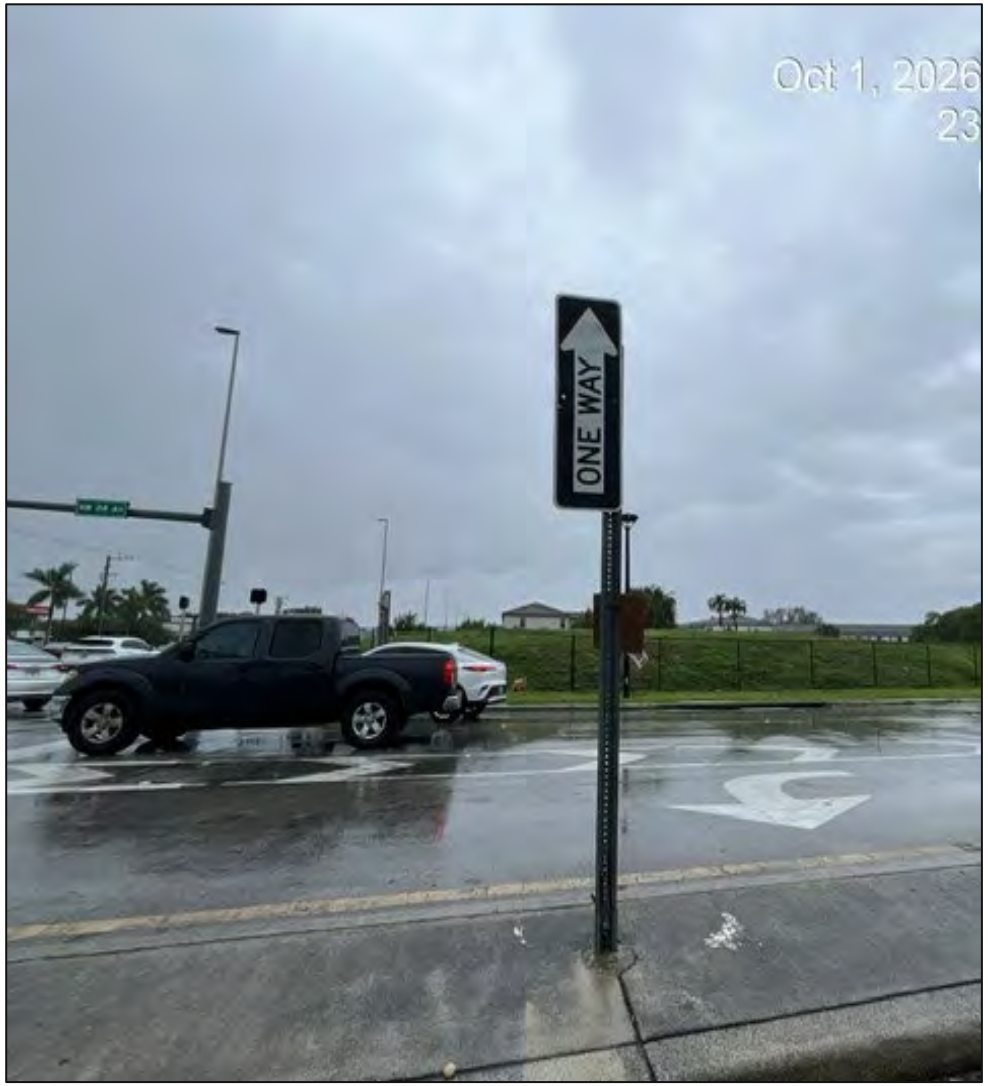




Sign Repairs

- FCC Carpentry repaired the main entrance median One Way sign on 10/21/2026

BEFORE



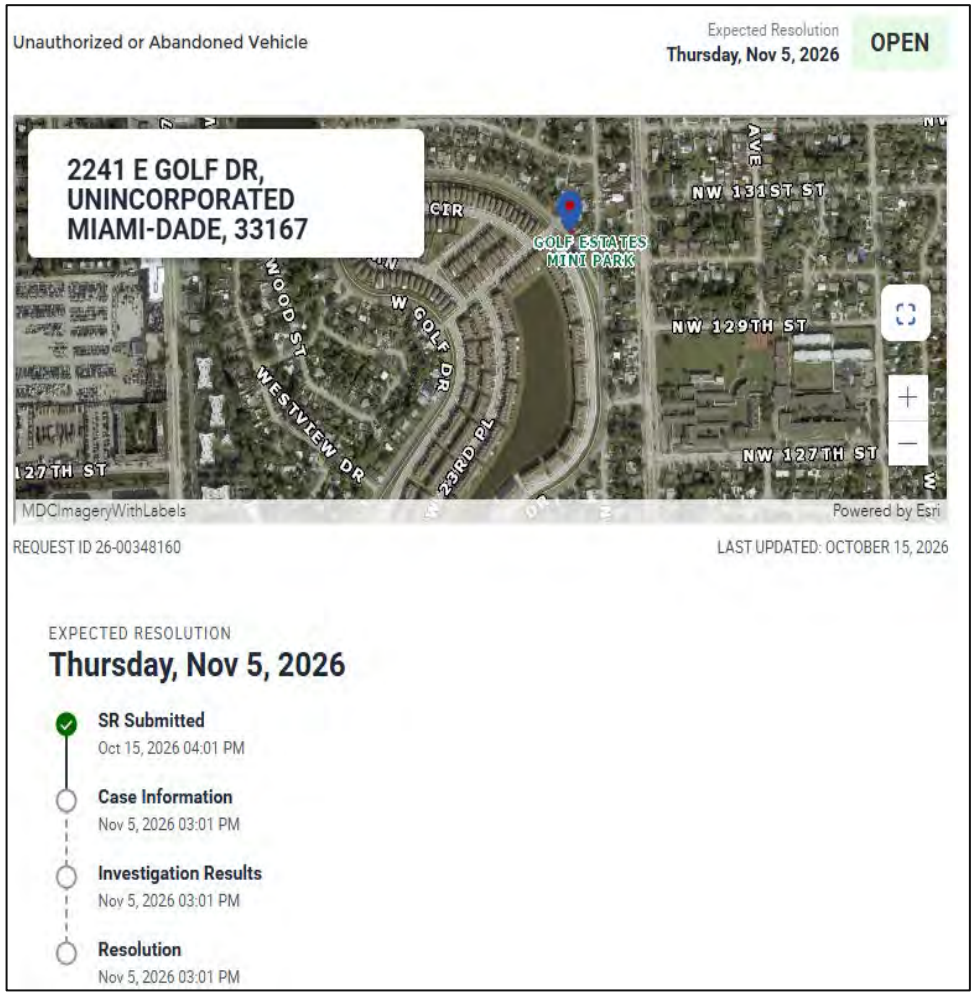
AFTER



311 Reports

- Abandoned RV at the Golf Estates Park is still there as of 10/13/2026
  - Jesus and Patrick have both submitted 311 requests
  - Phone call was attempted with no answer, but we will continue to follow up
  - Ticket numbers:
    - 26-00274217 – “Completed” per 311 reply to Jesus
    - 26-00274225 – “Completed” per 311 reply to Jesus
    - 26-00312428 – “Completed” per 311 reply to Jesus
    - 26-00348160 – Currently open with a Nov 5 resolution date





Iguana Removal

- Wildlife Commander is continuing iguana removals according to the 3-month project with October being the final month
  - Extension discussion to be had at the upcoming meeting
- Any resident concerns or sightings are reported to the vendor, and their response is quick and followed by reports and pictures

Michael Hughes
September 01, 2026 03:16PM
12759 Northwest 23rd Place

- Checked all areas
- No new burrowes
- Got 4 iguanas in total
- 1 fell into the canal couldn't retrieve
- Weather started to get bad overcast



9176.jpg

Michael Hughes
September 29, 2026 02:05PM
12759 Northwest 23rd Place

- Checked all areas
- No new burrowes or digging found
- Eliminated 6 iguanas in total
- 4 went into the water couldn't retrieve



IMG_2544.jpe
g

Iguana Removal - continued

Michael Hughes
October 07, 2026 03:11PM
12759 Northwest 23rd Place

- Checked all areas
- Three iguanas eliminated
- Two fell into the canal
- No new burrows located
- Overcast and windy



10160.jpg

Notes

Michael Hughes
October 20, 2026 11:29AM
12759 Northwest 23rd Place

- Checked all areas
- Got 7 iguanas in total
- 2 around pond area
- 5 from canal
- 2 fell into the water couldn't retrieve



10499.jpg

VERIDIAN

Veridian Group
5300 NW 77th Ct
Doral, FL 33166

WESTVIEW NORTH CDD

Monthly Landscaping Report

AUGUST 2026

Veridian Group
5300 NW 77th Ct
Doral, FL 33166

Table Of Contents

Service Schedule **3**
Service by Zone **3**
South Area 3
Exterior Perimeter 3
Canals 4
Discussion Item: Canal Bank Turf **4**
September Look-Ahead **4**

Veridian Group
5300 NW 77th Ct
Doral, FL 33166

Service Schedule

August was our first month servicing the Westview North CDD. We began service on 8/20/26, picking up from the prior contractor's schedule. On 8/11/26, we walked the community with Jesus Lorenzo, District Manager, to confirm the areas we maintain under the CDD contract.

Going forward, our crew will service the Westview North CDD on Thursday and Friday each week, so that CDD areas are completed in line with the rest of the community.

Service by Zone

South Area

- **Service:** not serviced in August. Our first two weeks focused on the canal banks, which needed the most work at takeover.
- **Next Month:** weekly service begins Thursday, September 3, 2026.

Exterior Perimeter

- **Trash and debris:** at takeover we found recurring trash and debris along the exterior of the community. The amount left behind has dropped since. Trash removal is outside our landscaping scope, so we are noting it here for the district's awareness.

Photo references





Veridian Group
5300 NW 77th Ct
Doral, FL 33166





Canals

The canal banks were our main focus in August. The crew serviced and cleaned up the banks, including mowing, edging, string-trimming, and blowing.

Walkthrough. On 8/11/26, we walked the canals with Jesus to review current conditions and identifying areas needing more attention.

Going forward. We agreed that the canal banks and the other designated CDD areas will be cut with each community-wide service.

Discussion Item: Canal Bank Turf

During the canal walkthrough we reviewed areas of dead grass along the banks and discussed replacement options. We would like to align with the district on next steps.

Items to discuss. Extent, replacement, scope, and cost.

September Look-Ahead

- **South Area:** begin weekly service.
- **Canal and exterior perimeter:** continue weekly cuts.
- **Soil testing:** we will take soil samples across the CDD areas to measure pH and nutrient levels. The results will guide which fertilizers and soil treatments we use.
- **Exterior trash:** we will continue to monitor trash and debris along the exterior perimeter and raise it with the district.

Veridian Group
5300 NW 77th Ct
Doral, FL 33166

Please reach out with any questions or concerns.

Malcolm Gray
Head of Landscaping, Veridian
malcolm@veridianhq.com | (305) 784-0387

VERIDIAN

Veridian Group
5300 NW 77th Ct
Doral, FL 33166

WESTVIEW NORTH CDD

Monthly Landscaping Report

SEPTEMBER 2026

Veridian Group
5300 NW 77th Ct
Doral, FL 33166

Table Of Contents

Service Schedule **3**
Service by Zone **3**
South Area 3
Exterior Perimeter 4
Canal 4
Soil Testing **6**
Readings 6
Findings 6
Recommendation 6
Discussion Item: Trash Removal Scope **6**
October Look-Ahead **7**

Veridian Group
5300 NW 77th Ct
Doral, FL 33166

Service Schedule

Our crew services the Westview Community Association on Monday through Wednesday and the Westview North CDD on Thursday and Friday. Mowing, edging, string-trimming, and blowing take place weekly. Trees and hedges rotate on an alternating Week A / Week B schedule.

When weather, wildlife, or site conditions prevent service to an area, we will alert the District Manager.

Service by Zone

South Area

- **Center tree:** Jesus, District Manager, raised concern that the center tree was becoming overgrown. We pruned the center tree and trimmed the trees lining the fence.
- **Trash and access:** no significant trash or access issues this month.
- **Next month:** we will spray the fences to control vine growth.

Photos, Friday, Sept 4 service





Veridian Group
5300 NW 77th Ct
Doral, FL 33166

Exterior Perimeter

We serviced the full exterior perimeter weekly, including mowing, edging, string-trimming, and blowing. Trees along the perimeter follow the A/B rotation.

Canal

The CDD canal banks are scheduled for weekly service alongside the community cuts.

Skip criteria. The crew does not mow the canal slopes when they are wet. Mowers lose traction on wet inclines, which creates a risk of injury and of equipment entering the water. Soft turf also leaves ruts and uneven cuts.

Resident feedback. We received a residential report of incomplete canal cuts. These matched the weather-related skips based on the criteria listed above.

Current remedies. When the slopes are too wet to mow, we string-trim the upper banks so the canal edge stays presentable until conditions allow a full cut.

Photos, Friday, Sept 18 service





Veridian Group
5300 NW 77th Ct
Doral, FL 33166

Photos, Monday, Sept 21 service







Veridian Group
5300 NW 77th Ct
Doral, FL 33166

Soil Testing

In September we took soil samples at five locations throughout Westview for fertilization purposes and to inspect the quality of the soil.

Readings

Sample	pH	N	P	K
1	7.5	1	0	2
2	7.5	0	0	3
3	6.5	0	0	3
4	7.0	0	0	4
5	7.0	1	0	1

Findings

- **pH:** within an acceptable range for St. Augustine grass.
- **Nitrogen:** low across all samples.
- **Potassium:** adequate everywhere except Sample 5.
- **Phosphorus:** read as depleted in every sample. Field kits often misread phosphorus in South Florida's alkaline soils, so we will confirm this through UF/IFAS Extension Soil Testing Laboratory before recommending any phosphorus.

Recommendation

- Use a high-nitrogen blend with at least 30% slow-release nitrogen, at UF/IFAS rates for South Florida St. Augustine grass.
- Add phosphorus only if the lab confirms a deficiency.
- Apply potassium only where the tests show it is low.
- Schedule all applications to comply with the Florida Urban Turf Fertilizer Rule and Miami-Dade County fertilizer restrictions.

Discussion Item: Trash Removal Scope

We would like to meet with the district to align on scope and expectations for trash pickup and removal in CDD areas.

Items to discuss.

Veridian Group
5300 NW 77th Ct
Doral, FL 33166

- **Shared responsibility:** how trash removal in CDD areas should be divided between our crew and the district.
- **On-site support:** whether a part-time on-site staff member should be added for trash removal. This includes who would provide this person and how the cost would be handled.

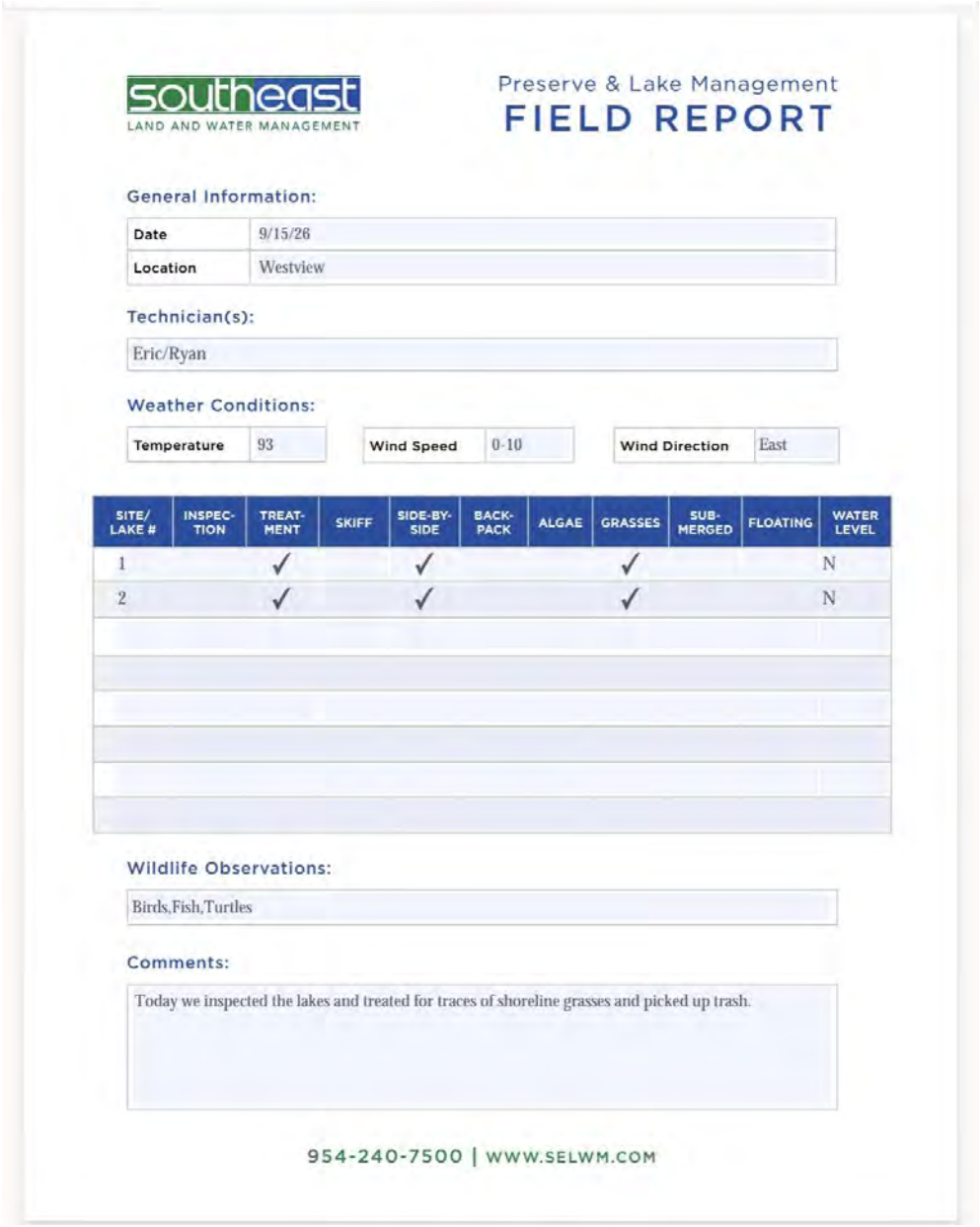
October Look-Ahead

- **Fence vine spaying:** South Area fences.
- **Tree audit:** we will audit trees across the CDD for proper lifting and shaping.

Please reach out with any questions or concerns.

Malcolm Gray
Head of Landscaping, Veridian
malcolm@veridianhq.com | (305) 784-0387

Please see the attached report and photos.



southeast
LAND AND WATER MANAGEMENT

Preserve & Lake Management
FIELD REPORT

General Information:

Date	9/15/26
Location	Westview

Technician(s):

Eric/Ryan

Weather Conditions:

Temperature	93	Wind Speed	0-10	Wind Direction	East

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

Wildlife Observations:

Birds,Fish,Turtles

Comments:

Today we inspected the lakes and treated for traces of shoreline grasses and picked up trash.

954-240-7500 | WWW.SELWM.COM























Sent from my iPhone

Please see the attached report and photos.

southeast
LAND AND WATER MANAGEMENT

Preserve & Lake Management
FIELD REPORT

General Information:

Date	10/5/26
Location	Westview

Technician(s):

Eric/Joey

Weather Conditions:

Temperature	94	Wind Speed	0-10	Wind Direction	SE

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

Wildlife Observations:

Birds,Fish,Turtles,Iguanas

Comments:

Today we inspected both lakes and picked up some minimal trash. Overall the lakes are looking good.


Oct 5, 2026 at 1:29:03 PM
Maps


Oct 5, 2026 at 1:29:02 PM


Oct 5, 2026 at 1:28:41 PM


Oct 5, 2026 at 1:24:27 PM
Maps


Oct 5, 2026 at 1:20:50 PM


Oct 5, 2026 at 1:20:46 PM


Oct 5, 2026 at 1:20:44 PM

Please see the attached report and photos.

southeast
LAND AND WATER MANAGEMENT

Preserve & Lake Management
FIELD REPORT

General Information:

Date	10/21/26
Location	Westview

Technician(s):

Eric/Joey

Weather Conditions:

Temperature	81	Wind Speed	0-10	Wind Direction	NE

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

Wildlife Observations:

Birds,Fish,Turtles

Comments:

Today we inspected both lakes there is no algae, shoreline grasses, or aquatic vegetation at this time. We picked up some trash from around the lake banks. Overall the lakes look good.


10/21/26, 11:26 AM
southeast
LAND AND WATER MANAGEMENT


10/21/26, 11:22 AM
Maps
southeast
LAND AND WATER MANAGEMENT


10/21/26, 11:22 AM
southeast
LAND AND WATER MANAGEMENT


10/21/26, 11:19 AM
Maps
southeast
LAND AND WATER MANAGEMENT


10/21/26, 11:19 AM
Maps
southeast
LAND AND WATER MANAGEMENT


10/21/26, 11:14 AM
southeast
LAND AND WATER MANAGEMENT


10/21/26, 11:14 AM
southeast
LAND AND WATER MANAGEMENT


10/21/26, 11:14 AM
southeast
LAND AND WATER MANAGEMENT

From: Jesus Lorenzo <JLorenzo@gmssf.com>
Sent: Monday, October 26, 2026 6:25 PM
To: Richard Torres <1torresrichard@gmail.com>
Cc: Patrick Burgess <pburgess@gmssf.com>; Gabriella Fernandez <gabriellaf@bclmr.com>
Subject: Re: Abandoned Motorhome - Westview North (13001 NW 22ND Court)

Good evening, Richard,

I hope you had a great weekend and are doing well.
First and foremost, please accept our sincere apologies for the inconvenience that the abandoned motorhome has caused you and the residents.
As discussed, the area in question is owned by Miami-Dade County. Unfortunately, the District does not have the authority to enforce parking regulations in this location or along the perimeter of the community.
To assist in resolving the matter, we have submitted multiple service requests to the County, which are listed below for your convenience. We are also attempting to contact the appropriate County representatives by phone to escalate the issue. As soon as we receive additional information, we will be sure to provide an update.

- Ticket #26-00274217 - Closed by 311
- Ticket #26-00274225 - Closed by 311
- Ticket #26-00312428 - Closed by 311
- Ticket #26-00348160 - Recently opened with an anticipated resolution date of November 5, 2026

Please rest assured that we will continue to monitor the situation and pursue updates from the County.
Should you have any additional questions or concerns, please do not hesitate to contact me. Thank you for your patience, understanding, and time.
Respectfully,

Jesus Lorenzo
Governmental Management Services
Phone: (954) 721-8681 Ext. 223
jlorenzo@gmssf.com

"Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws"

From: Richard Torres <1torresrichard@gmail.com>
Sent: Monday, October 26, 2026 9:27 AM
To: Jesus Lorenzo <JLorenzo@gmssf.com>
Subject: Abandoned Motorhome

Goodmorning Lorenzo,

The motorhome on the outskirts of Westview remains. See attached photos.

Is there any way that GMS is able to have this environmental concern removed?

We have talked about this in the past, however, without a solution and I was reminded of the problem driving past it recently.

Please advise. Thank you.

Regards,

Richard Torres


1000080597.jpg





Westview North

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Fiscal Year 2026

Date:	*Check #:*	*Amount:*
Aug - Sep 2026	**262 - 266**	**$34,461.40**
	ACH	**$105.42**
	TOTAL	**$34,566.82**

*** CHECK DATES 08/01/2026 - 09/30/2026 *** WESTVIEW NORTH - GENERAL FUND
BANK A WESTVIEW NORTH CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/26	00003	6/30/26	199448	202606	310-51300-31500			*	1,323.50		
			JUN 26 - GENERAL COUNSEL								
		7/31/26	200001	202607	310-51300-31500			*	3,115.50		
			JUL 26 - GENERAL COUNSEL								
							BILLING COCHRAN, P.A.			4,439.00	000267
8/12/26	00013	7/01/26	SC20414	202607	320-53800-46200			*	5,039.30		
			JUL 26-LNDSCP LAKE&PRESRV								
							DIXIE LANDSCAPE, LLC			5,039.30	000268
8/12/26	00021	7/08/26	7474007	202607	320-53800-46000			*	675.22		
			50%- REM&INST.SIGNS POSTS								
							FCC CARPENTRY&GENERAL PAINTING LLC			675.22	000269
8/12/26	00001	7/01/26	109	202607	320-53800-34000			*	1,060.00		
			JUL 26 - FIELD MANAGEMENT								
		7/01/26	110	202607	310-51300-34000			*	3,260.83		
			JUL 26 - MGMT FEES								
		7/01/26	110	202607	310-51300-35100			*	94.50		
			JUL 26 - COMPUTER TIME								
		7/01/26	110	202607	310-51300-31300			*	519.83		
			JUL 26 - DISSEMINATION								
		7/01/26	110	202607	310-51300-49500			*	94.50		
			JUL 26 - WEBSITE ADMIN								
		8/01/26	111	202608	320-53800-34000			*	1,060.00		
			AUG 26 - FIELD MANAGEMENT								
		8/01/26	112	202608	310-51300-34000			*	3,260.83		
			AUG 26 - MGMT FEES								
		8/01/26	112	202608	310-51300-35100			*	94.50		
			AUG 26 - COMPUTER TIME								
		8/01/26	112	202608	310-51300-31300			*	519.83		
			AUG 26 - DISSEMINATION								
		8/01/26	112	202608	310-51300-49500			*	94.50		
			AUG 26 - WEBSITE ADMIN								
		8/01/26	112	202608	310-51300-51000			*	27.54		
			AUG 26 - POSTAGE								
		8/01/26	112	202608	310-51300-42500			*	4.50		
			AUG 26 - COPIES								
		7/01/26	109	202607	320-53800-34000			V	1,060.00-		
			JUL 26 - FIELD MANAGEMENT								
		7/01/26	110	202607	310-51300-34000			V	3,260.83-		
			JUL 26 - MGMT FEES								
		7/01/26	110	202607	310-51300-35100			V	94.50-		
			JUL 26 - COMPUTER TIME								
		7/01/26	110	202607	310-51300-31300			V	519.83-		
			JUL 26 - DISSEMINATION								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/01/26	110	202607	310-51300-49500			V	94.50-		
			JUL 26 - WEBSITE ADMIN								
		8/01/26	111	202608	320-53800-34000			V	1,060.00-		
			AUG 26 - FIELD MANAGEMENT								
		8/01/26	112	202608	310-51300-34000			V	3,260.83-		
			AUG 26 - MGMT FEES								
		8/01/26	112	202608	310-51300-35100			V	94.50-		
			AUG 26 - COMPUTER TIME								
		8/01/26	112	202608	310-51300-31300			V	519.83-		
			AUG 26 - DISSEMINATION								
		8/01/26	112	202608	310-51300-49500			V	94.50-		
			AUG 26 - WEBSITE ADMIN								
		8/01/26	112	202608	310-51300-51000			V	27.54-		
			AUG 26 - POSTAGE								
		8/01/26	112	202608	310-51300-42500			V	4.50-		
			AUG 26 - COPIES								
							GMS-SF, LLC			.00	000270
8/12/26	00014	7/14/26	2251	202607	320-53800-46800			*	700.00		
			JUL 26 - LAKE MAINTENANCE								
							SOUTHEAST LAND AND WATER			700.00	000271
8/12/26	00011	8/12/26	TAX REC	202608	300-20700-10000			*	13,624.13		
			TAX RECEIPTS TSFR								
							WESTVIEW NORTH CDD			13,624.13	000272
8/18/26	00009	4/08/26	9134	202603	310-51300-31100			*	783.75		
			MAR 26 - ENGINEERING SVCS								
		7/29/26	9368	202607	310-51300-31100			*	2,800.00		
			2026 YEARLY ENG REPORT								
							ALVAREZ ENGINEERS, INC.			3,583.75	000273
8/18/26	00014	8/04/26	2335	202608	320-53800-46800			*	700.00		
			AUG 26 - LAKE MAINTENANCE								
							SOUTHEAST LAND AND WATER			700.00	000274
8/31/26	00021	8/25/26	74740071	202608	320-53800-46000			*	675.22		
			50% RMV&INST SIGN POSTS								
							FCC CARPENTRY&GENERAL PAINTING LLC			675.22	000275
9/08/26	00021	8/25/26	74740071	202608	320-53800-46000			V	675.22-		
			50% RMV&INST SIGN POSTS								
							FCC CARPENTRY&GENERAL PAINTING LLC			675.22-	000275
8/31/26	00023	8/21/26	3602	202608	320-53800-49000			*	800.00		
			AUG 26 - IGUANA REMOVAL								
							WILDLIFE COMMANDER			800.00	000276

*** CHECK DATES 08/01/2026 - 09/30/2026 *** WESTVIEW NORTH - GENERAL FUND
BANK A WESTVIEW NORTH CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/08/26	00023	8/21/26	3602	202608	320-53800-49000			V	800.00-		
			AUG 26 - IGUANA REMOVAL								
							WILDLIFE COMMANDER			800.00-	000276
9/22/26	00014	9/15/26	2449	202609	320-53800-46800			*	700.00		
			SEP 26 - LAKE MAINTENANCE								
							SOUTHEAST LAND AND WATER			700.00	000277
9/22/26	00024	8/31/26	INV-VG-2	202608	320-53800-46200			*	5,000.00		
			AUG 26 - LANDSCAPE MAINT								
							VERIDIAN GROUP, INC.			5,000.00	000278

TOTAL FOR BANK A 34,461.40

TOTAL FOR REGISTER 34,461.40

*** CHECK DATES 08/01/2026 - 09/30/2026 *** WESTVIEW NORTH - GENERAL FUND
BANK Z WESTVIEW N AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/29/26	00004	8/18/26	9-426-49 DELIVERIES THRU 08/14/26	202608	310	51300-42000				*	50.36		
		8/25/26	9-436-39 DELIVERIES THRU 08/17/26	202608	310	51300-42000				*	55.06		
									FEDEX			105.42	005007

TOTAL FOR BANK Z 105.42

TOTAL FOR REGISTER 105.42

Westview North

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

1 Balance Sheet

2 General Fund

3 Debt Service Fund Series 2022

4 Capital Project Fund Series 2022

5 Month to Month

6 Long Term Debt Report

7 Assessment Receipt Schedule

Westview North
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 26,959	$ -	$ -	$ 26,959
Investments:				
State Board of Administration (SBA)	193	-	-	193
Series 2022				
Reserve	-	490,666	-	490,666
Revenue	-	526,592	-	526,592
Acq & Construction	-	-	99,630	99,630
Total Assets	**$ 27,151**	**$ 1,017,257**	**$ 99,630**	**$ 1,144,039**
Liabilities:				
Accounts Payable	$ 30,535	$ -	$ -	$ 30,535
Due to Other	25,000	-	-	25,000
Total Liabilites	**$ 55,535**	**$ -**	**$ -**	**$ 55,535**
Fund Balance:				
Restricted for:				
Debt Service	$ -	$ 1,017,257	$ -	$ 1,017,257
Capital Project			99,630	99,630
Unassigned	(28,383)	-	-	(28,383)
Total Fund Balances	**$ (28,383)**	**$ 1,017,257**	**$ 99,630**	**$ 1,088,504**
Total Liabilities & Fund Balance	$ 27,151	$ 1,017,257	$ 99,630	$ 1,144,039

Westview North

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 193,919	$ 193,919	$ 194,785	$ 866
Interest Income	1,000	1,000	1,628	628
Misc. Income	-	-	2,851	2,851
Total Revenues	**$ 194,919**	**$ 194,919**	**$ 199,264**	**$ 4,345**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 7,200	$ 7,200	$ 6,400	$ 800
FICA Expense	551	551	490	61
Engineering	5,000	5,000	4,605	395
Attorney	15,000	15,000	39,653	(24,653)
Annual Audit	5,200	5,200	5,200	-
Assessment Administration	2,544	2,544	2,544	-
Arbitrage Rebate	550	550	550	-
Dissemination Agent	6,238	6,238	6,238	0
Trustee Fees	4,445	4,445	4,445	0
Management Fees	39,130	39,130	39,130	(0)
Information Technology	1,134	1,134	1,134	0
Website Maintenance	1,134	1,134	1,134	0
Telephone	50	50	-	50
Postage & Delivery	100	100	747	(647)
Insurance General Liability	6,395	6,395	6,163	232
Printing & Binding	100	100	161	(61)
Legal Advertising	2,500	2,500	2,716	(216)
Other Current Charges	2,500	2,500	2,236	264
Office Supplies	75	75	121	(46)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 100,021**	**$ 100,021**	**$ 123,841**	**$ (23,821)**
Operations & Maintenance				
Field Expenditures:				
Field Management	$ 12,720	$ 12,720	$ 12,720	$ -
Landscape Maintenance	62,289	62,289	60,393	1,896
Plant Replacement	3,000	3,000	920	2,080
Lake & Canal Maintenance	9,000	9,000	8,400	600
Preserve Maintenance	3,000	3,000	-	3,000
Stormwater Drainage Maintenance	3,500	3,500	-	3,500
Lift Station	4,000	4,000	-	4,000
R&M - Entry Road	2,000	2,000	-	2,000
Repairs & Maintenance	5,000	5,000	2,299	2,701
Contingency	2,500	2,500	2,250	250
Total Field Expenditures:	**$ 107,009**	**$ 107,009**	**$ 86,982**	**$ 20,027**
Total Expenditures	**$ 207,030**	**$ 207,030**	**$ 210,823**	**$ (3,794)**
Excess (Deficiency) of Revenues over Expenditures	$ (12,111)	$ (12,111)	$ (11,559)	$ 552
Net Change in Fund Balance	**$ (12,111)**	**$ (12,111)**	**$ (11,559)**	**$ 552**
Fund Balance - Beginning	$ 12,111		$ (16,824)	
Fund Balance - Ending	$ -		$ (28,383)	

Westview North

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 991,280	$ 991,280	$ 995,707	$ 4,427
Interest Income	32,000	32,000	44,998	12,998
Total Revenues	**$ 1,023,280**	**$ 1,023,280**	**$ 1,040,706**	**$ 17,426**
Expenditures:				
Interest - 12/15	$ 385,531	$ 385,531	$ 385,531	$ -
Interest - 6/15	385,531	385,531	385,531	-
Principal - 6/15	215,000	215,000	215,000	-
Total Expenditures	**$ 986,063**	**$ 986,063**	**$ 986,063**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 37,218	$ 37,218	$ 54,643	$ 17,426
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (17,739)	$ (17,739)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (17,739)	$ (17,739)
Net Change in Fund Balance	**$ 37,218**	**$ 37,218**	**$ 36,904**	**$ (314)**
Fund Balance - Beginning	$ 477,149		$ 980,354	
Fund Balance - Ending	$ 514,366		$ 1,017,257	

Westview North

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 3,264	$ 3,264
Total Revenues	**$ -**	**$ -**	**$ 3,264**	**$ 3,264**
Expenditures:				
Capital Outlay	$ -	$ -	$ 3,504	$ (3,504)
Total Expenditures	**$ -**	**$ -**	**$ 3,504**	**$ (3,504)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (240)**	**$ (240)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 17,739	$ 17,739
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 17,739**	**$ 17,739**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 17,499**	**$ 17,499**
Fund Balance - Beginning	$ -		$ 82,131	
Fund Balance - Ending	$ -		$ 99,630	

Westview North

Community Development District

Long Term Debt Report

Special Assessment Bonds		
Series 2022		
Original Bond Issue Amount:		$13,795,000
Term 1:	$1,510,000	
Interest Rate:	5.00%	
Maturity Date:	June 15, 2029	
Term 2:	$4,915,000	
Interest Rate:	5.75%	
Maturity Date:	June 15, 2042	
Term 3:	$7,370,000	
Interest Rate:	6.00%	
Maturity Date:	June 15, 2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$490,666	
Reserve Fund Balance	$490,666	
Bonds Outstanding - 10/27/2022		$13,795,000
Less: Principal Payment -06/15/23		($185,000)
Less: Principal Payment -06/15/24		($195,000)
Less: Principal Payment -06/15/25		($205,000)
Less: Principal Payment -06/15/26		($215,000)
Current Bonds Outstanding		**$12,995,000**

Westview North

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 19,530	$ 160,340	$ 3,939	$ 2,406	$ 487	$ 3,609	$ 1,809	$ 2,665	$ -	$ -	$ -	$ 194,785
Interest Income	27	0	142	326	237	263	256	211	68	64	34	1	1,628
Misc. Income	-	2,851	-	-	-	-	-	-	-	-	-	-	2,851
Total Revenues	**$ 27**	**$ 22,381**	**$ 160,482**	**$ 4,265**	**$ 2,643**	**$ 750**	**$ 3,865**	**$ 2,019**	**$ 2,733**	**$ 64**	**$ 34**	**$ 1**	**$ 199,264**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ 1,000	$ -	$ 800	$ -	$ 1,000	$ -	$ 800	$ -	$ 1,000	$ -	$ 1,000	$ 6,400
FICA Expense	61	77	-	61	-	77	-	61	-	77	-	77	490
Engineering	-	-	-	-	53	784	783	-	-	2,800	186	-	4,605
Attorney	10,169	1,653	1,044	3,709	1,868	3,954	2,494	1,669	2,300	2,139	2,981	5,675	39,653
Annual Audit	-	-	-	-	5,200	-	-	-	-	-	-	-	5,200
Assessment Administration	2,544	-	-	-	-	-	-	-	-	-	-	-	2,544
Arbitrage Rebate	-	-	550	-	-	-	-	-	-	-	-	-	550
Dissemination Agent	520	520	520	520	520	520	520	520	520	520	520	520	6,238
Trustee Fees	-	4,445	-	-	-	-	-	-	-	-	-	-	4,445
Management Fees	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	3,261	39,130
Information Technology	95	95	95	95	95	95	95	95	95	95	95	95	1,134
Website Maintenance	95	95	95	95	95	95	95	95	95	95	95	95	1,134
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	24	10	3	8	4	7	570	4	7	-	105	4	747
Insurance General Liability	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Printing & Binding	55	-	2	-	-	-	101	-	3	-	-	0	161
Legal Advertising	-	-	-	-	-	-	2,253	463	-	-	-	-	2,716
Other Current Charges	348	227	179	170	144	122	208	123	224	143	122	225	2,236
Office Supplies	-	-	-	-	-	-	61	-	60	-	-	-	121
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 24,310**	**$ 11,382**	**$ 5,748**	**$ 8,717**	**$ 11,238**	**$ 9,913**	**$ 10,439**	**$ 7,089**	**$ 6,564**	**$ 10,128**	**$ 7,364**	**$ 10,950**	**$ 123,841**
Operations & Maintenance													
Field Expenditures:													
Field Management	$ 1,060	$ 1,060	$ 1,060	$ 1,060	$ 1,060	$ 1,060	$ 1,060	$ 1,060	$ 1,060	$ 1,060	$ 1,060	$ 1,060	$ 12,720
Landscape Maintenance	5,039	5,039	5,039	5,039	5,039	5,039	5,039	5,039	5,039	5,039	5,000	5,000	60,393
Plant Replacement	920	-	-	-	-	-	-	-	-	-	-	-	920
Lake & Canal Maintenance	700	700	700	700	700	700	700	700	700	700	700	700	8,400
Preserve Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift Station	-	-	-	-	-	-	-	-	-	-	-	-	-
R&M - Entry Road	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	482	-	-	-	439	264	439	-	675	-	-	2,299
Contingency	-	-	-	-	-	-	350	300	-	-	800	800	2,250
Total Field Expenditures:	**$ 7,719**	**$ 7,281**	**$ 6,799**	**$ 6,799**	**$ 6,799**	**$ 7,238**	**$ 7,413**	**$ 7,538**	**$ 6,799**	**$ 7,475**	**$ 7,560**	**$ 7,560**	**$ 86,982**
Total Expenditures	**$ 32,029**	**$ 18,663**	**$ 12,547**	**$ 15,516**	**$ 18,037**	**$ 17,151**	**$ 17,852**	**$ 14,627**	**$ 13,363**	**$ 17,602**	**$ 14,924**	**$ 18,510**	**$ 210,823**
Excess (Deficiency) of Revenues over Expe	$ (32,002)	$ 3,718	$ 147,936	$ (11,251)	$ (15,394)	$ (16,401)	$ (13,988)	$ (12,608)	$ (10,630)	$ (17,539)	$ (14,891)	$ (18,510)	$ (11,559)
Net Change in Fund Balance	**$ (32,002)**	**$ 3,718**	**$ 147,936**	**$ (11,251)**	**$ (15,394)**	**$ (16,401)**	**$ (13,988)**	**$ (12,608)**	**$ (10,630)**	**$ (17,539)**	**$ (14,891)**	**$ (18,510)**	**$ (11,559)**

Westview North

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami/Dade County

Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	$ 204,125	$ 1,043,453	$ 1,247,578
Net Assessments	$ 193,919	$ 991,280	$ 1,185,199
Allocation in %	16%	84%	100%

Date	*Gross Amount*	*Discoumt/ Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2022 Debt Service*	*Total*
11/12/25	$ 4,526	$ 45	$ 179	$ -	$ 4,302	$ 704	$ 3,598	$ 4,302
11/17/25	32,737	1,296	327	-	31,113	5,091	26,022	31,113
11/25/25	4,081	179	39	-	3,863	632	3,231	3,863
11/28/25	84,263	3,371	809	-	80,084	13,103	66,980	80,084
12/05/25	1,021,894	40,877	9,810	-	971,207	158,906	812,301	971,207
12/24/25	9,158	304	89	-	8,765	1,434	7,331	8,765
01/08/26	23,878	716	232	-	22,930	3,752	19,178	22,930
01/26/26	-	-	-	1,144	1,144	187	957	1,144
02/11/26	15,158	303	149	-	14,706	2,406	12,300	14,706
03/11/26	3,053	45	30	-	2,977	487	2,490	2,977
04/17/26	22,193	16	222	-	21,956	3,592	18,364	21,956
04/24/26	-	-	-	102	102	17	85	102
05/15/26	10,842	(325)	112	-	11,056	1,809	9,247	11,056
06/17/26	3,480	(104)	36	-	3,548	581	2,968	3,548
06/29/26	12,316	(554)	129	-	12,741	2,085	10,657	12,741
TOTAL	**$ 1,247,578**	**$ 46,169**	**$ 12,161**	**$ 1,245**	**$ 1,190,492**	**$ 194,785**	**$ 995,707**	**$ 1,190,492**

100%	**Percent Collected**
$ -	**Balance Remaining to Collect**