



***East Homestead***  
***Community Development District***

[www.easthomesteadcdd.com](http://www.easthomesteadcdd.com)

**Susan Genter, Chairperson**  
**Laurie Weil, Vice Chairperson**  
**Saens Dorcely, Assistant Secretary**  
**Raymond Harris, Assistant Secretary**  
**Stephen Walker, Assistant Secretary**

**December 13, 2019**



# **East Homestead**

## **Community Development District**

5385 N. Nob Hill Road, Sunrise, Florida 33351  
Phone: 954-721-8681 - Fax: 954-721-9202

December 6, 2019

**Board of Supervisors  
East Homestead  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **East Homestead Community Development District** will be held on **December 13, 2019 at 9:00 a.m. at Oasis Community Clubhouse, 171 NE 30<sup>th</sup> Road, Homestead, Florida 33033.** Following is the advance agenda:

**Segment I:**

1. Roll Call and Pledge of Allegiance
2. Audience Comments – *As per District's rules, each speaker has 3 minutes to provide comments.*
3. Ratification of Grant of Easement

**Segment II – Workshop Section:**

- A. Consideration of the Minutes of the November 8, 2019 Meeting
- B. Discussion on Club Rules
- C. Updates on Status of Any Other Projects and Workshop Items

**Segment III:**

4. Authorization or Approvals Requiring Board Action for Items Discussed During Workshop
  - A. Approval of the Minutes of the November 8, 2019 Meeting
  - B. Any Other Approvals
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Club Manager
    - 1) Monthly Report
    - 2) Ratification of Termination Letter for Preventative Maintenance Service Agreement with The Fitness Solution, Inc.
    - 3) Consideration of Gym Equipment Preventative Maintenance Services Agreement with Fitness Equipment Technical Support & Services, LLC
  - D. Field Manager – Monthly Report
  - E. CDD Manager – Approval of Invoice from AdSum Group, LLC
6. Financial Reports
  - A. Approval of Check Run Summary
  - B. Balance Sheet and Income Statement
7. Supervisors Requests
8. 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: <http://www.easthomesteadcdd.com>**



CFN 20190677093  
OR BK 31667 Pgs 3533-3537 (5Pgs)  
RECORDED 10/28/2019 15:35:38  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by  
and after recording return to:

Jonathan S. Marcus, Esq.  
Holland & Knight LLP  
515 East Las Olas Boulevard, Suite 1200  
Fort Lauderdale, FL 33301

Property ID # Portions of 10-7916-022-1640 and 10-7916-022-1650

**GRANT OF EASEMENT**

This **GRANT OF EASEMENT**, is entered into this 17<sup>th</sup> day of OCTOBER, 2019, by **KINGMAN LENNAR, LLC.**, a Delaware limited liability company, whose mailing address is 730 SW 107<sup>th</sup> Avenue, 3<sup>rd</sup> Floor, Miami, Florida, hereinafter referred to as the “**GRANTOR**”.

**WITNESSETH:**

The **GRANTOR** has granted and does hereby grant to the **EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, whose mailing address is: c/o Governmental Management Services-South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351, hereinafter referred to as the “**GRANTEE**”, its successors and assigns, a perpetual non-exclusive easement (the “**Easement**”) for the following: drainage purposes, including, but not limited to, the right to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove, and inspect exfiltration trenches, pipes, other drainage facilities, and all appurtenances thereto, with full right of ingress thereto and egress therefrom, on, over, under, across, and through the real property owned by the **GRANTOR**, described as follows (the “**Easement Property**”):

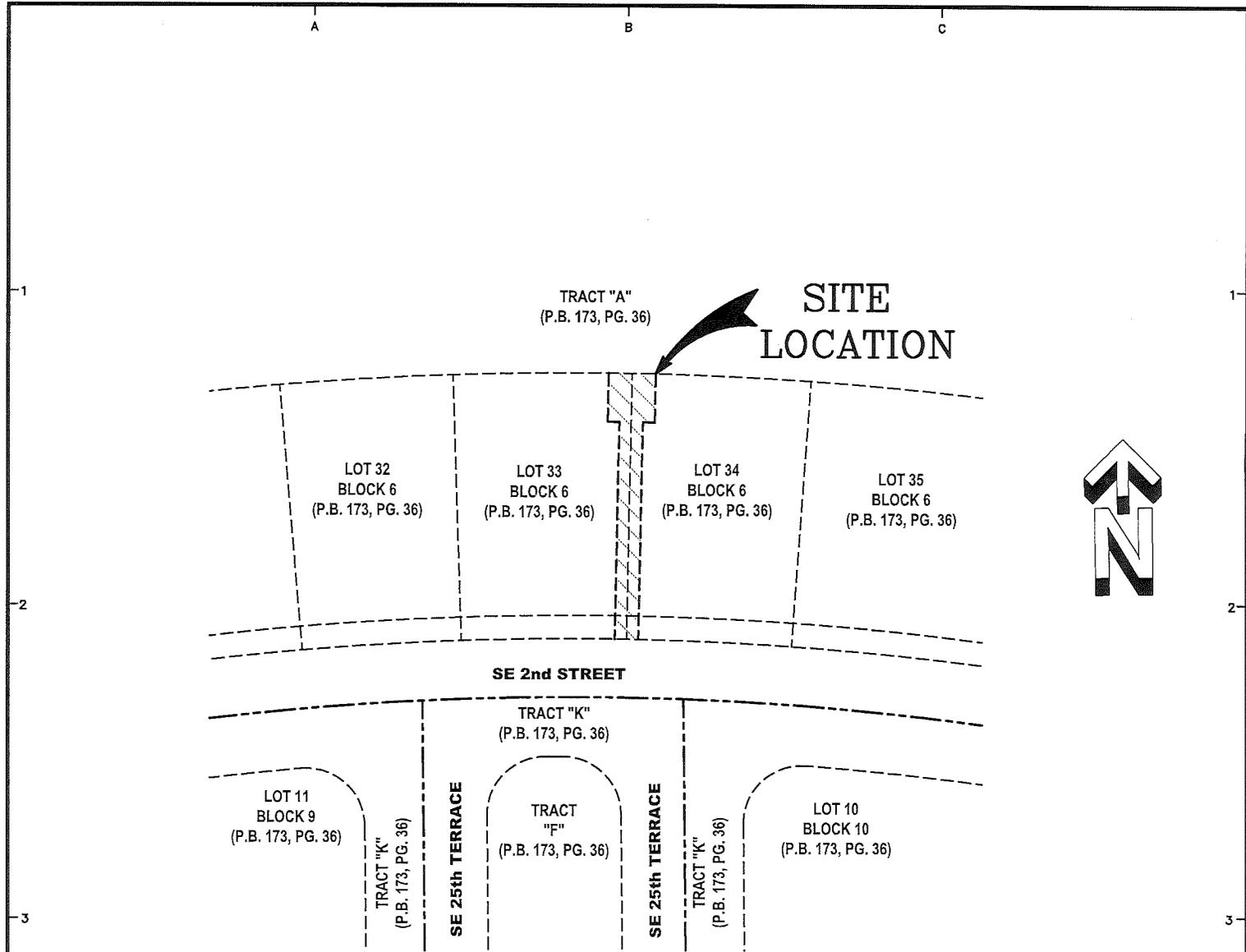
See Exhibit “A” attached hereto and made a part hereof

The **GRANTOR** does hereby fully warrant to the **GRANTEE**, its successors and assigns, that the **GRANTOR** has good title to the Easement Property and that it has full power and authority to grant this Easement.



**EXHIBIT "A"**

The East 5.00 feet of Lot 33, less the North 21.00 feet and the East 10.00 feet of the North 21.00 feet of said Lot 33 together with the West 5.00 feet of Lot 34, less the North 21.00 feet and the West 10.00 feet of the North 21.00 feet of said Lot 34, in Block 6, of "KINGMAN COMMONS", according to the Plat thereof, recorded in Plat Book 173, Page 36, Public Records of Miami-Dade County, Florida.



LOCATION MAP  
**"KINGMAN COMMONS"**  
**PLAT BOOK 173, PAGE 36**  
**MIAMI-DADE COUNTY, FLORIDA**  
**(NOT TO SCALE)**

**SURVEYOR'S NOTES:**

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE COMMITMENT will have to be made to determine recorded instruments, if any affecting this property.
- 4) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 5) No Title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

**SURVEYOR'S CERTIFICATE:**

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION, of the real property described hereon.

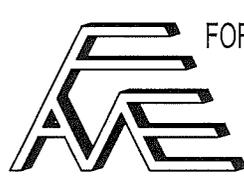
I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6) Florida Administrative Code.

**Ford, Armenteros & Fernandez, Inc. L.B. #6557**

Date: OCTOBER 9th, 2019  
 Revision 1:

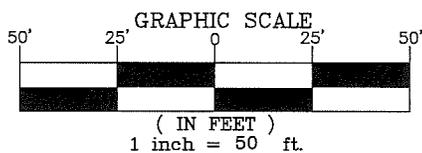
By: **Ricardo Rodriguez, P.S.M.**  
 For the Firm  
 Professional Surveyors and Mapper  
 State of Florida, Registration No.5936

**TREO KINGMAN - DRAINAGE EASEMENT**

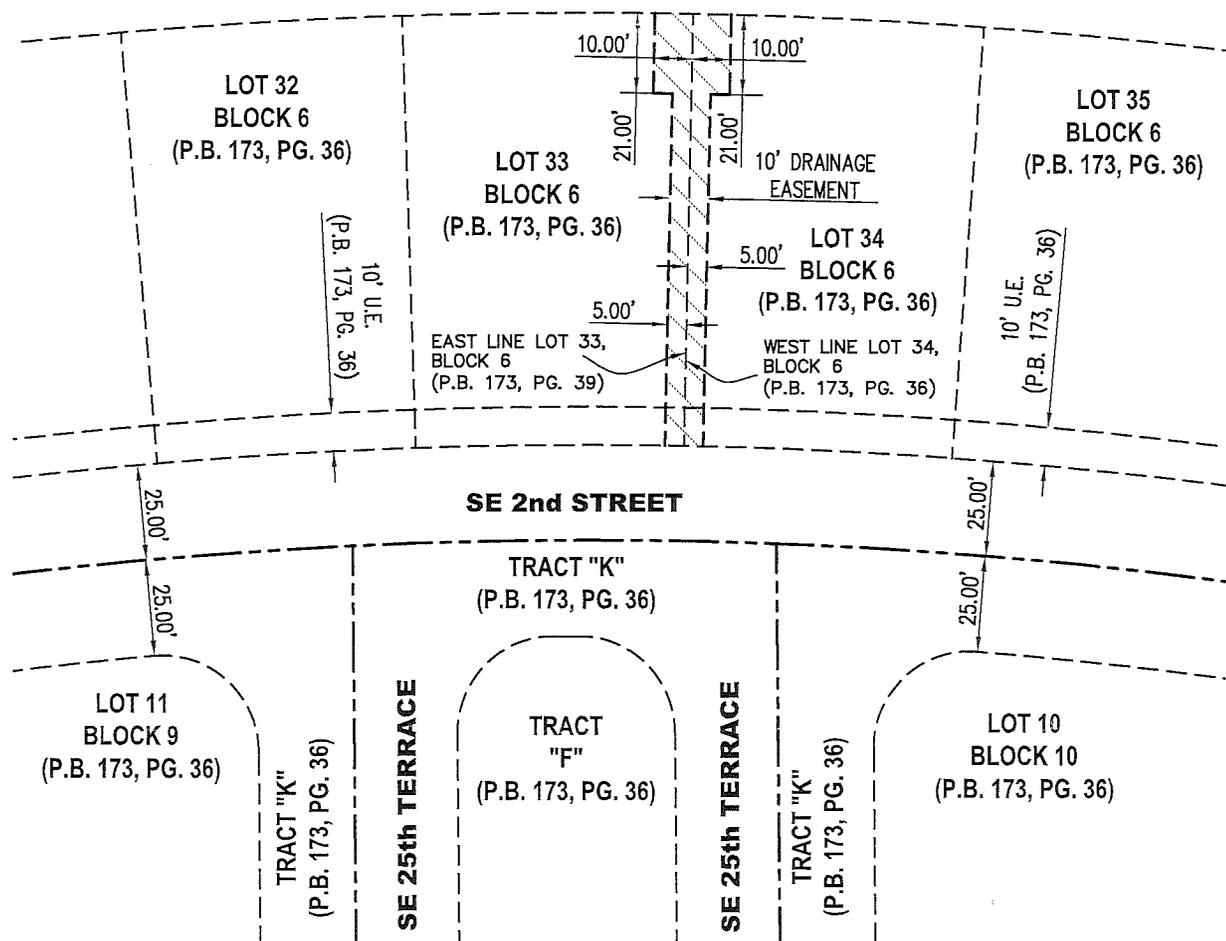


**FORD, ARMENTEROS & FERNANDEZ, INC.**  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 DORAL, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

|   |                         |                                   |
|---|-------------------------|-----------------------------------|
| TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION |                         | SHEET:<br><b>1</b><br>OF 2 SHEETS |
| SHEET NAME: LOCATON MAP AND SURVEYOR'S NOTES  |                         |                                   |
| PREPARED FOR: LENNAR HOMES, LLC               |                         |                                   |
| DRAWN BY: R.RODRIGUEZ                         | DATE: 10-09-2019        |                                   |
| DWG. CHECKED BY:                              | SCALE: AS SHOWN         |                                   |
| CHECKED BY:                                   | PROJECT No: 16-053-1000 |                                   |



**TRACT "A"**  
(P.B. 173, PG. 36)



**LEGAL DESCRIPTION:**

The East 5.00 feet of Lot 33 and the East 10.00 feet of the North 21.00 feet of said Lot 33 together with the West 5.00 feet of Lot 34 and the West 10.00 feet of the North 21.00 feet of said Lot 34, in Block 6, of "KINGMAN COMMONS", according to the Plat thereof, recorded in Plat Book 173, Page 36, Public Records of Miami-Dade County, Florida.

**LEGEND**

- C/L - CENTERLINE
- D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
- MEAS. - MEASURED
- P.B. - PLAT BOOK
- PG. - PAGE

**TREO KINGMAN - DRAINAGE EASEMENT**



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|   |                         |                                   |
|---|-------------------------|-----------------------------------|
| TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION |                         | SHEET:<br><b>2</b><br>of 2 SHEETS |
| SHEET NAME: SKETCH AND LEGAL DESCRIPTION      |                         |                                   |
| PREPARED FOR: LENNAR HOMES, LLC               |                         |                                   |
| DRAWN BY: R.RODRIGUEZ                         | DATE: 10-09-2019        |                                   |
| DWG. CHECKED BY:                              | SCALE: AS SHOWN         |                                   |
| CHECKED BY:                                   | PROJECT No: 16-053-1000 |                                   |

**MINUTES OF MEETING  
EAST HOMESTEAD  
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the East Homestead Community Development District was held Friday, November 8, 2019 at 9:00 a.m. at the Oasis Community Clubhouse, 171 NE 30 Road, Homestead, FL 33033

Present and constituting a quorum were:

|                |                                |
|----------------|--------------------------------|
| Susan Genter   | Chairman                       |
| Laurie Weil    | Vice Chairman                  |
| Stephen Walker | Assistant Secretary            |
| Raymond Harris | Assistant Secretary (by phone) |
| Saens Dorcelly | Assistant Secretary (by phone) |

Also present were:

|                         |                        |
|-------------------------|------------------------|
| Vanessa Steinerts       | District Counsel       |
| Luis Hernandez          | District Manager       |
| Jose Viana              | Ford Engineer Company  |
| Eileen Marti            | NFC Amenity Management |
| Alexandra (Alex) Garcia | NFC Amenity Management |
| Paula Villabonna        | D-Essentials, Inc.     |
| Al Torres               | Resident               |
| Hercules Huggins        | Resident               |
| Esperanzo Matos         | Resident               |

**Segment I:**

**FIRST ORDER OF BUSINESS**

**Roll Call and Pledge of Allegiance**

Mr. Hernandez called the roll and stated we have a quorum, and the Pledge of Allegiance was recited by all who attended the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments – *As per District's rules, each speaker has 3 minutes to provide comments***

Ms. Steinerts: Are there any audience comments today, and as a reminder per District rules, each speaker has 3 minutes to provide comments.

Mr. Hernandez: If you would just state your name for the record and whatever your statement is.

Mr. Matos: My name is Esperanzo Matos and I'm here for the second time, my first time is when I purchased the house, and I'm just here now to find out what's going on.

Mr. Hernandez: Ok.

Ms. Genther: Well, we hope you're learning things that are good.

Ms. Steinerts: Are there any other audience comments? Al or Hercules?

Mr. Huggins: I guess I can bring up about the, and those of you who don't know me, I'm Hercules Huggins, and there was a vehicle that wound up disabled with a flat tire on 152nd and the person basically left the car in the turn lane and took the tire and the car was in the left lane, and that was on Tuesday, and didn't repair the car until Wednesday, and the vehicle was obviously causing traffic for people exiting the community. So, I called the master, emailed the CDD to figure out who's basically responsible because at that point is it the master rule or is the CDD rule, and if there's a tow policy or whatever because that should have not have happened, and I found that person very selfish for leaving their vehicle there.

Ms. Genther: Well, to have it right there too, they could have put it further back.

Mr. Huggins: To be in the turn lane, they didn't push it either.

Mr. Walker: Was that on a CDD road?

Mr. Huggins: Yes.

Ms. Genther: Yes.

Mr. Hernandez: Yes, it was in the turn lane from 152nd, now the part that needs to be said and Hercules and I have been kind of exchanging emails. There are two things that I don't want people to get distracted, one thing is finding someone to blame, and just because they found someone to blame thinking that matters will be magically resolved. The second part is seeing the actual issue and what can be done. So, not escaping from the CDD's responsibility the act took place within the CDD road. Good Morning Saens, for the record I want to indicate that Saens has joined us, also attending by phone. So, I was explaining, the vehicle was left on the District road, unfortunately and sadly, anything the District has is a public area, so the only part that I can say is that when anything like this happens, the entity that should be stepping to find a solution would be the police. It's the only thing we can do, the District cannot have a policy as I was being asked of towing, it

would be difficult to determine when a vehicle is broken down, how much time is going to be giving to take it away. It is sad that the owner of the vehicle did not step in to take some particular action, but at the same time, they were blocking and affecting the entire road. If the police were to be called, I'm very sure that they would be towing it right away.

Ms. Genter: Not to be putting it on the record, but do you know who the owner is?

Mr. Hernandez: Well, the pictures that I have clearly state the license plate number, so it could be defined, if needed.

Ms. Genter: Ok, I was just asking.

Mr. Walker: Luis, if a similar situation occurred at the clubhouse, would that be the same ground rules?

Mr. Hernandez: No.

Ms. Genter: We have a towing policy here, don't we?

Mr. Hernandez: For the clubhouse, yes.

Mr. Walker: Ok, so it's different rules.

Mr. Hernandez: Because there is a difference between the parking spaces when the facility is closed, then when you have public roads that could be used at any given time.

Mr. Walker: Right, so when it's closed it's not used and therefore, we have the right to tow or whatever.

Mr. Hernandez: Correct, you can stipulate and create parameters as to when you're going to be enforcing or not. Part of, and the only way to prevent what took place is to create what is going to be happening as far as actions being taken against the owner of the vehicle when it's a public road, the District's hands are tied and there is nothing we can really do unless anyone has any kind of ideas. It just shows, and it's part of what I've been discussing with Hercules, that the community needs to be working close together, it's not if it's the master, if it's the subdivision, or if it's the CDD, it affects the community and between all those entities, we need to find the needs so that when we have a problem like this to be resolved.

Mr. Walker: So, the ultimate resolution was the owner fixed it, and took off.

Mr. Hernandez: Yes, but in the meantime, there were people being affected, especially those who were trying to turn.

Mr. Huggins: Right, probably 30 hours later it was repaired.

Mr. Walker: Why didn't somebody call the police?

Mr. Huggins: The police were called, and the police did contact the owner of the car, and the owner of the car explained what happened and they told her that if the car was not fixed by 6:00 o'clock on the next evening that the car would be towed.

Mr. Walker: Probably that's why it got taken care of, because that may have been a factor of why it got fixed.

Mr. Huggins: Basically.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution  
#2020-01 Amending the Fiscal  
Year 2019 General Fund Budget**

Ms. Steinerts: Ok, item No 3 is consideration of resolution #2020-01 amending the fiscal year 2019 general fund budget.

Mr. Hernandez: And if you allow me to make one statement before I answer questions, for those who are kind of new to District business, it is not unusual that at the time the District finishes up the fiscal year, it needs to go and revise the actual expenditures that have been incurred, and based on that, revise its budget so that allocations are properly being done. For instance, one of the items that is being presented and it's a good statement for me to present is the fact the District received from FEMA \$202,097, this is part of the reimbursement, so the District has been functioning and the District has been having expenditures because of this hurricane but, as of this time the District was reimbursed in the amount of \$202,000.

Mr. Walker: Excellent job on the part of your organization by the way.

Mr. Hernandez: Thank you very much, it took a big toll on our side just for the Board to know, it's a process that took us 19 months, and we have not finished just for the Board to know. Now, FEMA came back, they have some changes in the rules, and it's likely that they're going to be giving us a little bit more money.

Mr. Walker: Excellent.

Ms. Genther: Just out of curiosity, do we have a track of how many hours, I know Juliana was working on this mostly but I don't how much support staff she had with this, do we have any idea how many hours was spent on East Homestead and FEMA?

Ms. Weil: About \$202,000 worth.

Mr. Hernandez: Let's put it this way, part of the reason why she had to be moved out of the field operation is because of FEMA. We were working on 7 Districts, and it became to be almost a full time job.

Ms. Genther: Well I know she was getting, the last time we saw her which was about a year ago maybe, and I know she was getting very tired, so thank you.

Mr. Hernandez: At the same time it's important to recognize that one of the revisions that are being made to the budget is the fact that because of the addition of Portovita, the District received \$56,607 from the developer. So, this revised budget is recognizing additional income that came to the District as part of the process.

Mr. Walker: What was the number again?

Mr. Hernandez: \$56,607 that came from Portovita. With that being said, are there any questions?

Ms. Genther: I do have a question, there's something on here under the clubhouse side, but I don't know what it is, it's something new apparently, active video monitoring, the very first line under clubhouse, what is that?

Mr. Hernandez: Envera. The accountant is putting names to defining what is taking place, since it is seen it's the active video monitoring is the way Envera defines it, so they just have it like that, and it describes clearly what the purpose of that is.

Ms. Genther: I thought we were getting a new system or something.

Mr. Hernandez: No. The Board did approve last year to improve the system, so we do have a much better resolution but it continues to be the same company that is providing the service.

Ms. Genther: Ok, I just wanted to check that. Thank you.

Mr. Hernandez: Are there any other questions? If not, recommendation from staff would be for a motion to approve resolution #2020-01.

On MOTION by Ms. Weil seconded by Ms. Genther with all in favor, Resolution #2020-01 amending the Fiscal Year 2019 General Fund Budget was approved.

Ms. Steinerts: So, we will recess the regular meeting and convene the workshop session at this time.

**Segment II: Workshop Section**

*(At this point the Board went into the workshop section to discuss the following items)*

- A. Consideration of the Minutes of the October 11, 2019 and October 28, 2019 Meetings**
- B. Discussion on Club Rules**
- C. Updates on Status of Any Projects and Workshop Items**

**Segment III:**

**FOURTH ORDER OF BUSINESS**

**Authorization or Approvals  
Requiring Board Action for Items  
Discussed During Workshop**

- A. Approval of the Minutes of the October 11, 2019 and October 28, 2019 Meetings**
- B. Any Other Approvals**

Mr. Hernandez: So, coming back on the regular record, actions that need to be taken from the items discussed in the workshop. The first one would be consideration of the minutes of October 11, 2019 and October 28, 2019 meetings with the indicated changes would be in order.

On MOTION by Ms. Weil seconded by Ms. Genter with all in favor, the Minutes of the October 11, 2019 and October 28, 2019 Meetings with the indicated changes as discussed in the workshop were approved.

Mr. Hernandez: And your resolution Vanessa?

Ms. Steinerts: I think maybe just a motion to authorize District counsel to revise the rental agreement and also revise the resolution regarding the rule change to include both the annual members and the licensed and insured bartender for alcohol service to include that.

On MOTION by Mr. Walker seconded by Ms. Genther with all in favor, authorizing District counsel to revise the Rental Agreement and revise the resolution regarding the rule change to include both the annual members and the licensed and insured bartender for alcohol service as discussed in the workshop was approved.

Mr. Hernandez: As to the resolution for advertisement, do we need to set that one, January 10th is when we said?

Ms. Steinerts: Yes.

Mr. Hernandez: Do we need to have a motion for that matter, or just the advertisement?

Ms. Steinerts: A motion to authorize District manager to advertise for that January 10th hearing.

On MOTION by Ms. Genther seconded by Ms. Weil with all in favor, authorizing staff to advertise for the January 10th public hearing as discussed in the workshop was approved.

Mr. Hernandez: The next item that I have is consideration of what was presented for the BrightView proposal, the first one I have is proposal #7059224 in the amount of \$11,500 for the one cleanup of the overgrowth in the easement on the Antillean property.

On MOTION by Ms. Weil seconded by Ms. Genther with all in favor, accepting proposal #7059224 from BrightView in the amount of \$11,500 for cleanup in the easement on the Antillean property as discussed in the workshop was approved.

Mr. Hernandez: The second one that we have is, based on the discussion it is my understanding that what the Board wants to approve is to approve the total amount of the presented proposal #7072437 in the total amount of \$17,020 to be done right away, and to include one third of that as an amendment for the following years. Is that correct?

Ms. Weil: Yes.

Mr. Hernandez: By saying yes, I will take that as a motion.

On MOTION by Ms. Weil seconded by Mr. Walker with all in favor, accepting proposal #7072437 from BrightView in the amount of \$17,020 for work to be done immediately and one third of that prepared as an amendment for the following years as discussed in the workshop was approved.

Ms. Genter: Where does it say on these proposals what the numbers are?

Mr. Hernandez: On the bottom part, right by the check, it says S.O. # here.

Ms. Genter: Ok, thank you.

Mr. Hernandez: No further action from the workshop, so back to you Vanessa.

## **FIFTH ORDER OF BUSINESS    Staff Reports**

Ms. Steinerts: Moving on to staff reports.

### **A.    Attorney**

Ms. Steinerts: Under the attorney report, I have no report unless the Board has any questions for me.

### **B.    Engineer**

Ms. Steinerts: Moving on to engineer's report.

Mr. Hernandez: As you can see, George is not here today, but nothing has moved forward, we're still pending to get the permit. They're going back and forth, Lennar got involved, and once again it's an item that has nothing to do with the improvements that we're trying to do, which is to the drainage system.

Ms. Genter: Right, and Hercules needs to understand that's what you're talking about, we can't get the permits.

Mr. Huggins: Yes, I understand.

Ms. Genter: Ok, I just wanted to be sure that you knew that.

Mr. Huggins: Yes.

Mr. Hernandez: Since there is nothing to report on the engineer's side, we'd rather not take the expense, and not only that, he has nothing to do with the other discussions we were having, and that's the reason why I have no problem with him not coming today.

**C. Club Manager – Monthly Report**

Ms. Steinerts: Moving on to the club manager's report.

Ms. Garcia: Ok, starting with the monthly report for the clubhouse, there's really nothing special to report, just regular maintaining for the pool area and the clubhouse itself, and there's nothing specific to report either. Are there any questions?

Ms. Genther: Well, I have a comment. I noticed under the maintenance repairs, the porter fills in weekly reports, and yet the porter is required to do things daily, and my concern is that you might want to have "daily reports", just a daily checklist, because personally I don't remember what I did 5 days ago.

Ms. Garcia: Ok.

Ms. Genther: And I don't know if the porter remembers specifically, oh yes, I definitely opened all the umbrellas last Sunday. So, I think that a daily little checklist might be more appropriate, I don't know, what do you guys think? Do you remember what you did last week?

Ms. Weil: Yes, because this is kind of hard to follow.

Ms. Genther: Well, I'm not even talking about those.

Ms. Weil: Well, these are kind of by day but it doesn't necessarily cover everything like bathroom checks and this and that, so make sure they're responsible to do "X-Y-Z".

Ms. Garcia: You mean like an Excel spreadsheet?

Ms. Weil: Yes.

Mr. Walker: I like that.

Mr. Hernandez: Someone mentioned that.

Mr. Walker: I know this is a difficult problem, and I'm not sure what the solution is but the bathroom floors on the pool side, in the men's room, I didn't check the ladies room, but they are really dirty in the corners, and I noticed that there is some kind of stain, well we have to find a way to get those looking good, they're just not up to the standard that they should be in my opinion.

Ms. Garcia: Are you talking about the borders themselves?

Mr. Walker: Yes, the borders of the tiles, the tile itself and the edges and corners.

Ms. Genther: Is that there, we put a finish down to make it more nonskid?

Mr. Walker: It may be, but whatever we did, we have to find a solution.

Ms. Weil: No, I think he's talking about the whole area.

Ms. Genter: Ok.

Ms. Marti: Let's get a quote.

Ms. Genter: Ok.

Mr. Walker: Ok.

Ms. Weil: And also, the last couple of times I've been in there, I know that they're mopping the floors and stuff like that every day or whatever but, when they push the mop around, a lot of little pieces of toilet paper or whatever that's on the floor, ends up in the corners, or behind the toilets and stuff, and like when you look at it you say, ok, there's a little mound there.

Ms. Garcia: Ok, I can check on that.

Mr. Walker: Thank you.

Ms. Genter: Anyway, that's my comment on the monthly report.

Ms. Garcia: Ok. Moving on to the club manager pool maintenance report, which is only showing that on 10/28 we had pressure cleaning by People's Choice, and we closed the pool for 4 hours to allow them to put the chemicals down. After they were done, we just opened the pool again but that was just for 4 hours.

Mr. Hernandez: After having the pool company inspect that the levels of the water was fine.

Ms. Garcia: Yes. Ok, now we have the headcount for the pool and the gym.

Ms. Genter: Oh, before you do that, I did notice that you have cleaning checklists, and I don't think we need to see these every month. I know we asked to have them included but then when I started looking at them, I just thought that if we do a spreadsheet, if you do a spreadsheet where it's more categorized, like bathrooms, and then a check mark, because this is hard to read, and you have to go down and look at the bottom and decide what the different letters mean, so I don't know that we need these in our agenda book.

Mr. Hernandez: The Board asked those to be included.

Ms. Genter: Yes, and I'm the one who asked that, so I take responsibility for that.

Mr. Hernandez: And since you're asking about one of the items and I already have mentioned that to Alex but so that the Board sees this also. One of the items that I see is for consistency, so I see how many reports are being made per day, and I'm a numbers

person, and if you notice on 10/10 and on 10/26 there was only one report, so what happened on those days? So, part of you what you need to have them do is have consistency.

Ms. Weil: That's why I think the Excel spreadsheet will help.

Mr. Hernandez: Will help, yes because sometimes if you are too busy, you may forget that this needs to be done, others it may be that your brain is somewhere else, so that's the part that I recognized.

Ms. Garcia: Ok.

Mr. Hernandez: So, if you want to include it or not, I do want to get a copy because it helps me.

Ms. Garcia: Just so you know on 10/10 we were short staffed, so that has to be why we didn't sign the book itself, and then on 10/26 was our Halloween event, so I just wanted to give you that explanation.

Mr. Hernandez: So, write that in there, because the beauty of a document is that it tells people what is taking place.

Ms. Garcia: Ok.

Mr. Hernandez: Like for instance what we were discussing yesterday so that everybody has an idea, when we were having a problem with the pipe and trying to define how to solve it, if you have a facility that there is no water and no one can use the bathroom, you cannot open a public facility in that condition. My first concern is, how many people are coming from 6:00 in the morning when we open, until 7:00, 8:00 9:00 or 10:00, from the period of 6:00 to 8:00 on average, we have somewhere around 10 to 14 people. So, taking the heat from 14 people who are affected, and don't get me wrong, I'm not happy doing it, but I'd rather get the heat from 14 people than when you have 200 people, and that's the part of why this is so crucial to help us know what can be done, or how it needs to be done.

Ms. Garcia: Ok.

Ms. Genther: So, wait let me clarify that. I have said that I don't think these cleaning checklists need to be included in the agenda book, but Luis was saying that you wanted copies of them?

Mr. Hernandez: Yes, she can send those to me directly.

Ms. Genther: What about the Board members, do you want these included in the agenda book, or do you want them to go to Luis?

Mr. Hernandez: To me that's an administrative step.

Ms. Genther: Yes, and they are available if we want them.

Ms. Weil: Yes.

Mr. Walker: Yes, I agree.

Ms. Genther: So, I don't think we need to include them but send them to Luis.

Ms. Garcia: Ok.

Mr. Hernandez: What else do you have Alex?

Ms. Garcia: Ok, after that we're going into the pool count. You see that it went down, and I can't remember last month what we had but it went down on the traffic for a total of 1,700 within the month, and then the gym one we had 1,978 for the month, which has decreased basically.

Ms. Genther: That's a decrease also, the gym?

Ms. Garcia: Yes.

Ms. Genther: Ok, and I would like to have these continued to be included.

Mr. Hernandez: Alright, back to you Alex.

Ms. Garcia: Ok, now we're going to a letter that was sent to a renter that rented the grand room, and set off the fire alarm with a smoke machine. It's basically stating that he's responsible to pay \$1,010 which was fined to the District for a false alarm.

Mr. Walker: We covered that earlier.

Ms. Weil: Yes, in the workshop.

Ms. Genther: Right, in the workshop.

Mr. Walker: Got it.

Mr. Hernandez: The reason for the statement is that by November 15th the individual has either the ability to come and pay and if not, District staff will take the necessary steps to go after collection of those funds unless the Board gives us any different direction.

Ms. Weil: No.

Mr. Hernandez: Hearing none, we'll just follow up with that.

Ms. Garcia: Ok, the next item is not an agenda item, but it's a note from a member that came to me and had requested if she could bring her 12 year old son because of a

medical, him being considered medically obese. Now, for us, the gym, it has to be 16 and older in order to enter the gym area. She will be coming with her son at all times, is what was stated, and I have the note here.

Ms. Genther: If I remember correctly, we set the age limited based on, actually it was part of the community input on that if I remember, and it was based on the idea that children, their bodies are still growing and their bones are still growing and all of that, and if they're not doing the exercises correctly, it could cause damage to them, long term damage, and so that's why we set the age limits, the lower limits. I sympathize with her situation but, I don't think we should make an exception.

Mr. Hernandez: The part that I will say as a manager, there is outdoor gym, so if the problem is getting the kid to exercise, there are no restrictions there. Now, each one of the machines in the gym equipment has a restriction because of height, so if they read it, there are some that are going to be difficult for a small individual to try to use it, as compared to if it were someone a little bit taller but, if all the lady is looking for is the exercise, the community has already offered that.

Ms. Garcia: Ok.

Ms. Weil: And now it's the perfect time of year to be able to get him outside and do some things.

Mr. Hernandez: Yes.

Ms. Garcia: Ok, moving on. The next item is an estimate from Roberts Aluminum Furniture, and this is a change from the other proposal that was presented at the last meeting, which was \$6,300. Here we have \$6,466 but this is focusing on the umbrellas of purchasing brand new umbrellas and then using the chemicals that are on here to service and clean the existing chairs that we have now.

Ms. Genther: That's what I had wondered, what was the lacquer thinner and the acetone for.

Ms. Garcia: That's to properly clean each of the chairs and to take off scratches, and so forth, but the umbrellas they have stitching and there's things that you really can't clean off the umbrellas, so purchasing new umbrellas would be better.

Ms. Weil: I mean, are they that bad that we need new ones?

Ms. Garcia: Yes, I have an issue with an umbrella almost every week, so I would think it would be best for us to focus more on getting new umbrellas and then servicing the existing chairs that we have.

Ms. Weil: What issue, the mechanics of it or the fabric?

Ms. Garcia: Yes, it's more of the fabric, part of it comes off, and then if you look at the fabric parts, some parts are kind of ripped or it's been stitched so many times that it just doesn't look good, or pleasing to the eye.

Ms. Weil: And there's 19 of them that are having this? That's all of them, right?

Ms. Garcia: Yes, basically.

Ms. Genther: When did we last get umbrellas, or have them serviced? I think it was a while ago.

Ms. Weil: We got the new ones when we bought the new tables I think.

Mr. Hernandez: Yes.

Ms. Genther: But that was a couple of years ago though wasn't it?

Mr. Hernandez: I would say at least 3 years.

Ms. Weil: Was it 3 years, because we bought these?

Ms. Genther: Yes, it's been awhile I think. Well, I had wondered about the cleaning agents, who will be using that, who will be doing that cleaning? Is that coming from Roberts, or will that be the staff?

Ms. Garcia: That will be the staff, which would be the porter.

Ms. Genther: Ok, and the reason I'm asking about that is, one thing that we had talked about last time with the Roberts proposal last month, or I guess it was last month, was that they can refurbish the furniture to where it's almost new.

Ms. Garcia: Furniture-wise.

Ms. Genther: Yes, but that's what the lacquer is going to be used on is the furniture.

Ms. Garcia: Because they were not reupholstering but the actual chair part of the chairs is what was done, the scratches and the paint hasn't been touched, and that's what's going to be done.

Ms. Genther: Ok, I just wanted to know who was doing that. I don't have a problem with this, I don't know if anyone else does.

Mr. Walker: I don't have a problem with it.

Mr. Hernandez: So, at this point the request would be to consider the quote #6935 from Roberts Aluminum Furniture in the amount of \$6,466, and if the Board is in agreement a motion to accept the quote would be in order.

On MOTION by Ms. Genter seconded by Mr. Walker with all in favor, accepting proposal #6935 from Roberts Aluminum Furniture for a total amount of \$6,466 for the purchase of new umbrellas and also the cleaning of existing pool chairs as stated on the record was approved.

Ms. Genter: And again, I would just like to clarify on the record that we have used this company forever, and this is the only company we've ever used I think and they do very good quality work.

Mr. Hernandez: What else?

Ms. Garcia: Ok. We have for the next estimate which is from Fitness Equipment Technical Support and this is to maintain the gym area with a different vendor than Fitness Solution.

Ms. Marti: This is the vendor that we use at one of our other properties, and they're very reliable, like they'll, we'll report the issue before they will come out and then they'll come out the next day with the part, so they're very responsive.

Ms. Genter: My only concern is that they're out of Plantation, and wasn't Ray's comment previously that we should get somebody as close to home as possible?

Ms. Weil: Do they have any other contracts in Homestead?

Ms. Marti: With us no, but we use them in Brickell, we use them in Miami Beach, we use them in South Beach.

Ms. Weil: But again, what Susie is saying is that's pretty far away if we have a service call, and they're up there, they can say, well I'll be down in your area in a couple of days or whatever.

Ms. Genter: Let's put it this way, Plantation is in Broward County.

Ms. Weil: I know.

Mr. Walker: But I would say that our present vendor, if a holster breaks, or tears, we might see it in 3 weeks, so our present vendor maybe is dispatching from California, I'm

just saying. If these guys, do you think they'll really perform given the physical location in consideration?

Ms. Marti: Yes, my experience in talking with the representative, we call her, and she'll ask us, she has a picture, and knows all of our equipment, so before they can come out to service, we'll call her and tell her exactly what's going on and then within 24 hours they'll come and service the machine.

Mr. Walker: We definitely need a different company, I think.

Ms. Genther: When you got these quotes, do they understand that we are here in Homestead?

Ms. Garcia: Yes.

Ms. Marti: Yes, we addressed the equipment, the year the equipment was manufactured, and everything was based on.

Ms. Weil: I think if you can get the guarantee from them within a certain period with whatever that would be good.

Mr. Hernandez: The part that the Board needs to keep in mind is that, any of the contracts that the District enters into has a 30 day termination clause. The truth of the fact is that the current vendor has been giving us some issues, up to the point that the Board was asking what other options do we have? The part that can be said is that, what they're asking is a cost of \$300 a month, which is in line of what we're paying, it's something that is comparable to what we have, something that the District will be able to absorb with no changes to what we currently have. The worse case scenario, if it doesn't work, that contract, if the Board chooses to move to a different vendor, then you still have the 30 day termination clause. Even if the Board considers today that you want to eliminate the existing vendor, the first step would be a motion to terminate them. We need to ask per the contract, give them 30 days, now it will not be wise to terminate them which would be in the middle of December, so probably it would be wise to extend it to the end of December, and having the new vendor come in January, and if the services that are being provided does not fulfill what the community is looking for, we can look for other options.

Ms. Weil: Ok.

Mr. Hernandez: Part of what I'm trying to show is that, by delaying an action it's not going to solve the problem, and by taking an action if it is not exactly what the Board wants, still it's going to give us an option to work towards what we're trying to achieve.

Ms. Genter: We currently have monthly service calls, right?

Mr. Hernandez: Yes, and that's the other part of what I was going to say, companies like to play with those numbers, the contract is the least of my concern because that's the secure part that you already have. The problem with this vendor is they're giving you two options, one to come monthly, one to come bi-monthly. If you extend it to be bi-monthly what most companies do is that, in the month they are not coming, they say, oh I need you bring you this part, so now it's \$75 to deliver the part, and \$25 to put this screw in, and \$10 because I looked at it when I was just putting in on, and that's the part as the manager I tried to get myself out of, so by having them come monthly you are ensured that the majority of what needs to be done in that area, if properly managed, will be handled.

Ms. Genter: Well, not only that but from what I hear from our gentlemen friends here on the Board, the usage of the equipment is so heavy that having a monthly inspection would be appropriate, I would think.

Mr. Hernandez: I completely agree with that statement.

Mr. Walker: I agree.

Ms. Weil: An additional thought, and this is kind of for both, is that with the gym expansion and moving all the equipment in here and then moving it back once it's done, can we work something out that we're not going to get hit with thousands of dollars in extra fees to move everything twice and set it up?

Mr. Hernandez: We already got a proposal from the current vendor so the part that we can ensure if the Board were to move towards that direction is what would be the cost for this other vendor, and I don't think that's going to be an issue.

Ms. Weil: Well, that's what I want to know, I just want make sure everybody is taking that into account.

Mr. Hernandez: We are, and keep in mind in order for them to be able to fix it, they need to know that regardless to be able to go ahead and disassemble the entire part, and move it as parts, so if they don't know to disassemble and move it over here, I would be drastically concerned of using them.

Ms. Weil: Yes.

Mr. Hernandez: So, on the contrary, is that by asking them, it's kind of ratifying on our side that we're picking the right vendor.

Ms. Genther: I would be a little concerned about having the one company, our existing company move the equipment knowing that they're being terminated.

Mr. Walker: Well, I'll say this, the new company would start in January, the odds of the equipment being moved prior to January, are very slim.

Mr. Hernandez: Not only that, I have already said, it does not make sense until we have the vendor, the permit and everything set to touch anything we have done. Keep in mind, we have been talking for over a year of moving the equipment over to this side, what if we would have not enough time, we will be limited to the small room that many people didn't like, and we will have an empty area that now we don't have anything to do, and therefore, I don't anticipate that we will be ready to move that equipment until January of next year.

Ms. Genther: Are we still taking rental agreements for the grand room?

Ms. Garcia: Yes.

Ms. Genther: Ok.

Mr. Walker: We shouldn't be.

Mr. Hernandez: We kept it open.

Ms. Genther: Right, and we kept saying, well maybe we should, maybe we shouldn't.

Mr. Hernandez: Right, the instruction that we gave to Alex is that, it will not be until we are certain when the permits are ready and so on that we're going to be cancelling. Now, if anyone is trying to book anything for January, February, March, let me know ahead of time because the likelihood for us to be moving it hopefully is increasing.

Ms. Garcia: Right, and I think we have up to November as of right now, I have not even gone into the next year for reservations or anything.

Ms. Weil: Nobody's has inquired about December yet?

Ms. Garcia: No.

Mr. Walker: Well, we're good for December if someone inquires right, no problems?

Ms. Garcia: Yes.

Ms. Weil: Yes, we're good for December.

Ms. Genther: Except for when we have our event.

Mr. Walker: Right.

Ms. Weil: Well, I think she knows that.

Mr. Hernandez: Perfect, what else do you have?

Ms. Garcia: Ok, so we're good enough for now?

Mr. Hernandez: What does the Board want to do with the request, do you want to terminate the existing vendor?

Mr. Walker: I want to terminate them and move to the new vendor.

Mr. Hernandez: Ok, so the first action would be a motion to terminate Fitness Solutions, and legally you cannot enter into a contract until you have extinguished the first one you have. So, a motion to terminate Fitness Solution for gym maintenance service agreement.

On MOTION by Mr. Walker seconded by Ms. Genter with all in favor, authorizing staff to terminate Fitness Solutions Maintenance Service Agreement for the gym equipment was approved.

Ms. Steinerts: And what would be the effective termination date be?

Mr. Hernandez: Now, the part that we were discussing for the technical matter is, when do you want to start the termination date, keeping in mind that is what's going to trigger the 30 day notice. I would think, and my recommendation to the Board would be to do it at the end of November so that the termination date would be at the end of December, and then we start coordinating with this new group so that at the beginning of January, they are the ones taking control of it.

Ms. Weil: Yes.

Ms. Genter: I'm in agreement with that.

Mr. Walker: At the beginning of January did you say?

Ms. Hernandez: Yes.

Ms. Genter: So, the one we have gets terminated at the end of December.

Mr. Hernandez: So, just for the heck of an example, the termination letter will read that it will be done on November 30th and it's going to give them until December 31st?

Ms. Weil: Yes.

Mr. Hernandez: I will be checking the calendar to make sure that it's something that is appropriate.

Mr. Walker: And this is a subjective question but, do you think that the new company will solve things like, for example, I had to go on to 3 different elliptical machines until I found one that didn't make loud noises. I mean, I don't know, and it seems to me you would inspect, you would try and use the equipment to do an inspection, and then you would then say, oh it makes a loud screeching noise, we're going to fix it.

Ms. Garcia: That's true.

Mr. Hernandez: There are two separate issues, one is the maintenance contract, that's what we have with them, and the other one is having a vendor provide any particular repairs to a specific machine. What I would do in that particular case is, let them know exactly what machine it is, get me the price, and we'll just deal with them as of that being extra to the contract. It has nothing to do with the maintenance agreement, it will be just for that machine, and it will be resolved.

Mr. Walker: Ok.

Mr. Hernandez: The next part that will need to be done at this point is, based on the presented proposals, we have Fitness Equipment Technical Support & Services, Inc. who has provided two different proposals to provide monthly maintenance to all the gym equipment at a cost of \$295 per month for a total of \$3,540 and please let them know we are sales tax exempt entity, because they had taxes on their proposals.

Ms. Genter: I had noticed that as well. I want to point out also that on the back of the second proposal, the one for the every other month, it's specifies what their scope of work would be, and I was happy to see that, and it seems to be thorough but again, I'm not the gym expert.

Mr. Hernandez: So, if the Board is in agreement, a motion to approve the presented proposal by including and authorizing the District to prepare an agreement, and enter into an agreement and the appropriate officials to execute it.

Ms. Genter: I would make a motion to approve the proposal for contract #C-21910549 which is the monthly contract.

Mr. Hernandez: Correct.

Ms. Weil: Yes.

Mr. Hernandez: And it's for the total amount of \$3,540.

Ms. Genter: Correct.

On MOTION by Ms. Genter seconded by Ms. Weil with all in favor, accepting proposal #C-21910549 from Fitness Equipment Technical Support & Services, Inc. for the total amount of \$3,540 for maintenance gym equipment services and authorizing staff to prepare an agreement and authorizing the proper District officials to execute the document as stated on the record was approved.

Mr. Hernandez: What else?

Ms. Garcia: The last thing is from BrightView. We have the estimate to shape the trees, just to give them a better looking shape, not so they're looking so wild in the back area and in the front area of the clubhouse, and it's going to come out to \$4,800. I think the next time it's done it won't be until sometime next year, but I think right now in order for the clubhouse to look a little more presentable with the trees we should do this now.

Mr. Hernandez: Didn't we pay them for trees like 2 or 3 months ago?

Ms. Garcia: Palm trees.

Mr. Hernandez: No, I remember signing for BrightView all the trees for the clubhouse for the trimming.

Ms. Garcia: I don't recall that.

Mr. Hernandez: When I asked that to Jose, what he was saying is, oh yes it was being done but now it's being asked for something extra, so that's what I'm asking.

Ms. Garcia: No, I do not recall that off the top of my head by I can look into it, and bring you that at the next meeting, but the palm trees, yes, the palm trees have been touched, but the other trees, like the oak trees, have not been touched.

Mr. Hernandez: No, that's not true because how did they do all the lighting for the parking area?

Ms. Garcia: For the parking lot area, I'd have to look into it.

Ms. Genter: Or that may have been, excuse me Luis, we may have done a specific thing for them to trim only around the lights.

Mr. Hernandez: But I remember signing something that it was all the trees within the clubhouse area. Now, when I asked Jose, he didn't deny the fact to be signing that, and what he told me was, ok now we're being asked for something additional.

Ms. Garcia: I would have to look into it more before I answer.

Mr. Walker: Well, who should be involved in this, would this be something you would handle?

Ms. Garcia: No, I don't believe.

Ms. Weil: Ok, then this will be tabled until we get that answer.

Mr. Hernandez: Yes, let's table it until we get the final answer.

Ms. Garcia: Ok, so we'll discuss it at the next meeting.

Mr. Hernandez: Yes, not only that if you get me the confirmation of what was being done or not, I will help you to define it.

Ms. Garcia: Ok.

Mr. Walker: Just to tie in and this is sort of related or not, what about the divider between the parking lot and the clubhouse, where are we on that?

Ms. Garcia: To fill in with the plants?

Ms. Genter: No.

Ms. Weil: No, the walkway.

Ms. Garcia: Oh, the walkway, we are working on that with Henry so once I get the information on that I will bring that back to the Board.

Mr. Walker: Well, I have to say again, it's an eyesore, it really looks bad and why don't we just do it, or what's holding us up? Does anybody know why we're being held up?

Mr. Hernandez: Keep in mind that you had Halloween that took place two weeks ago, so people were kind of concentrating on that but, it's not how difficult it is, it's having the time to do it, but I think that it needs to be addressed.

Ms. Garcia: Ok.

Ms. Weil: Yes, we'll have to approve the cost to do it all.

Mr. Walker: Because I looked at it last night and I said to myself, I'm going to go to Home Depot and buy some river rocks and put it down, and then I said to myself, the cameras would see you but, it's not a big deal. If you want to do plants, it is a bigger deal, but I mean to make it look nice, it's not a big deal.

Ms. Genter: Is it possible for right now to get some river rock and we'll worry about the access points later, we had talked about having two access points walking through there but in the meantime could we just get river rock to fill in enough to make it look prettier because we are in the holiday season.

Mr. Hernandez: If the Board will allow me, and in the past there was a similar solution, that if the Board allows me up to a certain amount like about \$3,500 or \$4,000, something of that nature, that I have discretion to take action for it. I wouldn't think that this is going to exceed that cost, so rather than us going back and forth, let me get find out what the price is, get it done, and if the Board doesn't want to ratify it, then I will deal with it.

Ms. Genther: And that's what I was saying, at least as far as, if we want to decide later about, oh we want this particular stepping stone, we can do that down the line but at least we can make it look prettier.

Mr. Hernandez: It's something that could be done so that the improvement is taken care of if the enhancement or what has been done requires additional discussion, it will be done.

Mr. Walker: Excellent plan.

Mr. Hernandez: Ok. What else?

Ms. Garcia: Ok, the last item that's not on the agenda, is the flyer for the Christmas event.

Ms. Marti: I have something, we did send the request yesterday to our department, and he's off on Fridays, and he is putting winter wonderland on the top, and he will be at Oasis and East Homestead, he's moving that to the center, right at the bottom of the winter wonderland because that was requested yesterday.

Ms. Genther: Thank you, and that wasn't just me, that was also Laurie.

Ms. Marti: Thank you.

Mr. Hernandez: As reminded by our counsel, take the word "Christmas" out.

Mr. Walker: Right.

Ms. Genther: Yes, it should say holiday carolers.

Mr. Hernandez: Yes, we want to be politically correct. Anything else?

Ms. Garcia: I have nothing.

Ms. Genther: This looks good, I did check the date, the date is correct, and it's pretty. I have nothing else for the club manager.

#### **D. Field Manager - Monthly Report**

Mr. Hernandez: Alright moving on, the next item you have is the field manager report, which has been presented. We do have some issues with the entrance on 152nd

that Christmas Designers have been working on, we don't know why the lights are coming on and then shutting off again but they're working on it.

Ms. Weil: Yes, one monument was on, and then the other 3 were off when I came home the other day.

Mr. Hernandez: Correct. As you will see in the field report, and I asked it to be highlighted so that I would not forget, there are some items that are required to have some actions from the Board. One of those is the Belize community was pending to get a tree replaced that came down as part of the last hurricane and nothing was being replaced or installed pending on some work that needed to be done for the cameras and so on at the entrance. At this point the tree that we recommended, a proposal was presented, and if I'm reading this right, the total price would be \$3,201.74, it's proposal #7070624, and that includes the sylvester palm that would be 8' to 9', and what would be the cost for installation and getting it ready to be set in that particular area. Even though it may be pricey I do want everybody to recall that it's not being done for every subdivision, it was already planted throughout the entire community, different plants and trees, but this one was just pending to have the ok from the subdivision, and that's why we're coming back for consideration of this item.

Ms. Genther: Right that this was the result of the damage from Hurricane Irma, and we had already restored the rest of the community.

Mr. Hernandez: Correct.

Ms. Genther: I did want to say also, specifically about that palm, we have these same palms in the median that are just to the east of the Belize entrance, and so it kind of ties in with that, it should look pretty to have that tree, and none of us could see putting in a hardwood tree, one that would flower, first of all they're messy, and then it's just a small area for the root system, so a palm was the way to go was the consensus.

Mr. Hernandez: So, with that enforcement and the reason for this tree to be presented, if the Board is in acceptance, I just need a motion accepting the proposal from BrightView that I just read.

On MOTION by Mr. Walker seconded by Ms. Weil with all in favor, accepting proposal #7070624 from BrightView for the total amount of \$3,201.47 for replacement and installation of a 8' to 9' Sylvester palm on the east side of the Belize entrance as stated on the record was approved.

Mr. Hernandez: The lakes.

Ms. Weil: This is disgusting, this picture around the lake.

Mr. Hernandez: It is, and it's the part that sometimes when you allow for certain materials to grow, and then you come and you treat them, you have what you're seeing now. The truth being said, the first concern is that it took place in an area where a homeowner had come and said that they were paying someone to spray around, so the first concern when those pictures were being taken was to ensure who had been doing that. The part that I can say at this point is that the lake bank company, Eco Blue accepted that they have been the ones spraying and what you're seeing is the effect of the service that they provided. This overgrowth, I have gone over with them within the last 3 months, and it was just getting out of control, and what they did is they just sprayed it. I personally went to inspect the lake yesterday, and it has improved. So, what you see here is approximately 2 weeks after the treatment, and the treatment takes approximately 3 to 4 weeks to take it down, so before Thanksgiving that will be completed gone.

Ms. Genther: I would just like to say, I find it really peculiar that in all of the lakes that we have, and all the years that this company has been taking care of our lakes, that this is the only place, and the only time that we've had a die off like this, so I think you need to keep an eye on what's going on over there because it is also in the field manager report, that it says, and I will quote, "it was mentioned that part of the vegetation sprayed", so that was made by Eco Blue. Well, Fredo from Eco Blue apparently did not take responsibility for all the area that he sprayed, but just part of the area, so I think we need to keep an eye on it.

***(At this point several people were talking at one time, and no one conversation could be heard)***

Mr. Hernandez: In an effort to try and create an ecosystem, you allow for certain type of vegetation to grow, and part of the problem that we're having in this particular lake

is that the growth was getting out of control but why they let it go for that long is part of my question. So, in an effort to try to move on with the meeting, the part that I want to attest to the Board is that GMS is paying close attention to all the lakes to ensure that what is being done provides a result at least of what the experts are telling us that is taking place. So, if they come and they tell me, I'm going to be spraying, and this is going to be done, and in 4 weeks this is going to happen, I will follow that and trust the statements that are being made. Right now, the part that gives me some relief is that rather than saying, oh I didn't even touch that lake, then I would have a complete different concern, but they do agree that they did some spraying of that area. Whether anything else was being done or not, I don't know, I cannot certify that, but since the time of the statement that was presented at the last meeting, we're paying close attention to the lakes.

Ms. Genther: And as I said, for me it just seems peculiar that it was this one area, actually there's a part of the lake by Mirage that we can't see on our drives, it's because that lake is kind of a dog lake, so there's that far area that we can't see when we're on the drives but, other than that, maybe Bali would be able to see it.

Ms. Weil: And I brought this up because it just shocked me.

Mr. Hernandez: So, once again we continue to be paying attention to it and we will see.

Ms. Weil: Ok, and you're following up on page 4?

Mr. Hernandez: The owner of Capri, yes. What took place is, there was a certified letter being sent, and as I was reviewing it to start taking action, it was not sent to the latest owner as per Miami-Dade County, so what I did to correct that is I revised, I dated it as of November 1st and we're following up to make sure, as of yet they have not moved that palm, but they will end up moving it. So, I'm just giving it a little bit more time and the benefit of the doubt.

Ms. Genther: Could somebody tell where that bottom picture on page 4 is, where that's been taken? I can't figure out where that is, the large picture at the bottom on page 4.

Mr. Hernandez: It's People's Choice cleaning, but I don't know what area, it's by the fountain, it's by Fiji area because you can see the fountain.

Ms. Genther: Oh, I do see the fountain, ok.

Mr. Hernandez: Unless anyone has any questions in regard to the field manager's report, yes ma'am?

Ms. Genther: Just a comment, I had reported at our last meeting that we had an issue with some of our flowering trees, the hardwood trees that we planted after Hurricane Irma, and we have two different vendors in the community that are landscape vendors, and we are having our first, that I'm aware of, we're having our first issue, somebody went to the trees and cut a lot of the branches off several of the trees, and neither vendor is taking responsibility for that, and I'm just a little concerned. So, what was cut off were the parts where it looked like there was something wrong with the trees, and one vendor says, well we don't use machetes and clearly these were not clean cut, some of the branches are actually split which is not good for the tree. Anyway, we don't use machetes, and the other one said, no we don't do that either, so I'm just reporting that and putting it on the record.

Mr. Hernandez: And that's perfectly fine but, just for the record as well, this is the first that I'm hearing of that, so let me get involved with it.

Ms. Genther: Ok. I mean, I don't know, I just want the trees to survive, I want them to be healthy and I want them to thrive, that's my goal.

Mr. Hernandez: There was a discussion between the two vendors, and those kinds of games should not be played, so there are two people who need to give the answers.

Ms. Genther: Thank you, so I was just reporting that. I also wanted to report that after many years of struggling with the place between Pacific Blvd. and the parking lot to the clubhouse, where the homeowners continue to walk through and they trample the bushes and move the bushes and everything, well that area has gotten wider and wider over the time, and I asked about that two weeks ago on the drive, when Vince from BrightView was on the drive with us, and I said look, maybe we want to tighten that up a little bit, and he said, no look, there are plants there but the people keep trampling on the plants, so if the little plants on the side are allowed to grow up, it will tighten in, so I'm just passing that information along. I don't know what the solution is, they did have some signs there at one time, but the signs get moved all around.

Mr. Hernandez: Plant something really big there.

Ms. Genther: Well everything is in triplets there, maybe put quadruplets, but it's gotten really kind of wide, and I'm glad it's there, but the people of the community do use it, but it's gotten wide. Ok, another thing is we apparently had 3 holiday wreaths placed by

CDI on the pool side of the clubhouse, up by the windows, and they were taken down for the Halloween event and CDI came and took them down.

Ms. Garcia: They were never put up.

Ms. Weil: Oh, they were never put up, ok.

Mr. Hernandez: I was informed of that yesterday, and the statement that I received from CDI was different, they came and they installed everything.

Ms. Genter: Maybe we didn't have it in our list then.

Mr. Hernandez: I don't know but that's the part that I was talking to her, because part of my concern is that the District received some savings for the fact of allowing them to start it before the time, so if anyone asked them to remove anything from what was supposed to be installed, it may mean an additional cost for us, right now, number one. Number two, when I was talking to Christmas Designers, the part that I got from Joe is everything was done. When that item had been mentioned by Alex yesterday, what I told her was to call Joe and let me see if there is a problem, but I hope there is no problem.

Ms. Genter: I do recall having the wreaths there in years past, it's just possible they were not in our project for this year, and I don't know off the top of my head.

Mr. Hernandez: I don't know either, and before we try to start a fire, let her define that.

Ms. Garcia: I'm done meeting everything today, so today I will reach out to him.

Ms. Genter: And for the record, Alex is not the one who mentioned the wreaths to me, I got that from out there in the world that I travel in.

Mr. Hernandez: And despite of that, and that not being the area of concern, the part that I can address is that when the item was being mentioned to me, action had already been taken, but we have not received the response from the vendor.

Ms. Genter: Ok.

Mr. Hernandez: If that was excluded she will notify us, if it is that they didn't put it up for whatever reason, we will try to correct it but, at the same time, part of what I was telling her is that as long as we continue to have the contract the way we have it, they need to come and install whatever they need to install, even if that means that we need to make them fix all of our arrangements for the holidays.

Ms. Genther: I would actually like to maybe request that if it's not in our contract, depending on how much it would be to have those 3 wreaths added, they were nice having them on the pool side, so if we could get them added in.

Mr. Hernandez: They were installed, oh you mean to add it if it's not in the contract?

Ms. Genther: Yes, if they weren't in the contract that we could add them in.

Mr. Hernandez: I will get with him, don't worry.

Ms. Genther: Ok.

Mr. Hernandez: If it were not in the contract, and since people are noticing those, let me see what needs to be done but let me define what the problem is.

Ms. Genther: Ok, not a problem. I have one other item, after much struggle with our Board through the years, we finally settled on natural colored mulch, and last Tuesday on the drive we were driving by and mulch was being installed, and it was not natural color, it was the dark brown. So, they had not gotten far, and so that was stopped, they raked up some of it, I think they did it and by the way that day my thermometer was reading at 91 degrees, so it was not a fun thing for them to have to do but, I'm just commenting, but I do want to make a comment, I happened to see someone out and about, a resident, and he prefers the natural mulch, so we now have it from a resident, it's not just the Board members.

Ms. Weil: I got the feeling that brown mulch is still being put out, they're doing Mediterranean today, and I could be wrong but I thought I saw it.

Ms. Genther: Did it look like it was the dark brown? I'm asking because Vince had called back while we were still on the drive and he said he thought they would have it within 2 days, that they would have the natural color within 2 days.

Ms. Weil: Well, because I saw either yesterday or the day before that they were doing this area here also, they had the bags out, stacked up and stuff along the clubhouse.

Ms. Genther: Well, that's where we stopped them.

Ms. Weil: But now they're doing Mediterranean today.

Mr. Hernandez: Let me tell you the part that I know, there has been a conversation with Jose Cepero from BrightView where the specifically, the instruction is that the mulch needs to be natural in color. So, if anything different than natural color has been installed, BrightView will have to exchange it for natural color. There was a misunderstanding when an employee from BrightView misunderstood and thought that we wanted to continue

doing the brown mulch, but that was corrected. So, if anything different is installed, it will be corrected.

Ms. Weil: Ok.

Mr. Hernandez: Anything else?

Ms. Genther: That's it on the field report, I have one other thing beyond that, and it's not a bad thing, but it's once we get into the finances.

Mr. Hernandez: Ok, when we get to the finances. Steven, anything that you want to say?

Mr. Walker: No.

**E. CDD Manager**

Mr. Hernandez: As for the manager's report, there are only two items that I want to remind the Supervisors of, number one is that there was a section of palms that were missing from the pruning that needed to remove all the seed pods, and those will be done soon. The second item that I want to remind Supervisors is that the November 18th meeting, unless we have other plans, and everything has been given, we will be having the meeting, but I'm hoping that we will be able to cancel it, not because I don't want to see the Board, it's just because it just means that we will not have any reason to have the meeting.

Mr. Walker: Did you say you hope we cancel?

Mr. Hernandez: If we cancel, that means that all the plans have been given to the city.

Mr. Walker: Ok, right.

Mr. Hernandez: So, not having a meeting will be a good thing. Unless anyone has any other questions for me, we can move on to the financials.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Run Summary**

**B. Balance Sheet and Income Statement**

Ms. Weil: I have one question on the financials.

Mr. Hernandez: Yes ma'am?

Ms. Weil: There is an item for Spectrum Paint, what is that?

Ms. Genther: There are two of them.

Ms. Weil: Yes, well there's a couple of paint ones but I don't know what Spectrum Paint is.

Ms. Genther: I know that they've been touching up the baseboards.

Ms. Weil: Yes, so on page 3 for \$289.53.

Ms. Genther: That's from October 11th, and I think there was another too, yes there was a second one on the very bottom of page 4.

Ms. Weil: Yes, for another \$140.

Ms. Garcia: Ok, that has to be with the clubhouse.

Ms. Weil: But wasn't there also other paint things for Spectrum.

Ms. Garcia: I'm trying to look for everything before I answer.

Ms. Genther: I don't remember seeing other paint items but I could be wrong.

Ms. Weil: I could be wrong too.

Ms. Garcia: Ok, so this one for \$289 is paint that's being used here in the clubhouse for baseboards and walls. Then the other one was for the booths and the glow in the dark paint that was in the actual haunted house.

Ms. Weil: Ok.

Ms. Garcia: And I still have a good amount of all of that as well.

Ms. Weil: Ok.

Mr. Hernandez: Alright, with that being said are there any other questions in regard to the financials?

Ms. Genther: Well, I have a comment. If I read this correctly, and let me see if I can find it, the 2013 Bonds, and I don't know where it is in here, but that's getting close to maturing, if I'm not mistaken.

Mr. Hernandez: The 2013, no that would be 2043 for 30 years.

Ms. Genther: No, wait a minute, there's one that's just about due to come up. Ok, there's one that the amount has really shrunk dramatically, am I right on that?

Mr. Hernandez: The one that has shrunk is the 2011B, that's the one that is paid by the developer as they are selling units.

Ms. Genther: Ok, that must be it, so we'll say that's it.

Mr. Hernandez: That one matures in 2021.

Ms. Genther: And that, if everyone realizes, all that's left on that are the homes in Barbados if I'm not mistaken.

Mr. Hernandez: Not necessarily, I will have to see the May book to see what units were supporting the B Bonds.

Ms. Genther: Ok, but my point is this, the Isles of Oasis is almost fully built out now, and so that is going to go away soon.

Mr. Hernandez: Yes.

Ms. Genther: That's the point I'm trying to get to, so it's the 2011B.

Mr. Hernandez: And I think that you are highlighting a very interesting point, yes, the community is getting to the point that it will be fully and completed done, so we're close to that. So, unless you have any other comments, or other Supervisors comments on the financials a motion to approve would be in order.

On MOTION by Ms. Weil seconded by Ms. Genther with all in favor, the Check Run Summary and the Balance Sheet and Income Statement were approved.

**SEVENTH ORDER OF BUSINESS      Supervisors Requests**

Mr. Hernandez: Are there any Supervisors requests at this time? Not hearing any, we can move to the last item.

**EIGHTH ORDER OF BUSINESS      Adjournment**

Mr. Hernandez: Is there a motion to adjourn the meeting?

On MOTION by Ms. Weil seconded by Ms. Genther with all in favor the meeting was adjourned.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**EAST HOMESTEAD  
COMMUNITY DEVELOPMENT DISTRICT**

**CLUB OASIS  
RULES AND REGULATIONS**

Adopted May 17, 2013 (Resolution 2013-11)

Amended June 13, 2014 (Resolution 2014-03)

Amended July 13, 2018 (Resolution 2018-03)

Amended January 10, 2020 (Resolution 2020-02)

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## EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT

### CLUB OASIS RULES AND REGULATIONS

East Homestead Community Development District ("District") adopts these Club Oasis Rules and Regulations (the "Club Rules and Regulations", "Club Rules", or "Rules and Regulations"). The rights and obligations of each user of Club Oasis (the "Club"), which Club includes all property, recreational facilities, improvements, amenities, and facilities of the Club (collectively, the "Club Facilities"), are set forth in the Amended and Restated Club Oasis Club Plan, as amended from time to time (the "Club Plan"), and in these Rules and Regulations. All initially capitalized terms shall have the meanings set forth in the Club Plan.

#### 1. Membership.

1.1 Members. Every Owner (other than an Owner who has leased his Home to a Lessee) and every Lessee shall be a Member; provided, however, for the purposes of Membership, there shall be only one Owner or Lessee per Home. A person shall continue to be a Member until he or she ceases to be an Owner, or ceases to be a Lessee legally entitled to possession of a rental Home. Once an Owner leases a Home, only the Lessee shall be entitled to exercise the privileges of a Member with respect to such Home, unless Owner otherwise notifies the Club Manager in writing; however, the Owner and Lessee shall be jointly and severally liable for all Club fees and charges.

1.2 Lessees. "Lessee" shall mean the lessee named in any written lease respecting a Home who is legally entitled to possession of any rental Home within the Community and who has obtained the prior approval of the Association. If there is more than one (1) Lessee of a Home, only one (1) of the persons occupying the Home shall be considered a Member. A Lessee may not exercise his or her rights as a Member until such Lessee's lease of a Home has been submitted to District Manager. An Owner who has leased his or her Home remains liable for Club Assessments but will not have membership rights at any time his or her Home is leased, unless Owner has notified the Club Manager pursuant to Section 1.1. A Lessee, for purposes of these Rules and Regulations, shall be a person or persons who obtained the prior approval of the respective homeowners or property owners association to lease a Home within the boundaries of the District pursuant to the rules, regulations, or covenants of said association entity having jurisdiction thereof.

1.2.1 Application. Each Lessee must submit an application to District Manager along with a copy of his or her lease, and Lease Certificate of Approval from the neighborhood community and obtain a membership card or FOB as the case may be ("Membership Card") before his or her membership rights will be recognized. Each Lessee shall notify the Club of any changes in the terms of such lease.

1.2.2 Administrative Charges. The District may, from time to time, establish the amount to be charged for processing of the application of a Lessee to exercise his or her membership rights.

1.2.3 Expiration of Lease. A Lessee's status as a Member will terminate upon the earlier of the expiration of the lease or termination of Lessee's rights of occupancy under such lease. The Owner shall notify the District Manager in writing of the expiration of the lease or termination of Lessee's rights of occupancy under such lease, absent which the Owner shall not be deemed a Member.

2.2.4 Privileges of Lessee.

2.2.4.1 A Member who rents or leases a residential unit(s) in Isles at Oasis shall have the right to designate the Lessee of their residential unit(s) as the beneficial users of the Member's Club Facilities' privileges.

2.2.4.2 In order for the Lessee to be entitled to use the Club Facilities, the Lessee must complete the user application, present the required additional documentation, and sign the accompanying agreement (if implemented by the District). The Annual Membership Fee will then be waived for the Lessee. A Lessee who is designated as the beneficial user of the Member's membership rights shall be entitled to the same rights and privileges to use the Club Facilities as a Member.

2.2.4.3 During the period when a Lessee is designated as the beneficial user of the Member's privilege to use the Club Facilities, the Member shall not be entitled to use the Club Facilities with respect to that property.

2.2.4.4 Member shall be responsible, to the extent permitted by Florida law, for all charges incurred by their Lessee which remain unpaid after the customary billing and collection procedure established by the District. Members are responsible for the behavior of their respective Lessee.

2.2.4.5 If a Lessee resides in the same home or unit as the Member and the Member chooses to allow their Lessee the rights to use the Club Facilities, the Member shall be required to add to the Amenity Center Registration Form, the names of all individuals who reside in the Member's home, whether as a result of a rental agreement, lease, or any other agreement, and the Member shall be held financially responsible for any and all damage to District property caused by any of the individuals who reside in the Member's home.

1.3 Annual Members. Annual Memberships shall run from the date of acceptance of an application for membership by the District Manager until the end of the Club fiscal year, September 30. Annual Membership renewals shall run from the beginning of the renewal Club fiscal year, October 1, to September 30 of the succeeding year. Annual Dues shall be payable by the Annual Member in advance of the Club fiscal year, along with any prorated amount of dues owed for applications accepted during any portion of the current fiscal year. The Annual User Fee for membership is to be determined annually by the East Homestead Community Development District Board of Supervisors. This fee will permit the use of all Club Facilities for the portion of the fiscal year based on the payment and membership acceptance date. Each subsequent renewal shall be paid in full by October 1<sup>st</sup> of each year. Such fee may be increased, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. The use of the Amenity Facility is not available for commercial purposes.

1.4 Corporate and Partnership Members. When a Member or Annual Member is a corporation, partnership or other legal entity ("Entity"), the Entity must notify the District Manager in writing of the one (1) person to be designated to exercise the rights of the Entity with respect to the membership ("Designees"). Only the one (1) person designated will be considered as the Member.

1.4.1 Application. Each Designee must submit an application to the District Manager and obtain a Membership Card before his or her membership rights will be recognized.

1.4.2 Administrative Charges. The District Manager may, from time to time, establish the amount to be charged for processing of the application of a Designee to exercise his or her membership rights.

1.5 Immediate Family Members. Immediate Family Members shall mean the spouse, significant other, or domestic partner of the Member or Annual Member, and all unmarried children of either under the age of twenty-two (22) years of age and up to two (2) family members related to a Member by birth, adoption or marriage and who reside at the same Home as the Member. If a Member or Annual Member is unmarried, he or she may designate up to two (2) persons related by birth or adoption who are living with such Member or Annual Member as Immediate Family Members. By way of example, if a Member is single and her twelve year old daughter and her mother live with such Member, the Member may designate her mother and daughter as Immediate Family Members. If a Member is single and lives with his son and his father and mother in a Home, the Member may designate his son and his father as an Immediate Family Member, and his mother as a Supplemental Member (hereinafter defined) (upon payment of all applicable fees). Notwithstanding the foregoing, a minor or person shall not qualify as an Immediate Family Member unless such person is living with the Member or Annual Member. Notwithstanding the foregoing, a minor who only lives with an adult parent Member during part of the year as a result of divorce, or a child of a Member or Annual Member who is serving in the Armed Services, or is currently pursuing educational opportunities at an institution of higher learning (e.g. college, university or technical school) may be deemed an Immediate Family Member. No person may claim the status of Immediate Family Member until designated by the Member or Annual Member in writing to District Manager.

1.6 Supplemental Members. A Member or Annual Member may have persons other than Immediate Family Members living with such Member or Annual Member designated as a supplemental member ("**Supplemental Member**"). A Supplemental Member may be designated by the payment of an annual fee to the District.

1.7 Guests. A person shall be deemed a guest ("**Guest**") if he or she enters the Club Facilities at the invitation of a Member, Annual Member, Immediate Family Member or Supplemental Member or the District. Upon application to the District Manager or his or her designee, each Member and each Annual Member shall be entitled to receive, at no additional charge, six (6) non-transferable guest passes per Home for each calendar month ("**Monthly Guest Pass**"). Additional Monthly Guest Passes may be purchased by the Member or Annual Member at the rate set forth in the current fee schedule. All other Guests must purchase a guest pass ("**Guest Pass**") and sign a waiver form before using the Club Facilities. All Guests

must be sixteen (16) years of age or older, or be accompanied by a Member, Annual Member, Supplemental Member and Immediate Family Member who is sixteen (16) years of age or older. All Guests must be accompanied by a Member, Annual Member, Immediate Family Member or Supplemental Member when using the Club Facilities. A Guest Pass is nontransferable. GUEST PRIVILEGES FOR A GUEST MAY BE CHANGED AT ANY TIME BY THE DISTRICT MANAGER. Nothing herein shall prohibit the District Board of Supervisors from implementing (1) a temporary guest policy by resolution to address long-term guests of Members or (2) a policy limiting the number of Guests per Home on a specified day, time of year, or time of day.

1.7.1 Caregiver Pass. A caregiver or other person who provides medical, nursing or child care to a Member, Annual Member, Immediate Family Member or Supplemental Member while within the Club Facilities is deemed to be a Guest; however, there will be no additional fee or charge provided that the caregiver accompanies and remains in the company of the Member, Annual Member, Intermediate Family Member, or Supplemental Member, as the case may be, providing caregiver services while that person is using the Club Facilities.. A Member must obtain a caregiver pass ("**Caregiver Pass**") from Club staff for use of the Club Facilities. Only one Caregiver Pass is permitted per household. Persons utilizing such Caregiver Passes are not permitted to utilize the Club Facilities other than to accompany the persons under their care. The Caregiver Pass is non-transferable. Only one Caregiver Pass is permitted per Home.

1.7.2 Guest Passes. Guest Passes and Monthly Guest Passes give Guests access to the Club Facilities. Guest Passes and Monthly Guest Passes may be purchased at the Club's office. A person may be a Guest for no more than thirty (30) days in a calendar year.

1.7.3 Personal Trainer. A Member, Annual Member, Immediate Family Member, or Supplemental Member may be accompanied in the Exercise Room or Pool by a personal trainer, who is retained for the purpose of providing physical fitness or exercise training, education or guidance to the Member, Annual Member, Immediate Family Member, or Supplemental Member ("**Personal Trainer**"). The Personal Trainer shall be required to pay a fee of \$10.00 for each training session, which training session shall be no more than three (3) hours in duration. A training session is defined as the providing of training to one (1) individual. Personal Trainers shall not solicit business within the Clubhouse or on the grounds of the Clubhouse, shall leave the Clubhouse when the training session is completed, and shall not utilize the Clubhouse facilities for personal business use.

1.7.4 Damages. Members and Annual Members shall be responsible for any damages caused to the Club Facilities or incurred by the District as a result of the acts, omissions or negligence of the Member or Annual Member, or any Immediate Family Member, Supplemental Member, Guest, Caregiver, or Personal Trainer, or minors thereof.

1.8 Membership Cards. A maximum of two (2) Membership Cards will be issued to each Home or Annual Membership at no additional charge. Membership Cards shall only be issued to Members, Annual Members, Supplemental Members and Immediate Family Members who are sixteen (16) years of age or older. Additional Membership Cards may be purchased for a fee.

1.8.1 Requirement to Present Card. Membership Cards, Caregiver Passes, and Guest Passes must be presented when requested by Club staff. Club staff may also require the presentation of a valid photo or picture identification for verification purposes.

1.8.2 Transfer of Membership Cards. Membership Cards are not transferable. A Membership Card may not be used by any person other than the person to whom it is issued. Membership Cards are the property of the Club.

1.8.3 Lost Cards. You must immediately notify the Club in writing of a lost or stolen Membership Card. The replacement fee for a Membership Card shall be established from time to time by the District. If an unauthorized person uses the Membership Card, the Member or Annual Member shall be liable for any loss, damage, or expense resulting from such unauthorized use.

## 2. The Club Facilities.

2.1 Supplemental Rules. Before using the various Club Facilities, users are responsible for knowing and understanding these Club Rules, any amendments to these Club Rules, and any other policies governing the use of the Club Facilities, as promulgated or implemented by the District Board of Supervisors. The Club Rules and any adopted policies, as the same are amended from time to time, will be posted on the District's website and copies will be made available for inspection upon request. The District Manager shall have reasonable discretion to police the Club Facilities to maintain proper order and the safe and healthy use of the Club Facilities.

2.2 The Clubhouse. The Clubhouse shall be open on the days and during the hours established by the District, provided the District Manager shall have reasonable discretion to temporarily vary such hours as necessary from time to time.

2.3 Special Functions and Parties. Certain Club Facilities may be used for private functions, subject to availability, only with the prior consent of District Manager, upon execution of a license agreement and upon payment of all applicable fees, deposits and costs therefor. The sponsor of the private party shall be responsible for any damage to the Club Facilities and for the payment of any charges not paid by individuals attending the private party.

2.4 Alcoholic Beverages. No person may enter or leave the Club Facilities with any alcoholic beverage or possess any alcoholic beverage while utilizing or on the grounds of the Club Facilities. It is the intent of these Rules that the possession or consumption of alcoholic beverages at or within the Club Facilities is prohibited unless previously approved by the Club Manager in connection with an approved (in accordance with Section 2.3 above and Section 4.8 below) event, function or party.

2.5 Smoking. Smoking, including cigar and pipe smoking, electrical smoking devices, vaping, and similar devices, and the use of smokeless tobacco, is not permitted within any of the Club Facilities including, but not limited to, the pool or playground areas.

2.6 Attire. Shirts and shoes must be worn at all times when on the Club Facilities, except in the pools and adjacent patio areas.

2.7 Minors. Minors sixteen (16) years and older are permitted to use the Club Facilities (other than the fitness center) without adult supervision. Minors sixteen (16) years of age and older may use the fitness center either with adult supervision or without adult supervision if such minor's parent or legal guardian releases the District from liability for such use pursuant to consent form(s) provided by the District from time to time. Minors under sixteen (16) years of age are not permitted to use the fitness center. Minors under sixteen (16) years of age are not permitted to use the pools without adult supervision, which supervisions shall be from either the pool deck or from within the pool. Notwithstanding the foregoing, if minors use the Club Facilities without the proper execution of a consent form or without adult supervision, the District is not liable for the actions of such minors. The District does not provide childcare services. Parents or legal guardians of a minor are responsible for the actions and safety of such minor and for any damages to any Club Facilities caused by or in connection with the acts or omissions of such minor.

2.8 Hours of Operation. The District shall set the scheduled hours of operation for the Club Facilities. The District Manager shall have reasonable discretion to temporarily vary such hours as necessary from time to time. No person shall be permitted to use the Club Facilities other than during such hours of operation.

### 3. General Rules.

3.1 Advertisements and Pamphlets. Commercial advertisements, private announcements, pamphlets, and solicitations shall not be posted or circulated in the Club without the prior written approval of District Manager.

3.2 Bikes and Skates. Skates, in-line skates, skateboards, and bikes may be used on paved driveways and sidewalks only for access to the entrances to the Club Facilities. None of the foregoing may be used in Club Facilities at any time. All bikes must be stored in bike storage areas. Bike racks must be used if provided by The District. Notwithstanding the foregoing, bikes left within the Club Facilities, bike storage areas and/or bike racks (if provided) are stored at such person's own risk.

3.3 Club Employees. Persons using the Club Facilities may not abuse any of the employees of the Club, verbally or otherwise. All service employees are under the supervision of the District Manager and no person shall reprimand or discipline any employee or send any employee outside of the Club for any reason.

3.4 Pets and Animals. No pets or other animals (with the exception of "service animals" as that term is defined in Section 413.08, Florida Statutes) are permitted on any portion of the Club Property including, without limitation, the pool area and any other areas of the Club Facilities. Service animals must be properly leashed and under the full control of the owner at all times. The service animal owner is responsible to pick up and properly dispose of any waste left by that service animal.

3.5 Parking Areas. Self-parking is permitted in Parking Areas identified as such. No parking will be allowed on grassed areas or along, over, or beyond curbed areas. "**No Parking**" signs must be observed. Overnight parking in the Parking Areas is prohibited.

Overnight Parking is defined as the parking of a vehicle or trailer in the Parking Areas at any time the Club Facilities are closed or when a Parking Area is identified as closed or the access to the Parking area is restricted by a chain, rope, or other access restriction device. Any vehicles parked in violation of this section are subject to being towed without notice or warning. By resolution, the District Board of Supervisors may authorize overnight parking in a Parking Area setting forth the time period when overnight parking is permitted, the reasons for permitting overnight parking, and the conditions under which overnight parking is permitted. By resolution, the District Manager may delegate to the Club Manager the conditions under which the Club Manager may allow overnight parking on a temporary basis.

3.6 Guns. Firearms and other weapons of any kind are not permitted on the Club Property at any time, except as expressly provided in any applicable Florida Statutes.

3.7 Coolers. Any coolers or similar forms or food or beverage storage brought to the Club Facilities are subject to inspection by the district manager, club manager or club staff at anytime.

3.8 Alcoholic beverages shall not be served, sold, possessed or consumed at the Club Facilities, except at special events pre-approved by the Club Manager in accordance with District policies regarding the same. Alcoholic beverage service, if approved by the Club Manager, shall only be obtained through an insured bartending or catering service licensed to serve alcoholic beverages. Such authorization may only be granted by the Club Manager and will, at a minimum, be contingent upon providing proof of insurance with the District being named an additional insured. Nothing herein shall be construed to limit the ability of the Club Manager to impose additional conditions on any authorization contemplated herein.

3.9 The use of fireworks of any kind are not permitted at the Club Facilities or at any property owned by the District.

3.10 Only Club and District staff is permitted in the service areas of the Club Facilities.

3.11 The District Manager, the Club Manager, and Club personnel possess the authority to enforce The Club Rules and any policies pertaining to the use and operation of the Club Facilities.

3.12 All persons utilizing the Club Facilities are required to treat Club staff members and others utilizing the Club Facilities with courtesy and respect. Fighting, roughhousing, profanity, and disruptive behavior are prohibited.

3.13 The District does not provide childcare services to Patrons or Guests at any of the Amenity Facilities.

3.14 Grills, smokers, and similar devices shall not be brought to, utilized, or brought to the Club Facilities or by District-owned property, except in connection with and as specifically approved for a special event authorized or sponsored by the District Board of Supervisors.

3.15 Notwithstanding that which may appear elsewhere in these Club Rules, persons utilizing the Club Facilities shall clean up and properly dispose of all food, beverages, trash and debris brought to any portion of the Club Facilities.

4. **Responsibility for Personal Property and Persons.** Each person using the Club Facilities assumes sole responsibility for the health, safety and welfare of such person, his or her Immediate Family Members, Supplemental Members and Guests, and the personal property of all of the foregoing.

4.1 **Cars and Personal Property.** The Club is not responsible for any loss or damage to any private property used or stored on the Club Facilities. Without limiting the foregoing, any person parking a car within the Parking Areas assumes all risk of loss with respect to (i) his or her car in the Parking Areas or Common Areas of the Association, and (ii) equipment, wallets, bags, jewelry, clothing, books, personal items or other possessions stored in lockers (if lockers are provided by the District), on bicycles, within cars, or left in the pool and recreation areas.

4.2 **Activities.** Any person who, in any manner, makes use of, or accepts the use of, any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the Club, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the Club, either on or off the Club Property, shall do so at their own risk. Every person shall be liable for any property damage and/or personal injury at the Club, or at any activity or function operated, organized, arranged or sponsored by the Club, caused by such person. All Members, Annual Members, Immediate Family Members and Supplemental Members shall be jointly and severally liable to the District in connection with the foregoing.

4.3 **Property Belonging to the Club.** Property, furniture and equipment belonging to the Club shall not be removed from the room or area in which it is located or from the Club Facilities.

5. **Obligation to Pay Club Assessments and Dues.** Each Member shall pay Club Assessments when due in accordance with law. Each Annual Member shall pay Annual Club Dues in advance to the District.

5.1 **Grace Period and Late Fee.** Non-payment of Club Dues and Fees shall be deemed past due if received 15 days after the day payment is due. A late fee of a maximum of \$25.00 per month shall be payable for each past due payment in order to cover the administrative costs of the Club in processing such late payment.

5.2 **Suspension.** Notwithstanding any suspension of Membership, an Owner shall remain liable for Club Assessments or Club Dues, as the case may be. A Member's use of the Club Facilities shall be suspended in the event Club Assessments and Club Fees are not paid when due and shall remain suspended until such time as the Club Assessments and Club Fees are paid in full. An Annual Member's use of the Club Facilities shall be suspended in the event Club Dues and Club Fees are not paid when due and shall remain suspended until such time as the Club Dues and Club Fees are paid in full.

6. Pools.

6.1 Presentation of Membership Cards. Everyone must register and present Membership Cards and/or Guest Passes or Monthly Guest Passes to Club attendants prior to entering the pools and the adjacent patio areas. For purposes of these Club Rules and unless otherwise specified, all references to “pool” or “pools” shall include the swimming pool, the spa, splash pad, and any other recreational water facility or feature intended for use by patrons. Users of Club Facilities shall keep Membership Cards, Guest Passes or Monthly Guest Passes with them and present the Membership Card, Guest Pass or Monthly Guest Pass to any staff member upon request. There shall be **NO EXCEPTIONS** to this rule.

6.2 Risk of Use. Use of the pools is at the swimmer’s own risk. **THERE ARE NO LIFEGUARDS ON DUTY.** Without limiting any other provision of these Rules and Regulations, each person is personally liable for any injury to his or her Immediate Family Members, Supplemental Members and Guests using the pools.

6.3 Equipment and Towels.

6.3.1 Towels. Users of the Club Facilities are required to bring their own towels.

6.3.2 Equipment and Furniture. All equipment used for water classes (if provided) is the property of the Club and shall not be removed. Chaise lounges are available for use at no charge. All persons using pool furniture must cover the furniture with a towel when using suntan lotions. The use of these lotions could stain or damage the furniture. Damage caused by such products must be repaired by the responsible user.

6.4 Hours of Use. Swimming is permitted only during published open hours of the pools, which are subject to change. The pools are also officially closed when a “Closed” sign is posted; however, the absence of a posted “Closed” sign does not authorize use of the pools after hours. Any person swimming or using the pools facility outside of the published open hours of the pools may be suspended from using the facility.

6.5 Showers. Showers are required prior to entering the pools to remove all suntan oils and lotions.

6.6 Aqua Classes. From time to time, classes (including, without limitation, so called “**Aqua Classes**”) may be offered by the Club or upon payment of a fee for participation. When participating in scheduled classes, please check in on time, follow the directions of the instructor, and stay for the entire class.

6.7 Swimming Instructors. Persons may not bring an independent swimming instructor into the pools as a Guest or otherwise, except as a Personal Trainer under the provisions set forth in Section 1.7.3 of these Club Rules.

6.8 Restrictions.

6.8.1 Glass objects, glass containers and sharp objects are not permitted in the pool area.

6.8.2 Food or beverages may be brought into the pool areas, however, any foods or snacks shall be eaten, distributed, or consumed only in those food areas so designated by the district manager or the club manager. Such food, beverages, and any garbage or trash resulting therefrom shall be properly removed or disposed of after use. Alcoholic beverages are not permitted in any pool or pool area at any time. No chewing gum is permitted in the pools, on the pool deck areas, or in or around the splash pad. Under no circumstances, shall any food or beverages be possessed or consumed in pool or within ten (10') feet of the water's edge of the pool.

6.8.3 Running, ball playing and noisy or hazardous activity will not be permitted in the pool areas. Pushing, dunking, and dangerous games are not permitted.

6.8.4 Only floats or rafts smaller than eighteen (18) square feet, snorkels, dive sticks, flotation devices, and toys (collectively, "Pool Toys") designed for use in swimming areas may be utilized in District pools. The use of such Pool Toys may be suspended at the club manager's discretion when there are more than fifty (50) persons at the pool, during weekends and holidays, or during other heavy use of the pools and pool areas. Where the use of Pool Toys is suspended, the club manager will post a sign at the club entrance informing members and the public of the restriction. The use of masks, goggles, or certified personal flotation devices (PFDs) is permitted. Radio-controlled watercraft or other similar devices are not permitted in the Pools at any time. Diving equipment such as scuba tanks, are not to be used in the pools except as part of an organized course of instruction permitted by the club manager.

6.8.5 No diving, jumping, pushing, running, roughhousing, horseplay, or other disruptive behavior is allowed in any of the pools or pool deck areas.

6.8.6 Persons using the splash pad or other recreational water facility or feature at the Club Facilities are prohibited from hanging from, pulling, pushing, or moving any of the features or equipment in a manner which could potentially cause or causes damage or injury to the Club Facilities or other persons.

6.9 Attire. All swimmers must wear appropriate swimming attire. Thong swimsuit bottoms, cut-offs and shorts are not considered appropriate swimwear. Long hair should be tied up or placed in a bathing cap. Children under three (3) years of age, and those individuals who are not reliably toilet trained must wear rubber-lined swim diapers, as well as a swimsuit over the swim diaper, to reduce health risks associated with human waste in the pools and adjacent deck areas. For the comfort of others utilizing the Club Facilities, the changing of diapers or clothes is not allowed in the pool deck areas or anywhere other than the rest room facilities within the Clubhouse. Chemicals used in the pool and spa may affect certain hair or fabrics, for which the District is not responsible.

6.10 Radios and Other Devices. Radios, televisions, iPods, MP3 Players, compact disk players, tape players and similar audio or video devices may only be used with earphones. Electrical equipment is not allowed around the pools, spa, and water features.

6.11 Trash. All persons using the pool areas are urged to cooperate in keeping the pool areas clean by properly disposing of towels, cans and all other trash. Notwithstanding the foregoing, all cigarettes must be extinguished and properly disposed of prior to entering the Club Facilities.

6.12 Pollution of Pools. Should the pools spa, or water features become polluted with human waste or other potentially hazardous substance, staff should immediately be notified, and the area will be closed for proper cleaning and treatment.

6.13 Minors. Minors under sixteen (16) years of age are not permitted to use the pools or splash pad without adult supervision, which supervision shall be from either the pool or splash pad deck or from within the pool or splash pad, respectively. Persons under the age of sixteen (16) years of age are prohibited from entering the spa with any part of their body and from otherwise using the spa.

6.14 Weather-Related Closings. The Club staff has the full discretion to close the pool areas when the area is threatened with and during thunderstorms, lightning, heavy rain or winds, or other inclement weather. Everyone in or in the vicinity of the pool areas shall be required to exit the pool areas at the first sound of thunder or the first sighting of lightning or when so ordered by Club staff until Club Staff determines it is safe to reopen the pool areas for use.

## 7. Exercise Room.

7.1 Hours of Operation. The hours of operation of the exercise room located at the Club ("**Exercise Room**") will be established from time to time by the District.

7.2 Membership Cards. Membership Cards and Guest Passes must be presented before any person will be given access to the Exercise Room. Guests, when accompanied by a Member, Immediate Family Member or Supplemental Family Member, are only permitted to use the Exercise Room on weekends and between the non-peak hours of 10:00 a.m. and 6:00 p.m. on weekdays.

7.3 Equipment and Towels. When others are waiting to use equipment, use of cardio equipment is limited to thirty (30) minutes per person. Use of all equipment is at your own risk. Persons using the Exercise Room must bring their own towels and wipe down equipment after use. Persons using attachments for certain gym and fitness equipment or other items made available in the Exercise Room may be required to leave their Membership Card or Driver's License with the front desk of the Club until such attachment, equipment or device is returned.

7.4 Attire. Proper attire is required; shirts or tank tops shall be worn at all times. Those utilizing the Exercise Room equipment and facilities shall not wear sandals or open-toed shoes. Jeans and cargo pants are not considered proper attire.

7.5 Minors. Persons under sixteen (16) years of age are not permitted in the Exercise Room under any circumstances. Minors sixteen (16) years of age and older may use the fitness center either with adult supervision or without adult supervision if such minor's parent or legal guardian releases Club Owner from liability for such use pursuant to consent form(s) provided by Club Owner from time to time; provided, however, parents are responsible for the actions and safety of such minors and any damages to the equipment in the fitness center caused by such minors. Each adult utilizing the Exercise Room is fully responsible for supervising each minor child under his or her care, when such minor child is utilizing the adjacent child room. No food or beverage shall be permitted in the adjacent child room.

7.6 Personal Trainers. Except as provided in Section 1.7.3 above, persons using the Exercise Room may not train another person in the Exercise Room. Personal trainers may be made available through the Club upon prior reservation and at charges to be set by the District Manager.

7.7 Cancellation Policy. Persons using the Exercise Room must cancel appointments for special services at least 12 hours prior to the scheduled appointment or the responsible user will be charged the full amount of the service. If a person has prepaid for the services, and properly cancels, that person may reschedule within the same month an additional charge for the cancellation

7.8 Conduct. All persons using the Exercise Room are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all Club Rules, including those specifically applicable to the Exercise Room. Any disregard or violation of the Club Rules or District's policies, as well as any misuse or destruction of equipment or facilities may result in the suspension or termination of Exercise Room privileges.

7.9 Use at Own Risk. The Exercise Room is an unattended facility and persons using this facility do so at their own risk. Persons interested in using the Exercise Room are encouraged to consult with a physician prior to commencing a fitness program.

7.10 Miscellaneous.

*Emergencies:* All emergencies and injuries must be reported to 911 and the Club Manager.

*Food and Beverage:* Food (including chewing gum) is not permitted within the Exercise room. Beverages, however, are permitted in the Exercise Room if contained in non-glass, non-breakable containers with screw top or sealed lids.

*General Policies:*

- Each individual is responsible for wiping off fitness equipment after use.
  - Hand chalk is not permitted to be used in the Fitness Center.

- Radios, iPods, phones, MP3 players, tape players, and CD players are not permitted unless they are personal units equipped with headphones.
- Weights or other fitness equipment may not be removed from the Exercise Room.
- Please replace weights to their proper location after use.
- Free weights shall not be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- Wet bathing suits are not allowed in the Exercise Room.
- Strollers and infant carry seats are not allowed in the Exercise Room, unless and only while accessing the adjacent child room.

8. **Violation of Club Rules.**

8.1 Basis For Suspension. Membership rights and Club Facilities use rights of any person (and the benefits for their Guests) may be suspended by Club Manager if, in the sole judgment of Club Manager:

- 8.1.1 a person submits false information on the Application for Membership;
- 8.1.2 the person violates one or more of these Rules and Regulations;
- 8.1.3 the person has injured or harmed or threatened to injure or harm any other person within the Club Facilities, or harmed, destroyed or stolen any personal property on the Club Property or within the Club Facilities, whether belonging to a third party or to Club Owner;
- 8.1.4 Permitted the unauthorized use of a Membership Card or Guest pass;
- 8.1.5 Treated the Club Manager, club staff, personnel, employees, other patrons of the Club Facilities in an unreasonable or abusive manner; or
- 8.1.7 Engaged in conduct that is improper or likely to endanger the welfare, safety or reputation of the Club Facilities, its management personnel, or other patrons of the Club Facilities.

8.2 Types of Suspension. Club Manager may restrict or suspend, for cause or causes described in the preceding section, privileges of any person (adult or minor) to use any or all of the Club Facilities, for such period of time as reasonably determined by Club Manager. In addition, Club Manager may suspend some membership rights while allowing a Member to continue to exercise other membership rights. For example, Club Manager may suspend the rights of a particular Member (and/or Immediate Family Member), or Club Manager may prohibit a Member (and/or Immediate Family Member) from using the pools or other Club Facilities. No person whose Membership privileges have been fully or partially suspended shall on account of any such restriction or suspension be entitled to any refund of Club Assessments,

Club Dues, Club Fees or any other fees and charges. During the restriction or suspension, Club Assessments, Club Dues and Club Fees shall continue to accrue and be payable for each billing period. Under no circumstance will a person be reinstated until all amounts due to the Club are paid in full. Notwithstanding the foregoing, at any time a minor is arrested for an act committed, or allegedly committed, while at the Club Facilities, including the Club Oasis, that minor shall have all amenity privileges suspended until the next meeting of the District Board of Supervisors. At the Board meeting, the Board of Supervisors will be presented with the available facts surrounding the arrest and the Board may make a recommendation of termination of the minor's privileges for up to one calendar year in the Board's discretion.

8.3 Appeal of Suspension. Any person suspended by the Club Manager or District Manager pursuant to this Section may appeal such suspension to the District Board of Supervisors. Appeals must be in writing and shall be filed with the District Manager within forty-five (45) days of the date of the suspension letter. The Board of Supervisors will then schedule the appeal to be heard during the next regularly scheduled public meeting of the Board of Supervisors. However, appeals filed within five (5) business days of the next regularly scheduled Board meeting will be heard at the Board meeting following the next regularly scheduled Board meeting. During the meeting of the Board of Supervisors in which the appeal is to be heard, the person or persons suspended shall appear before the Board. The Board of Supervisors shall have the power to reduce, remove, or impose conditions related thereto, but not increase the length of the suspension.

8.4 Effective Date. Prior to the effective date of a suspension, the District Manager shall provide notice and an opportunity to be heard to the person proposed to be suspended. If the person does not submit a request to be heard in writing within the time frame set forth in the notice, the suspension shall become effective immediately upon the date provided in the notice for submitting a request to be heard; otherwise, the suspension, as may be adjusted by the District Manager after hearing, shall become effective as of the end of business on the date of the hearing.

9. Authority to Promulgate and Amend Rules. THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGE AT ANY TIME. ALL USERS OF THE CLUB FACILITIES ARE SUBJECT TO THE RULES AND REGULATIONS OF THE CLUB AS PROMULGATED BY THE DISTRICT. These Rules and Regulations may be amended from time to time by the District without the joinder or consent of any other person or entity. All changes to these Rules and Regulations shall be available at the Club Facilities. All Rules and Regulations promulgated by the District shall become effective on the date determined by the District.

10. Application of Rules and Regulations. All of these Rules and Regulations shall apply to all persons on or about the Club Property even if not specifically stated in portions hereof. The District Manager, in its reasonable discretion, shall be permitted, but not required, to grant relief to one or more persons from specific Rules and Regulations upon a written request and a showing of good cause that shall be determined in the sole discretion of the District Manager.

11. **Club Dues, Fees, and Charges.** The Club dues, fees, and charges, including but not limited to fees for Annual Members, Supplemental Members, Caregivers, Personal Trainers, and Guests, and for card replacement, rentals and deposits shall be established by Resolution of the District Board of Supervisors in accordance with Section 190.035, Florida Statutes.





| Date             | Day  | Event name                       | Location          | RSVP | Age            | event  | Time      |
|------------------|------|----------------------------------|-------------------|------|----------------|--|-----------|
| <b>January</b>   |      |                                  |                   |      |                |  |           |
| 1-Jan            | Wed  | New Year's Day                   | Clubhouse         |      |                | Clubhouse will be closed                                   |           |
| 7-Jan            | Tue  | Arts & Crafts                    | Grandroom         | No   | All Ages       |  | 6pm - 7pm |
| 14-Jan           | Tue  | Arts & Crafts                    | Grandroom         | No   | All Ages       |  | 6pm - 7pm |
| 17-Jan           | Fri  | BINGO                            | Grandroom         | No   | All Ages       |  | 6pm-8pm   |
| 21-Jan           | Tue  | Arts & Crafts                    | Grandroom         | No   | All Ages       |  | 6pm-7pm   |
| 25-Jan           | Sat  | Salsa Night (Learn how to Salsa) | Grandroom         | No   | Ages 16 & over |  | 5pm-7pm   |
| 28-Jan           | Tue  | Arts & Crafts                    | Grandroom         | No   | All Ages       |  | 6pm-7pm   |
| <b>February</b>  |      |                                  |                   |      |                |  |           |
| 4-Feb            | Tue  | Arts and Craft                   | Grandroom         | No   | All Ages       |  | 6pm-7pm   |
| 7-Feb            | Sat  | Movie Night                      | Grandroom         | No   | All Ages       | Disney movie and Popcorn served                            | 6pm-8pm   |
| 11-Feb           | Tue  | Arts and Craft                   | Grandroom         | No   | All Ages       | Friendship bracelet for Valentines                         | 6pm-7pm   |
| 14-Feb           | Fri  | Valentines Day                   | Clubhouse Entrar  | No   | All Ages       | Giving out sweet treats and proving a picture stallon.     | 5pm-7pm   |
| 18-Feb           | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| 22-Feb           | Sat  | Salsa Night                      | Grandroom         | No   | Ages 16 & over |  | 5pm-7pm   |
| 25-Feb           | Tue  | Arts and Craft                   | Grandroom         | No   | All Ages       |  | 6pm-7pm   |
| <b>March</b>     |      |                                  |                   |      |                |  |           |
| 3-Mar            | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| 6-Mar            | Fri  | Popcorn and Movie night          | Grandroom         | No   | All Ages       | Disney Movie   | 6pm-8pm   |
| 10-Mar           | Tue  | Arts and Crafts                  | Grandroom         | No   | All Ages       |  | 6pm-7pm   |
| 14-Mar           | Sat  | BINGO                            | Grandroom         | No   | 16+            | Beverages will be served                                   | 6pm-8pm   |
| 17-Mar           | Tue  | St Patrick's Arts & Crafts       | Grandroom         | No   | Family         | St Patrick's themed arts & Crafts treats will be served    | 6pm-7pm   |
| 24-Mar           | Tue  | Arts and Crafts                  | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| 31-Mar           | Tue  | Arts and Crafts                  | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| <b>April</b>     |      |                                  |                   |      |                |  |           |
| 7-Apr            | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| 11-Apr           | Sat  | BINGO                            | Grandroom         | No   | 16+            | Beverages will be served                                   | 6pm-8pm   |
| 14-Apr           | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| 18-Apr           | Sat  | Easter at Oasis                  | Pool Area         | No   | All ages       | Lala Bunny will be present along with an Egg Hunt          | 10am-2pm  |
| 21-Apr           | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| 22-Apr           | Wed  | Earth Day                        | Clubhouse Entrar  | No   | All ages       | Serving healthy Earth treats                               | 4pm-6pm   |
| 28-Apr           | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| <b>May</b>       |      |                                  |                   |      |                |  |           |
| 5-May            | Tue  | Cinco De Mayo! & Arts & Crafts   | Club Entrance & I | No   | All ages       | Stop by for a Mexican treat & enjoy authentic Mexican m    | 6pm-7pm   |
| 8-May            | Fri  | Mother's dDay arts 7 crafts      | Grandroom         | No   | All ages       | Mother day themed  | 6pm-7pm   |
| 10-May           | Sun  | Mother's Day                     | Club Entrance & I | No   | All ages       | Handing out roses to mother's                              | 12pm-2pm  |
| 12-May           | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| 19-May           | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| 25-May           | Mon  | Memorial Day                     | Clubhouse         | No   | All ages       | Guest welcomed   | All Day   |
| 26-May           | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| 29-May           | Fri  | Popcorn and Movie Night          | Grandroom         | No   | All ages       | Disney Movie (Moana) and popcorn at the Grandroom          | 6pm-8pm   |
| <b>June</b>      |      |                                  |                   |      |                |  |           |
| 2-Jun            | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| 6-Jun            | Sat  | Popsicle Day!                    | Club Entrance     | No   | All Ages       |  | 12pm-2pm  |
| 9-Jun            | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| 12-Jun           | Fri  | Family Game Night                | Grandroom         | No   | All Ages       | Serving Popcorn & Beverages                                | 6pm-8pm   |
| 16-Jun           | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       | Father's day themed  | 6pm-7pm   |
| 21-Jun           | Sun  | Father's Day                     | Grandroom         | No   | All Ages       | Serving Krispy Kreme Doughnuts                             | 12pm-2pm  |
| 23-Jun           | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| 27-Jun           | Sat  | Popsicle Day!                    | Club Entrance     | No   | All Ages       | Handing out Popsicle                                       | 12pm-2pm  |
| 30-Jun           | Tue  | Arts and Craft                   | Grandroom         | No   | All ages       |  | 6pm-7pm   |
| <b>July</b>      |      |                                  |                   |      |                |  |           |
| 4-Jul            | Sat  | 4th of July                      | Clubhouse Entranc | No   | All Ages       | 4th of July Photo Booth & Candy Peppers                    | 2pm-4pm   |
| 7-Jul            | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 11-Jul           | Sat  | Popsicle Day                     | Clubhouse Entranc | No   | All Ages       |  | 12pm-2pm  |
| 14-Jul           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 18-Jul           | Sat  | Popsicle Day                     | Clubhouse Entranc | No   | All Ages       |  | 12pm-2pm  |
| 21-Jul           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 24-Jul           | Fri  | Movie Night                      | Grand Room        | No   | All Ages       | Disney Movie Lady & The Tramp, Popcorn & Refreshments will | 6pm-8pm   |
| 28-Jul           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| <b>August</b>    |      |                                  |                   |      |                |  |           |
| 4-Aug            | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 7-Aug            | Fri  | Popcorn and Movie Night          | Grand Room        | Yes  | All Ages       | Disney Movie UP & Popcorn                                  | 6pm-8pm   |
| 11-Aug           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 15-Aug           | Sat  | Back to School Event             | Club Entrance     | No   | All Ages       |  | 11am-2pm  |
| 18-Aug           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 21-Aug           | Fri  | Family Game Night                | Grand Room        | No   | All Ages       | Game boards and refreshments will be provided              | 6pm-8pm   |
| 25-Aug           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 28-Aug           | Sat  | Popsicle Day                     | Club Entrance     | No   | All Ages       |  | 12pm-2pm  |
| <b>September</b> |      |                                  |                   |      |                |  |           |
| 1-Sep            | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 7-Sep            | Mon  | Labor Day                        | Clubhouse         | No   | All Ages       | Guest welcomed   | All Day   |
| 8-Sep            | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 12-Sep           | Sat  | Popsicle Day                     | Clubhouse Entrar  | No   | All Ages       |  | 12pm-2pm  |
| 15-Sep           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 18-Sep           | Fri  | Family Game Night                | Grand Room        | No   | All Ages       | Game boards will be provided                               | 6pm-8pm   |
| 19-Sep           | Sat  | Popsicle Day                     | Clubhouse Entrar  | No   | All Ages       |  | 12pm-2pm  |
| 22-Sep           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 29-Sep           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| <b>October</b>   |      |                                  |                   |      |                |  |           |
| 6-Oct            | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 13-Oct           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 20-Oct           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 23-Oct           | Fri  | Halloween movie night            | Grand Room        | No   | All Ages       |  | 5pm-7pm   |
| 27-Oct           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 31-Oct           | Sat  | Halloween Party                  | Fountain          | No   | All Ages       | Halloween hats and more                                    | 7pm-10pm  |
| <b>November</b>  |      |                                  |                   |      |                |  |           |
| 3-Nov            | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 6-Nov            | Fri  | Family Game Night                | Grand Room        | No   | All Ages       | Family Game Night inside the Grandroom                     | 6pm-8pm   |
| 10-Nov           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       | Special class reading your favorite kid's book             | 6pm-7pm   |
| 11-Nov           | Wed  | Veterans Day                     | Clubhouse Entrar  | No   | All Ages       | Hand out Thank you bags to Veterans                        | 2pm-5pm   |
| 17-Nov           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       | Special class reading your favorite kid's book             | 6pm-7pm   |
| 19-Nov           | Thur | Thanksgiving Gift Card Giveaway  | Grand Room        | No   | All Ages       | Raffling Publix Gift Cards                                 | 6pm-7pm   |
| 24-Nov           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       | Thanksgiving themed  | 6pm-8pm   |
| 26-Nov           | Thur | Thanksgiving Day                 | Clubhouse         |      |                | Clubhouse will be closed                                   |           |
| <b>December</b>  |      |                                  |                   |      |                |  |           |
| 1-Dec            | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       | Special Class where kids will write their letter to Santa  | 6pm-7pm   |
| 8-Dec            | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 10-Dec           | Thu  | Hot Chocolate Day                | Clubhouse Entrar  | No   | All Ages       | Give Hot Chocolate to the residents at the entrance        | 2pm-5pm   |
| 12-Dec           | Sat  | Breakfast with Santa & Mrs.Claus | Grand Room & Cl   | No   | All Ages       | Santa & Mrs.Claus will be present for breakfast            | 10am-2pm  |
| 15-Dec           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 18-Dec           | Fri  | Movie Night                      | Grand Room        | No   | All Ages       | The Night Before Christmas & serving popcorn with ref      | 6pm-8pm   |
| 22-Dec           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       | Holiday themed   | 6pm-7pm   |
| 24-Dec           | Thur | Christmas Eve                    | Clubhouse         |      |                | Clubhouse will be open from 8pm-7pm                        |           |
| 25-Dec           | Fri  | Christmas Day                    | Clubhouse         |      |                | Clubhouse will be closed                                   |           |
| 29-Dec           | Tue  | Arts and Crafts                  | Grand Room        | No   | All Ages       |  | 6pm-7pm   |
| 31-Dec           | Thur | New Year's Eve                   | Clubhouse         |      |                | Clubhouse will be open from 8am-2pm                        |           |

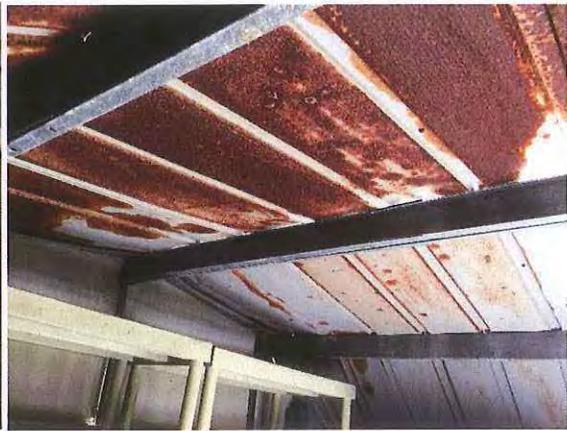
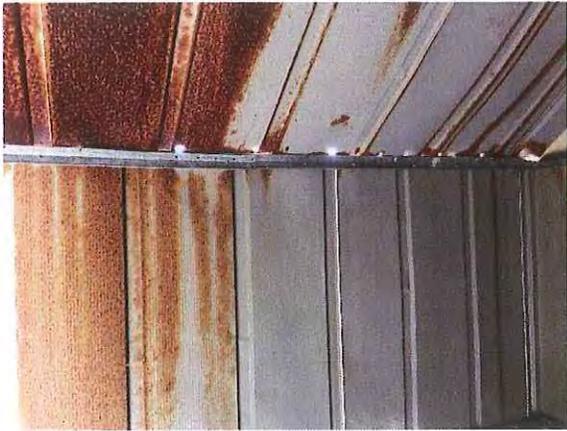
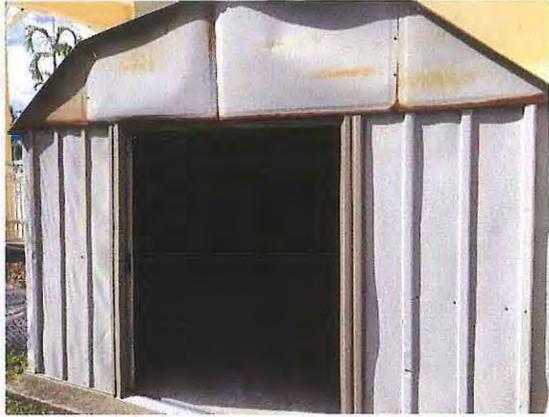
## Oasis Clubhouse 2020 Events for Approval

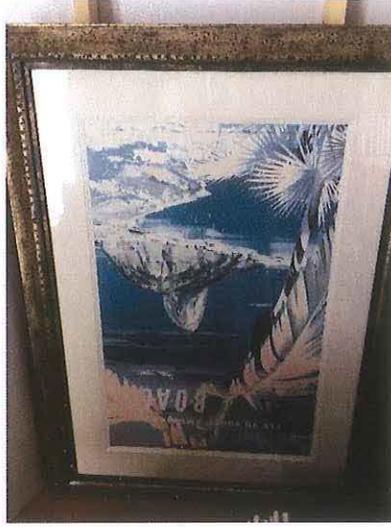
| <b>Event</b>                                 | <b>Date</b> | <b>Day</b> | <b>Time</b>        | <b>Comments</b> |
|--|-------------|------------|--------------------|-----------------|
| <b>Easter at Oasis</b>                       | 4/18/2020   | Saturday   | 10:00 AM – 2:00 PM |                 |
| <b>Back-to-School</b>                        | 8/15/2020   | Saturday   | 11:00 AM – 2:00 PM |                 |
| <b>Halloween</b>                             | 10/31/2020  | Saturday   | 7:00 PM – 10:00 PM |                 |
| <b>Breakfast with Santa &amp; Mrs. Claus</b> | 12/12/2020  | Saturday   | 10:00 AM – 2:00 PM |                 |

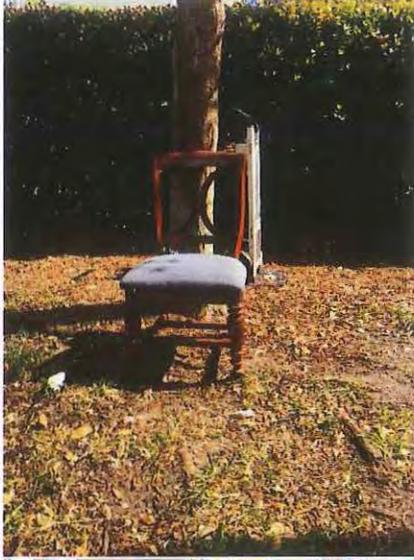
## Oasis Clubhouse Items for Discard Approval

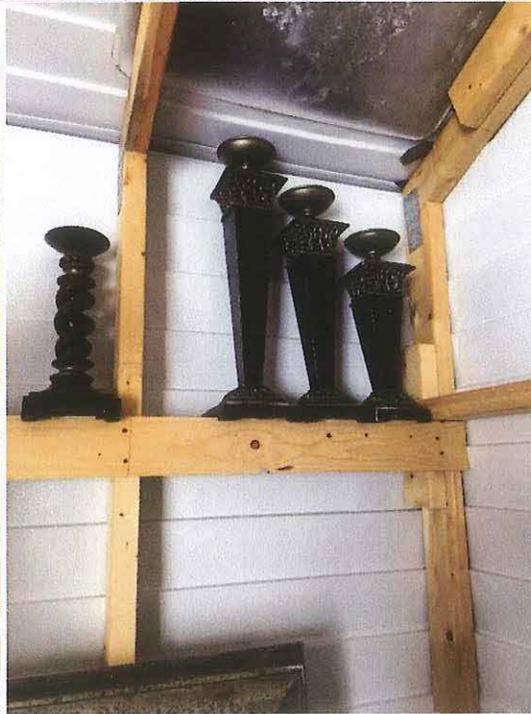
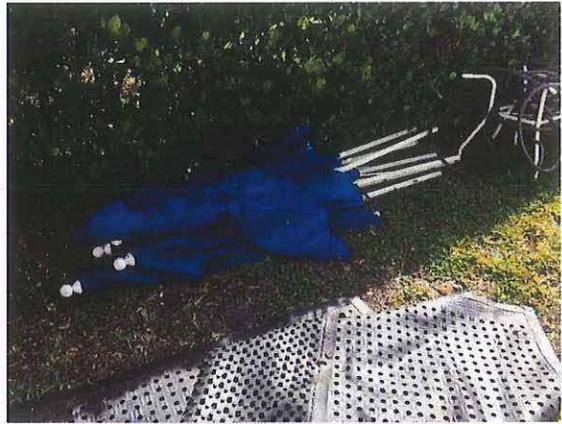
| Item                          | Quantity |
|-------------------------------|----------|
| Water Fountain Piece          | 1        |
| Table Tops                    | 7        |
| Umbrella                      | 7        |
| Small Pool Tables             | 3        |
| Broken Pool Chair             | 1        |
| Pool Table Frame              | 1        |
| Big Rubber Mats               | 5        |
| Small Rubber Mats             | 6        |
| Broken Water Hose             | 1        |
| Aluminum Garbage Tops         | 5        |
| Aluminum Garbage Cans         | 3        |
| Wooden Broken Chair           | 1        |
| Picture Frames                | 4        |
| Candle Sticks                 | 7        |
| Table Glass Trays             | 4        |
| Invitation Flower Arrangement | 1        |
| Bike Handle                   | 1        |
| Mop Stick                     | 5        |
| Metal Signs                   | 6        |
| Office Chair                  | 1        |
| Wooden Chair                  | 5        |
| Wooden Dining Table           | 2        |
| Wooden High Chairs            | 3        |
| Wooden Couches                | 2        |
| Decorative Pillows            | 12       |
| Wooden Side Tables            | 2        |
| Wooden Lounge Chairs          | 2        |
| Couch Cushions                | 8        |
| Wooden Coffee Table           | 1        |
| Workout Bench                 | 1        |
| Shed                          | 1        |











# East Homestead Community Development District

5385 N. Nob Hill Road  
Sunrise, FL 33351

Phone: 954-721-8681  
Fax: 954-721-9202

VIA U.S. MAIL

November 21, 2019

The Fitness Solution, Inc.  
Attention: Joseph M. Mosca  
3601 Bridge Road  
Cooper City, Florida 33026

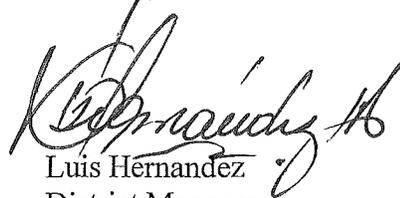
RE: Termination of the Preventive Maintenance Service Agreement

Dear Mr. Mosca:

This letter is to provide you with written notice that the Board of Supervisors of the East Homestead Community Development District (the "District") has decided to terminate, for convenience and effective at the end of the day on December 31, 2019, the Service Agreements for Preventive Maintenance dated November 18, 2014 (the "Agreement"), the referenced Agreement between the District and The Fitness Solution, Inc. Pursuant to Section 9 of the Agreement, you are hereby notified that your services will be required until December 31, 2019, at which time the Agreement shall be terminated.

If you have any questions or would like to discuss this further, please feel free to contact me. Thank you very much for your services.

Sincerely,



Luis Hernandez  
District Manager

/leh

cc: Michael J. Pawelczyk, District Counsel  
Members of the Board of Supervisors

## MAINTENANCE SERVICES AGREEMENT

**THIS AGREEMENT** is made and entered into by and between:

**EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Homestead, Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

**FITNESS EQUIPMENT TECHNICAL SUPPORT & SERVICES, LLC**, a Florida limited liability company, having as its principal business address, 825 N.W. 99<sup>th</sup> Avenue, Plantation, Florida 33324 (the "Contractor").

### RECITALS

**WHEREAS**, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District is the owner and operator of certain clubhouse facilities within the boundaries of the District, which clubhouse facilities include a fitness center with various pieces of gym and fitness equipment; and

**WHEREAS**, the District desires to engage Contractor to be the monthly fitness service provider for all fitness equipment (the "Equipment") located at the Clubhouse Amenity Center located within the boundaries of the District to provide preventative maintenance services recommended by the manufacturer and as necessary to extend the longevity of the Equipment, slow depreciation of Equipment, minimize downtime, ensure satisfaction of those using the Equipment, and decrease liability, all in accordance with the Agreement and the Contractor's Proposal, dated October 30, 2019, attached hereto and incorporated herein as Exhibit "A" ("Proposal").

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

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

#### **SECTION 2. DUTIES OF CONTRACTOR.**

A. Contractor shall perform the monthly preventative maintenance services and repairs on the Equipment, as set forth in the Proposal. Monthly visits to perform

preventive maintenance shall be scheduled in advance with the District Manager or his or her designee.

B. All Equipment within the District Club Facility are to be maintained under the terms of this Agreement.

C. Any recommended repairs to the Equipment or parts replacement shall be approved by the District Manager of the District or his or her designee.

D. Contractor shall regularly keep the District informed as to the status the monthly maintenance of the Equipment and shall provide a written report on such maintenance to the District Manager within five (5) business days of the monthly maintenance visit. This written status report may be provided to the District Manager or his or her designee by e-mail.

E. Contractor shall report to the District Manager of the District or his or her designee.

### **SECTION 3. COMPENSATION.**

A. District agrees to pay Contractor TWO HUNDRED NINETY-FIVE AND 00/100 (\$295.00) DOLLARS per month, with an annual total contract price of THREE THOUSAND FIVE HUNDRED FORTY AND 00/100 (\$3,540.00) for Work performed pursuant to this Agreement. Contractor understands and agrees that state or local government sales tax shall not be charged to the District, as the District is a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes.

B. Invoices for monthly maintenance and any other services shall be generated from the Contractor and delivered to the District so that payments can be made in accordance herewith.

**SECTION 4. INDEPENDENT CONTRACTOR.** This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between

the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

**SECTION 5. EFFECTIVE DATE AND TERM.** This Agreement shall commence on January 1, 2020 ("Effective Date"), and shall continue until and through September 30, 2020 ("Initial Term"), unless otherwise terminated pursuant to the terms hereof. The Initial Term shall automatically be extended on an annual basis for up to five additional years, each extension term being from October 1<sup>st</sup> to the following September 30<sup>th</sup>, to coincide with the Fiscal Year of the District.

**SECTION 6. INDEMNIFICATION.**

A. The terms set forth in this section shall supersede and replace any indemnification and/or hold harmless provisions contained in Exhibit A. Contractor shall indemnify, defend, and save harmless District, its agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of Contractor, its agents, servants or employees arising from this Agreement or its performance.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 10 of this Agreement. However, this indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

**SECTION 7. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 8. RECOVERY OF COSTS AND FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

**SECTION 9. CANCELLATION OR TERMINATION.** In addition to the ability to terminate the Agreement for breach by Contractor after a reasonable opportunity to cure, either party

may terminate this Agreement for convenience in that party's discretion at any time by providing the other party with at least thirty (30) days notice of such party's intent to terminate.

## SECTION 10. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- (i) Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation Law.
- (ii) Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- 1. Premises and Operations;
- 2. Independent Contractors;
- 3. Product and Completed Operations Liability;
- 4. Broad Form Property Damage; and
- 5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **East Homestead Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

**SECTION 11. NOTICE.** Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent to the address(es) below via Certified U.S. Mail, Return Receipt Requested or by a nationally recognized overnight courier service:

**DISTRICT:** **East Homestead Community Development District**  
5385 N. Nob Hill Road  
Sunrise, Florida 33351  
Attention: District Manager

**With copy to:** **District Counsel**  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
SunTrust Center, Sixth Floor  
515 East Las Olas Boulevard  
Fort Lauderdale, Florida 33301  
Attention: Dennis Lyles, Esq.

**CONTRACTOR:** **FITNESS EQUIPMENT TECHNICAL SUPPORT & SERVICES, LLC**  
825 N.W. 99<sup>th</sup> Avenue  
Plantation, Florida 33324  
Attention: Manager

**SECTION 11. FORCE MAJEURE.** Time is of the essence. Contractor will not be liable for contract default or delay due to acts beyond its reasonable control and not due to its fault or negligence. Contractor shall inform District, in writing, whenever Contractor

becomes aware of an event that could delay or prevent Contractor's performance of this Agreement.

**SECTION 12. INTERPRETATION OF AGREEMENT; AMBIGUITIES.** It is expressly agreed that, under no circumstances, conditions or situations, shall this contract be more strongly construed against the District than against Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

**SECTION 13. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**SECTION 14. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

**SECTION 15. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 16. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**SECTION 17. CONFLICTS.** In the event of a conflict between any provision of this Agreement and the terms and conditions of any exhibit to this Agreement, then the terms and conditions of this Agreement shall control.

**SECTION 18. VENUE.** In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

**SECTION 19. WAIVER.** The failure of the District at any time or from time to time to promptly enforce any of the provisions of this Agreement shall not be construed as a waiver of such provision with respect to Contractor's act or failure to act to which such failure to enforce related, or to any subsequent act or failure to act, and District shall have a right to enforce each and every provision at any time.

**SECTION 20. PUBLIC RECORDS.**

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH  
FLORIDA, LLC  
5385 N. NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 721-8681  
EMAIL: LHERNANDEZ@GMSSF.COM**

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

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

ATTEST:

**EAST HOMESTEAD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice-Chair

\_\_\_\_ day of \_\_\_\_\_, 2019

WITNESSES:

**FITNESS EQUIPMENT TECHNICAL  
SUPPORT & SERVICES, LLC**, a  
Florida limited liability company

\_\_\_\_\_  
[PRINT NAME OF WITNESS]

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
[PRINT NAME OF WITNESS]

STATE OF FLORIDA            )  
  ) ss:  
COUNTY OF \_\_\_\_\_    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing Agreement was acknowledged before me by \_\_\_\_\_, the \_\_\_\_\_ of **FITNESS EQUIPMENT TECHNICAL SUPPORT & SERVICES, LLC**, a Florida limited liability company, freely and voluntarily under authority duly vested in him/her by said corporation. He/she is personally known to me \_\_\_\_\_ or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

[seal]

**Exhibit "A"**

**Proposal**



825 NW 99th Avenue  
Plantation, FL 33324

Phone 954-234-2775  
Fax 954-234-2497

### CONTRACT

|              |            |
|--------------|------------|
| Contract No. | C-21910549 |
| Account No.  |            |
| Date         | 10/30/2019 |
| Terms        | Net 30     |

| Customer   |
|--|
| Oasis Clubhouse<br>171 NE 30th Road<br>Homestead, FL 33033<br>ATTN: Alexandra Garcia |

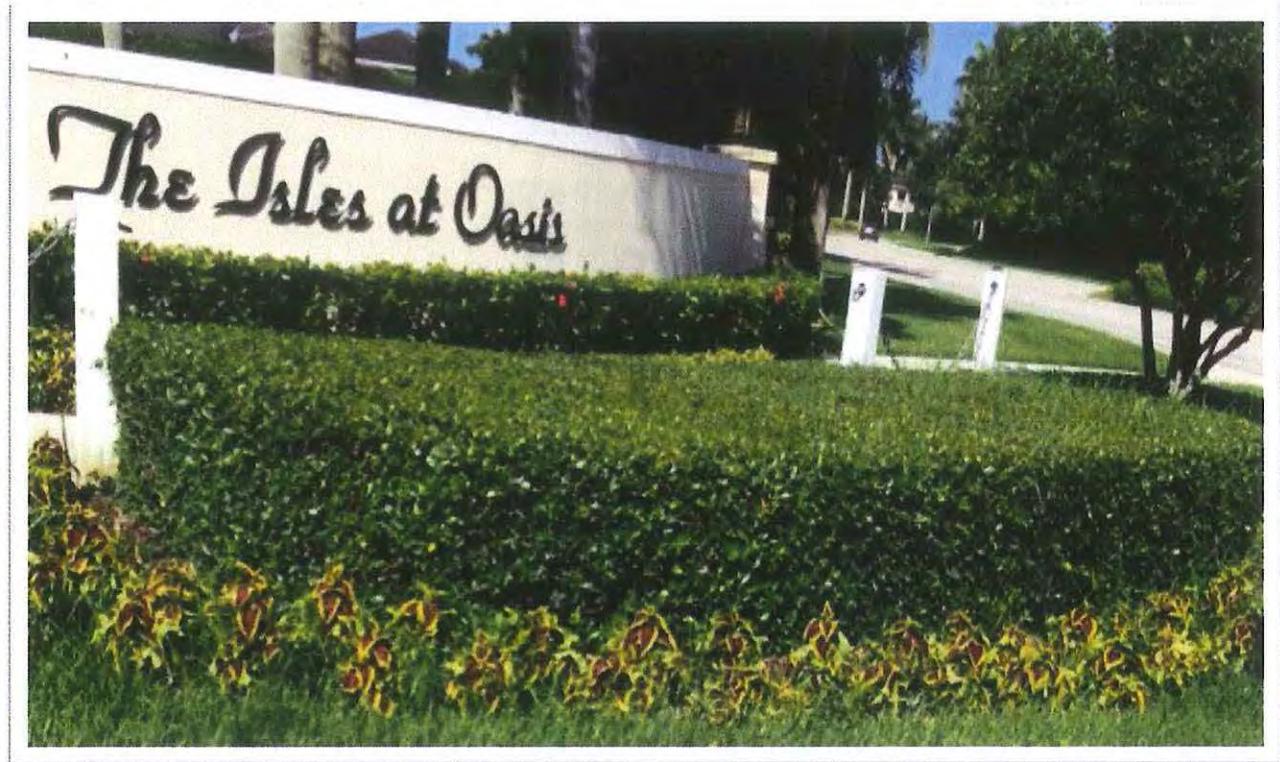
| Location |
|----------|
|          |

| Qty  | Description   | Rate                    | Total   |          |            |           |          |                       |                   |
|--|---|-------------------------|---|----------|------------|-----------|----------|-----------------------|-------------------|
| 12   | Preventative Maintenance on all equipment - Monthly<br><br>Monthly Contract - 12 visits per year - includes free service/labor calls<br><br>COVERAGE TYPE:<br>Preventative Maintenance<br>Labor<br><br>PARTS:<br>Additional<br><br>AUTO-RENEW:<br>Yes | 295.00                  | 3,540.00  |          |            |           |          |                       |                   |
| Please remit payment to:<br>825 NW 99th Avenue<br>Plantation, FL 33324 |   | Customer PO / Signature | <table border="0"> <tr> <td>Subtotal</td> <td>\$3,540.00</td> </tr> <tr> <td>Sales Tax</td> <td>\$247.80</td> </tr> <tr> <td><b>Proposed Total</b></td> <td><b>\$3,787.80</b></td> </tr> </table> | Subtotal | \$3,540.00 | Sales Tax | \$247.80 | <b>Proposed Total</b> | <b>\$3,787.80</b> |
| Subtotal   | \$3,540.00  |                         |   |          |            |           |          |                       |                   |
| Sales Tax  | \$247.80  |                         |   |          |            |           |          |                       |                   |
| <b>Proposed Total</b>  | <b>\$3,787.80</b>   |                         |   |          |            |           |          |                       |                   |

## TERMS AND CONDITIONS

1. F.E.T.S.S. agrees to: A. Perform regularly scheduled maintenance inspections (PM'S). B. inspect, test, lubricate, calibrate, and make technical adjustments to the equipment to be performed by a F.E.T.S.S. technician during each PM visit covered by the service agreement. C. Perform, upon the customer's request (by calling our office anytime at 954-234-2775) and with the concurrence of the F.E.T.S.S. Telephone Assistance staff, intervening maintenance or repair which are indicated in the service agreement as being included in the coverage that was selected by the customer. D. Furnish mechanical and electrical parts as needed. Parts are an additional cost and are not included in the service contract. Customer will be provided with a price quote before any parts are ordered/installed. The decision to replace parts based on the recommendation of a F.E.T.S.S. technician is the sole option of the customer. No labor charge will be made for replacing such parts if replacement is performed during one of the scheduled maintenance inspections or at a covered intervening repair call.
2. Customer agrees, as consideration for F.E.T.S.S. providing such services or parts to: A. Pay the invoices as indicated in the agreement invoices within 30 days of the invoice date, unless other terms have previously been agreed upon. B. Operate the equipment and perform daily maintenance, such as cleaning the machines. C. Replace all parts, including consumable and supply items as often as necessary to maintain the equipment in good operating condition as specified in the Operating Guide supplies by the manufacturer. D. Provide F.E.T.S.S. access to the equipment upon request, in regards to covered intervening maintenance or repairs. E. Assist in the problem determination process by allowing customer employees to spend a reasonable amount of time in telephone diagnostics with F.E.T.S.S. staff and providing the serial number of the machine needing service. F. Allow F.E.T.S.S. representatives, as they deem necessary, to start and stop, and periodically suspend the operation of the equipment in order to provide services covered under the service agreement.
3. Scheduled maintenance inspections and any intervening calls will be made during normal working hours (M-F 9am-5pm). If customer requests an after hours appointment, customer will be charged the prevailing rate for after hours service. F.E.T.S.S. reserves the right to deny after hours service based on the availability of service personnel for such service.
4. Expressly excluded from coverage under the service agreement, unless otherwise agreed upon, are (a) relocating equipment, (b) non-standard accessory items or equipment modifications.
5. F.E.T.S.S. has no obligation under this agreement to furnish labor or parts for repairing damaged or malfunctioning equipment caused by any of the following: (a) abuse, misuse, neglect, use of parts or supplies that do not meet the manufacturer's specifications or failure to follow the customer maintenance procedures described in the operating guide of the equipment; (b) fire, flood, lightning or any other Act of God; (c) failure to provide a power supply or operating environment for the equipment that conform to the manufacturer's specifications; (d) the repair, service, adjustment or modification of the equipment by anyone other than a F.E.T.S.S. authorized service technician.
6. Any parts provided under this agreement may be new or refurbished, based on customer's prior approval.
7. Customer's remedy for any breach by F.E.T.S.S. of this agreement or for the failure of a replaced part within 90 days of such replacement shall be performance of maintenance or repair or replacement of any defective part. F.E.T.S.S. liability under this agreement is limited to the price paid by the customer for the services to be provided hereunder. In no event shall F.E.T.S.S. be liable to customer or any other person for any indirect, incidental, special, exemplary or consequential damages, including, but not limited to, lost profits, loss of business, personal injury or accidental damages suffered or incurred by customer or any other person. The foregoing limitation also includes customer claims based on the claims of third parties. F.E.T.S.S. makes no warranties, express or implied, and any warranties of merchantability or fitness for a particular purpose are expressly excluded. In the event that the equipment and/or parts are covered by the manufacturer's warranty, that warranty remains in full effect and is not affected in any manner by this agreement.
8. F.E.T.S.S. shall not be responsible for any delay or failure to perform under this agreement, where such delay or failure to perform is due to causes beyond F.E.T.S.S.' reasonable control.
9. This agreement may be terminated by either party at any time with 30 days advance written notice.
10. This agreement shall be governed by the laws of Florida.
11. Except as noted in paragraph 7, above, each party agrees to defend, indemnify and hold the other party, its officers, agents and employees, harmless from any injury, loss, damage, claim, or cause of action directly caused by any negligent act or omission or act of willful misconduct, on the part of the party granting indemnification in connection with the performance of that party's obligations under this agreement.
12. This agreement constitutes the entire agreement between the parties and supersedes and cancels any prior agreements, representations, warranties or communications, whether oral or written, relating to the contemplated transactions of this agreement. Notwithstanding the above, this agreement does not modify the original manufacturer's warranty on the covered equipment. Neither this agreement nor any provision of it may be changed, waived or discharged except by an agreement in writing signed by the party against which the enforcement of such change, waiver or discharge is sought. Modifications to this agreement shall be binding on F.E.T.S.S. if agreed to in writing by an authorized signer of F.E.T.S.S.

Initials \_\_\_\_\_



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# ***EAST HOMESTEAD CDD***

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## **FIELD REPORT**



**Meeting December 13, 2019**  
**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

**EAST HOMESTEAD CDD**  
(ISLES OF THE OASIS)

FIELD DIVISION REPORT  
Dennis Baldis Chris Segui  
[dbaldis@gmssf.com](mailto:dbaldis@gmssf.com) [CSegui@gmssf.com](mailto:CSegui@gmssf.com)  
Cell # 954-520-0515 305-906-2654

**LANDSCAPE**

- Brightview (BV) provided scheduled services during the month of November and the estimated time that the service will be provided on December it has not been determined. The new schedule for December or the wet check for November has not been provided yet.
- Annuals were installed throughout the community.



- Mulch was installed throughout the community.



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## Lakes

- Lake Management services was provided by Eco-Blue Aquatic. Service was performed on November 6 and November 13 as indicated by the vendor. Next service has not been determined. Service Report has been provided **Attachment B.**
- The District received an email from the Homeowner Johanna McFarlane who lives on 3385 NE 2<sup>nd</sup> Drive on the community of Mirage. Mrs. McFarlane was concerned about the overgrown plant material on the Lake #9 (between Mirage and Bali) that was affecting the appearance of her house. The Lake management company (Eco Blue) was contacted by the District so they can provide a solution to this matter. The Lake Management company (Eco Blue) came on November 6, 2019 in the morning and sprayed the Lake#9 with a treatment to reduce the overgrown plant material. The Homeowner was contacted to let her know that the Lake Management company came to address her concern about the lake.



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**Lake #9 after the treatment was applied to reduce the overgrown plant material**



**FERTILIZATION**

East Homestead Monthly Report Nov

Applied element 6 liquid fertilizer to all turf grass.

Granular fertilized all flower beds.

Pest control as needed.

Weed control throughout property.

Fertilized all plants in entry ways.

Treated fox tail palms in Antillean with liquid fertilizer.

Treated pest problems in Leeward

**MISCELLANEOUS**

- Water fountains on lake 4 (between Fiji and Aruba) Lake 8 (between Antillean and Martinique) had been connected. The fountains are currently on and working.
- The District started to work on the fountains and lake #3 (between Caribbean and Atlantis).

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Lake #3 (between Caribbean and Atlantis).



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Lake #9 (between Bali and Mirage)



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The District was informed about 2 monuments on 152<sup>nd</sup> Ave and Pacific Blvd that were not turning on at night after the holiday decorations were installed. The District contacted the holiday decoration company and they send a technician to come an inspect the connection for the lights and decorations. As a result of the inspection from the holiday decoration company all the connections were properly connected. The District proceed to contact the general contractor who was able to find the source of the electrical problem. The problem was caused by an electrical short on the man hold. The problem was address and the monuments are working as they should.



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- Service report from Christmas design has been provided on a regular basis to District's Staff, please see below copy of the latest received report:

Our service crew was at Isles at Oasis on the 22<sup>nd</sup> of November at 11:15 pm to service all areas.

|  |  |
|--|--|
| <b>Area 1</b> Monuments Main Entrance<br>(SW 152 <sup>nd</sup> Ave & Pacific Blvd) | All lights lit and working.  |
| <b>Area 2</b> Monuments Main Entrance<br>(SW 147 <sup>th</sup> Ave & Pacific Blvd) | All lights lit and working.  |
| <b>Area 3</b> Monuments (SW 147 <sup>th</sup> Ave & Mediterranean Ave)             | Service Tech reported sprinklers came on at 12:30 and tripped GFI's. Please be sure all sprinklers are directed away from outlets. All lights lit and working. |
| <b>Area 4</b> Banners  | Not Installed  |
| <b>Area 5</b> Clubhouse Center Median  | All lights lit and working.  |
| <b>Area 6</b> Clubhouse  | All lights lit and working.  |
| <b>Area 7</b> Interior Wreaths   | n/a  |
| <b>Area 8</b> Decor  | n/a  |
| <b>Area 9</b> Pool   | All lights lit and working.  |
| <b>Area 10</b> Portovita   | All lights lit and working.  |

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The vendor responsible for the damages on SW 147<sup>th</sup> Ave caused by the underground lines has been contacted by the District, Y&Y Underground. The vendor indicated that they are going to be responsible to fix everything that way it was before. It was noticed that they started to fix the damages and install the sod on the berms and the swales. The vendor was contacted again to have an onsite meeting to indicate him the he needs to replace the sod installed on the berms for the peanut vine. The vendor indicated that he was going to send his workers to remove the sod on the berms and that he was going to check with the nursery to get the peanut vine and have it installed.



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Work on SW 147<sup>th</sup> Ave causing damages to the District property.



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- It was noticed that a Homeowner from Antillean dumped sand behind their residence on District property by lake #8. Also was noticed a pipe connected to the lake to feed an irrigation system. The District proceed to send a letter to the homeowner asking to please have their items removed from the District property.



The homeowner proceed to remove the items from District property.





# INVOICE

Mr. Luis Hernandez  
East Homestead Community Development District  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
via E-Mail: [LHernandez@gmsf.com](mailto:LHernandez@gmsf.com)  
(954) 582-2864

Invoice No: 0908-006  
Date: 12-01-19

Client / Project:  
Oasis Clubhouse Gym Expansion  
171 NE 30th Road.  
Homestead, FL 33033

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**PERIOD COVERED:**

November 2019

**SERVICES PROVIDED:****Hours:**

José Viana 31.0 hours @ \$250.00 / hour \$ 7,750.00

**Total Fees** \$ 7,750.00

**Total Expenses** \$ 0.00

**TOTAL AMOUNT DUE** \$ 7,750.00

**Adsum Group, LLC**  
Tax ID: 20-4444617

Make all checks payable to Adsum Group, LLC  
Payment is due within 30 days from date of invoice

If you have any questions concerning this invoice, please contact José Viana | 305.562.8096 | [Jviana@AdsumGroup.com](mailto:Jviana@AdsumGroup.com)

Adsum Group, LLC  
9727 SW 142<sup>nd</sup> PL  
Miami, FL 33186

Off: (305) 577-9949  
Fax: (305) 577-9943  
[www.AdsumGroup.com](http://www.AdsumGroup.com)

**DETAILS OF SERVICES PROVIDED**  
**East Homestead Community Development District**

| <i>Date</i>                          | <i>Initials</i> | <i>Description</i>   | <i>Hours</i> |
|--------------------------------------|-----------------|--|--------------|
| <b><u>Charges for Jose Viana</u></b> |                 |  |              |
| 11/01/19                             | JV              | Emails, texts and call with Luis regarding submission of missing ID drawings & specs and revised Answer Sheet for the permit set.  | 0.5          |
| 11/04/19                             | JV              | Visited Homestead Building Dept to inquire about walk-thru process. Discussed drop-off process.  | 1.0          |
| 11/05/19                             | JV              | Conference call with Luis and Susi to discuss completeness of Paula's permit set, process to submit permit revisions, and Paula's presentation of final design prior to submitting for permit. Went to GMS Kendall office and looked at new pages inserted by Paula on permit set and found work incomplete. | 1.5          |
| 11/07/19                             | JV              | Reviewed added pages to permit set and updated Excel with drawing status and comments. Sent email to Paula and Luis with detailed comments on what is still missing and what has to be corrected on the added pages.   | 4.0          |
| 11/08/19                             | JV              | Meeting with CDD Board to review final scope of design.  | 2.0          |
| 11/14/19                             | JV              | Reviewed plan resubmission of 11/12/19 and updated Excel summary. Updated revision summary sheet for Building Dept. Emailed updates to Paula and Luis and requested PDFs of added lighting specs.  | 4.0          |
| 11/15/19                             | JV              | Submitted permit revisions to Building Dept  | 1.0          |
| 11/25/19                             | JV              | Call with Luis to discuss RFP ad and bidding schedule. Emails on coordination of RFP package. Checked on permit review progress.   | 1.0          |

|          |    |  |     |
|----------|----|--|-----|
| 11/26/19 | JV | Reviewed dates on Luis' 11/25/19 email for RFP ad and compared to what had been previously planned and sent an email with comments and suggested schedule. Sent email to Luis with permit comment made by electrical plan reviewer. Other emails with Vanessa and Luis on RFP details.   | 4.0 |
| 11/27/19 | JV | Clarified electrical comment by George Llamas, Electrical Plan Reviewer, and got Electrical approved. Met with Building Plan Reviewer, Gladys Salas, and discussed access gate swing coordination on drawing A-01, ST-1 and LS-1 required for Building approval. Discussed Fire approval by County south office required for COH approval. | 2.0 |
| 11/29/19 | JV | Sent email to Paula and Luis on required drawing revisions for Building approval and required Fire approval by County south office for City approval. Revised bid forms per 11/26/19 comments on new dates, location, and job name. Reviewed all forms for final editing for bid package.  | 6.0 |
| 11/30/19 | JV | Compiled all electronic files of latest versions of drawings and specifications received from Paula and compared them to permit set to match bid set.  | 4.0 |

|                                     |                    |
|-------------------------------------|--------------------|
| <b>SUB-TOTAL JV (Rate=\$250/hr)</b> | <u>31.0</u>        |
|                                     | <b>\$ 7,750.00</b> |

|                          |                    |
|--------------------------|--------------------|
| <b>TOTAL TIME, HOURS</b> | <b>31.0</b>        |
| <b>TOTAL TIME, COST</b>  | <b>\$ 7,750.00</b> |

|                 |
|-----------------|
| <b>EXPENSES</b> |
|-----------------|

|                           |             |
|---------------------------|-------------|
| Courier / Mailing         | \$ -        |
| Printing                  | \$ -        |
| Parking                   | \$ -        |
|                           | <u>\$ -</u> |
| Admin Cost 15%            | \$ -        |
| <b>SUB-TOTAL EXPENSES</b> | <b>\$ -</b> |

|   |                           |
|---|---------------------------|
| <b>GRAND TOTAL (TIME PLUS EXPENSES)</b> | <u><u>\$ 7,750.00</u></u> |
|---|---------------------------|

**PAYMENT TERMS: 30 DAYS FROM INVOICE DATE**

*Jose Viana*  
 \_\_\_\_\_  
 José Viana  
 Adsum Group, LLC

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Summary of Invoices**  
December 13, 2019

| <b>Fund</b>                        | <b>Date</b> | <b>Check No.s</b> | <b>Amount</b>        |
|------------------------------------|-------------|-------------------|----------------------|
| <i>General</i>                     | 11/6/19     | 3046-3055         | \$ 46,439.11         |
|                                    | 11/26/19    | 3056-3072         | \$ 187,857.13        |
|                                    | 12/6/19     | 3073-3085         | \$ 32,609.01         |
| <b>Total Invoices for Approval</b> |             |                   | <b>\$ 266,905.25</b> |

| CHECK DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT   | .....CHECK.....<br>AMOUNT # |
|------------|-------|-----------------------------------|---|----------|------------------------------------|--------|----------|-----------------------------|
| 11/06/19   | 00175 | 10/01/19 0908-004                 | 201909 320-57200-49100                  |          |                                    | *      | 2,375.00 |                             |
|            |       | SVCS THRU 9/19                    |   |          |                                    |        |          |                             |
|            |       | 11/01/19 0908-005                 | 201910 320-57200-49100                  |          |                                    | *      | 3,000.00 |                             |
|            |       | SVCS THRU 10/19                   |   |          |                                    |        |          |                             |
|            |       |                                   |   |          | ADSUM GROUP LLC                    |        |          | 5,375.00 003046             |
| 11/06/19   | 00034 | 10/28/19 102019                   | 201910 320-53800-43000                  |          |                                    | *      | 3,152.15 |                             |
|            |       | SVCS 09/24-10/24/19               |   |          |                                    |        |          |                             |
|            |       | 10/28/19 102019                   | 201910 320-57200-43000                  |          |                                    | *      | 5,526.84 |                             |
|            |       | SVCS 09/24-10/24/19               |   |          |                                    |        |          |                             |
|            |       | 10/28/19 102019                   | 201910 320-57200-43100                  |          |                                    | *      | 278.73   |                             |
|            |       | SVCS 09/24-10/24/19               |   |          |                                    |        |          |                             |
|            |       | 10/28/19 102019                   | 201910 320-57200-43200                  |          |                                    | *      | 613.47   |                             |
|            |       | SVCS 09/24-10/24/19               |   |          |                                    |        |          |                             |
|            |       |                                   |   |          | CITY OF HOMESTEAD                  |        |          | 9,571.19 003047             |
| 11/06/19   | 00065 | 10/28/19 0791174-                 | 201911 320-57200-41005                  |          |                                    | *      | 319.27   |                             |
|            |       | SVCS 11/08-12/07/19               |   |          |                                    |        |          |                             |
|            |       |                                   |   |          | COMCAST                            |        |          | 319.27 003048               |
| 11/06/19   | 00064 | 10/31/19 13299                    | 201910 320-57200-34501                  |          |                                    | *      | 66.00    |                             |
|            |       | SECURITY SPECIAL DETAIL           |   |          |                                    |        |          |                             |
|            |       |                                   |   |          | DELTA FIVE SECURITY                |        |          | 66.00 003049                |
| 11/06/19   | 00008 | 10/01/19 74100                    | 201910 310-51300-54000                  |          |                                    | *      | 175.00   |                             |
|            |       | ANNUAL FEE FY2019/2020            |   |          |                                    |        |          |                             |
|            |       |                                   |   |          | DEPARTMENT OF ECONOMIC OPPORTUNITY |        |          | 175.00 003050               |
| 11/06/19   | 00026 | 11/01/19 3221                     | 201911 320-53800-46800                  |          |                                    | *      | 906.67   |                             |
|            |       | LAKE MAINT 11/19                  |   |          |                                    |        |          |                             |
|            |       |                                   |   |          | ECO BLUE AQUATIC SERVICES, INC.    |        |          | 906.67 003051               |
| 11/06/19   | 00061 | 10/01/19 684302                   | 201911 320-53800-34500                  |          |                                    | *      | 290.80   |                             |
|            |       | MONITORING 11/19                  |   |          |                                    |        |          |                             |
|            |       | 10/01/19 684302                   | 201911 320-57200-34503                  |          |                                    | *      | 531.48   |                             |
|            |       | MONITORING 11/19                  |   |          |                                    |        |          |                             |
|            |       | 10/01/19 684302                   | 201911 320-53800-34500                  |          |                                    | *      | 564.67   |                             |
|            |       | MONITORING 11/19                  |   |          |                                    |        |          |                             |
|            |       | 10/01/19 684302                   | 201911 320-57200-34503                  |          |                                    | *      | 1,032.00 |                             |
|            |       | MONITORING 11/19                  |   |          |                                    |        |          |                             |
|            |       | 10/01/19 684303                   | 201911 320-57200-34505                  |          |                                    | *      | 2,615.47 |                             |
|            |       | MONITORING 11/01-11/03/19         |   |          |                                    |        |          |                             |
|            |       |                                   |   |          | ENVERA SYSTEMS                     |        |          | 5,034.42 003052             |
| 11/06/19   | 00030 | 11/01/19 027-0010                 | 201911 310-51300-49200                  |          |                                    | *      | 2.12     |                             |
|            |       | FOLIO 10-7916-027-0010            |   |          |                                    |        |          |                             |

| CHECK DATE                        | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |
|-----------------------------------|-------|-----------------------------------|---|----------|-------------|--------|-----------|-----------------------------|
| 11/01/19                          |       | 027-0020                          | 201911 310-51300-49200                  |          |             | *      | 2.12      |                             |
|                                   |       | FOLIO 10-7916-027-0020            |   |          |             |        |           |                             |
| 11/01/19                          |       | 027-0030                          | 201911 310-51300-49200                  |          |             | *      | 2.12      |                             |
|                                   |       | FOLIO 10-7916-027-0030            |   |          |             |        |           |                             |
| 11/01/19                          |       | 027-0040                          | 201911 310-51300-49200                  |          |             | *      | 2.12      |                             |
|                                   |       | FOLIO 10-7916-027-0040            |   |          |             |        |           |                             |
| 11/01/19                          |       | 027-0050                          | 201911 310-51300-49200                  |          |             | *      | 2.12      |                             |
|                                   |       | FOLIO 10-7916-027-0050            |   |          |             |        |           |                             |
| 11/01/19                          |       | 027-0060                          | 201911 310-51300-49200                  |          |             | *      | 2.12      |                             |
|                                   |       | FOLIO 10-7916-027-0060            |   |          |             |        |           |                             |
| 11/01/19                          |       | 027-0070                          | 201911 310-51300-49200                  |          |             | *      | 2.12      |                             |
|                                   |       | FOLIO 10-7916-027-0070            |   |          |             |        |           |                             |
| 11/01/19                          |       | 027-0080                          | 201911 310-51300-49200                  |          |             | *      | 2.12      |                             |
|                                   |       | FOLIO 10-7916-027-0080            |   |          |             |        |           |                             |
| 11/01/19                          |       | 027-0090                          | 201911 310-51300-49200                  |          |             | *      | 2.12      |                             |
|                                   |       | FOLIO 10-7916-027-0090            |   |          |             |        |           |                             |
| 11/01/19                          |       | 027-0100                          | 201911 310-51300-49200                  |          |             | *      | 2.12      |                             |
|                                   |       | FOLIO 10-7916-027-0100            |   |          |             |        |           |                             |
| 11/01/19                          |       | 027-0110                          | 201911 310-51300-49200                  |          |             | *      | 2.12      |                             |
|                                   |       | FOLIO 10-7916-027-0110            |   |          |             |        |           |                             |
| 11/01/19                          |       | 027-0120                          | 201911 310-51300-49200                  |          |             | *      | 2.12      |                             |
|                                   |       | FOLIO 10-7916-027-0120            |   |          |             |        |           |                             |
| 11/01/19                          |       | 07-0130/                          | 201911 310-51300-49200                  |          |             | *      | 2.12      |                             |
|                                   |       | FOLIO 10-7916-027-0130            |   |          |             |        |           |                             |
| MIAMI-DADE TAX COLLECTOR          |       |                                   |   |          |             |        |           | 27.56 003053                |
| 11/06/19                          | 00161 | 9/25/19 INV-0204                  | 201911 320-57200-34000                  |          |             | *      | 17,614.00 |                             |
|                                   |       | MGMT FEES - CLUBHOUSE             |   |          |             |        |           |                             |
| NFC AMENITY MANAGEMENT            |       |                                   |   |          |             |        |           | 17,614.00 003054            |
| 11/06/19                          | 00048 | 10/28/19 15223                    | 201910 320-53800-46004                  |          |             | *      | 7,350.00  |                             |
|                                   |       | PRESSURE WASHES                   |   |          |             |        |           |                             |
| PEOPLE'S CHOICE PRESSURE CLEANING |       |                                   |   |          |             |        |           | 7,350.00 003055             |
| 11/26/19                          | 00072 | 11/05/19 78634900                 | 201911 320-57200-41000                  |          |             | *      | 285.14    |                             |
|                                   |       | SERVICE THRU 12/04/2019           |   |          |             |        |           |                             |
| AT&T                              |       |                                   |   |          |             |        |           | 285.14 003056               |
| 11/26/19                          | 00107 | 9/04/19 40270                     | 201909 320-57200-45301                  |          |             | *      | 295.00    |                             |
|                                   |       | REPLACE TEMP SENSOR               |   |          |             |        |           |                             |
|                                   |       | 9/04/19 40270                     | 201909 320-57200-45301                  |          |             | *      | 27.50     |                             |
|                                   |       | HEAVY DUTY LINE 30'               |   |          |             |        |           |                             |
|                                   |       | 10/28/19 40263                    | 201910 320-57200-45301                  |          |             | *      | 150.00    |                             |
|                                   |       | EXR DUE 2 PRESSURE CLEAN          |   |          |             |        |           |                             |
|                                   |       | 11/04/19 40265                    | 201911 320-57200-45301                  |          |             | *      | 550.00    |                             |
|                                   |       | REPLACE ESCUTCHEON                |   |          |             |        |           |                             |

| CHECK DATE                          | VEND# | INVOICE DATE | INVOICE                | EXPENSED TO YRMO | ACCT#           | SUB | SUBCLASS | VENDOR NAME               | STATUS | AMOUNT    | CHECK AMOUNT | CHECK # |
|-------------------------------------|-------|--------------|------------------------|------------------|-----------------|-----|----------|---------------------------|--------|-----------|--------------|---------|
| 11/14/19                            |       | 40269        | 201911 320-57200-45301 |                  |                 |     |          | ACTUATOR VALVE            | *      | 168.43    |              |         |
| 11/14/19                            |       | 40269        | 201911 320-57200-45301 |                  |                 |     |          | CONTROL MECH W/ENCLOSURE  | *      | 234.03    |              |         |
| BLUE MAGIC POOL SERVICES            |       |              |                        |                  |                 |     |          |                           |        |           | 1,424.96     | 003057  |
| 11/26/19                            | 00145 | 10/01/19     | 6580553                | 201910           | 320-53800-46200 |     |          | OCT 19 LANDSCAPE MAINT.   | *      | 22,688.58 |              |         |
|                                     |       | 10/01/19     | 6580553                | 201910           | 320-57200-46200 |     |          | OCT 19 LANDSCAPE MAINT.   | *      | 2,392.50  |              |         |
|                                     |       | 10/30/19     | 6583453                | 201910           | 320-53800-35000 |     |          | REPAIR BROKEN MAINLINE    | *      | 850.00    |              |         |
| BRIGHTVIEW LANDSCAPE SERVICES, INC. |       |              |                        |                  |                 |     |          |                           |        |           | 25,931.08    | 003058  |
| 11/26/19                            | 00087 | 9/19/19      | 261239                 | 201909           | 320-57200-46000 |     |          | FIRE ALARM SVC CALL.      | *      | 135.00    |              |         |
| CHI ALARMS, INC.                    |       |              |                        |                  |                 |     |          |                           |        |           | 135.00       | 003059  |
| 11/26/19                            | 00092 | 11/26/19     | 112619                 | 201911           | 300-20700-10200 |     |          | TRANS TAX RECEIPTS SER 13 | *      | 31,376.55 |              |         |
| EAST HOMESTEAD CDD C/O WELLS FARGO  |       |              |                        |                  |                 |     |          |                           |        |           | 31,376.55    | 003060  |
| 11/26/19                            | 00125 | 11/26/19     | 112619                 | 201911           | 300-20700-10200 |     |          | TRANS TAX RECEIPTS SER 15 | *      | 53,725.22 |              |         |
| EAST HOMESTEAD CDD C/O US BANK      |       |              |                        |                  |                 |     |          |                           |        |           | 53,725.22    | 003061  |
| 11/26/19                            | 00180 | 11/26/19     | 112619                 | 201911           | 300-20700-10200 |     |          | TRANS TAX RECEIPTS SER 19 | *      | 14,131.19 |              |         |
| EAST HOMESTEAD CDD C/O US BANK      |       |              |                        |                  |                 |     |          |                           |        |           | 14,131.19    | 003062  |
| 11/26/19                            | 00129 | 9/04/19      | INV-0283               | 201909           | 320-57200-52000 |     |          | CLEANING SUPPLIES         | *      | 481.26    |              |         |
|                                     |       | 9/18/19      | INV-0286               | 201909           | 320-57200-52000 |     |          | CLEANING SUPPLIES         | *      | 292.06    |              |         |
|                                     |       | 10/24/19     | INV-0296               | 201910           | 320-57200-52000 |     |          | CLEANING SUPPLIES         | *      | 148.42    |              |         |
|                                     |       | 11/07/19     | INV-0301               | 201911           | 320-57200-52000 |     |          | CLEANING SUPPLIES         | *      | 358.26    |              |         |
| EZ CLEANING SUPPLIES, LLC           |       |              |                        |                  |                 |     |          |                           |        |           | 1,280.00     | 003063  |
| 11/26/19                            | 00003 | 11/05/19     | 68282872               | 201911           | 310-51300-42000 |     |          | DELIVERIES THRU 11/05/19  | *      | 29.10     |              |         |
|                                     |       | 11/12/19     | 68353842               | 201911           | 310-51300-42000 |     |          | DELIVERIES THRU 11/12/19  | *      | 34.30     |              |         |
| FEDEX                               |       |              |                        |                  |                 |     |          |                           |        |           | 63.40        | 003064  |

| CHECK DATE                         | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME               | STATUS | AMOUNT   | ....CHECK....<br>AMOUNT # |        |
|------------------------------------|-------|-----------------------------------|--|---------------------------|--------|----------|---------------------------|--------|
| 11/26/19                           | 00119 | 10/16/19 40699                    | 201910 320-57200-46001                           | FITNESS EQUIPMENT REPAIRS | *      | 449.44   |                           |        |
|                                    |       | 11/11/19 41710                    | 201911 320-57200-46001                           | ROUTINE MAITNENACE        | *      | 250.00   |                           |        |
| -----                              |       |                                   |  |                           |        |          |                           |        |
| FITNESS SOLUTION                   |       |                                   |  |                           |        |          | 699.44                    | 003065 |
| 11/26/19                           | 00018 | 11/01/19 0097748-                 | 201910 310-51300-31100                           | SERVICE THRU 11/01/2019   | *      | 597.50   |                           |        |
| -----                              |       |                                   |  |                           |        |          |                           |        |
| FORD ENGINEERS, INC.               |       |                                   |  |                           |        |          | 597.50                    | 003066 |
| 11/26/19                           | 00086 | 11/26/19 01-39505                 | 201911 320-57200-46005                           | PEST CONTROL SERVICE      | *      | 85.00    |                           |        |
| -----                              |       |                                   |  |                           |        |          |                           |        |
| GLOBAL PEST CONTROL & LAWN CARE    |       |                                   |  |                           |        |          | 85.00                     | 003067 |
| 11/26/19                           | 00009 | 11/01/19 340                      | 201911 310-51300-34000                           | NOV 19 MGMT FEES          | *      | 3,688.25 |                           |        |
|                                    |       | 11/01/19 340                      | 201911 310-51300-44000                           | NOV 19 RENTALS/LEASES     | *      | 200.00   |                           |        |
|                                    |       | 11/01/19 340                      | 201911 310-51300-35100                           | NOV 19 COMPUTER TIME      | *      | 83.33    |                           |        |
|                                    |       | 11/01/19 340                      | 201911 310-51300-31300                           | NOV 19 DISSEMINATION      | *      | 312.50   |                           |        |
|                                    |       | 11/01/19 340                      | 201911 320-53800-49300                           | NOV 19 WEBSITE ADMIN      | *      | 208.33   |                           |        |
|                                    |       | 11/01/19 340                      | 201911 310-51300-51000                           | NOV 19 OFFICE SUPPLIES    | *      | 20.00    |                           |        |
|                                    |       | 11/01/19 340                      | 201911 310-51300-42000                           | NOV 19 POSTAGE            | *      | 21.62    |                           |        |
|                                    |       | 11/01/19 340                      | 201911 310-51300-42500                           | NOV 19 COPIES             | *      | 215.70   |                           |        |
|                                    |       | 11/01/19 340                      | 201911 310-51300-41000                           | NOV 19 TELEPHONE          | *      | 19.52    |                           |        |
|                                    |       | 11/01/19 341                      | 201911 320-53800-34000                           | NOV 19 FIELD MGMT FEES    | *      | 1,847.33 |                           |        |
|                                    |       | 11/01/19 342                      | 201911 300-20700-10200                           | NOV 19 DISSEMINATION      | *      | 104.17   |                           |        |
|                                    |       | 11/01/19 342                      | 201911 700-51700-73000                           | NOV 19 DISSEMINATION      | *      | 104.17   |                           |        |
|                                    |       | 11/01/19 342                      | 201911 700-13100-10000                           | NOV 19 DISSEMINATION      | *      | 104.17-  |                           |        |
| -----                              |       |                                   |  |                           |        |          |                           |        |
| GOVERNMENTAL MANAGEMENT SERVICES - |       |                                   |  |                           |        |          | 6,720.75                  | 003068 |
| 11/26/19                           | 00054 | 10/29/19 27658                    | 201910 320-57200-46000                           | PURCH/INSTALL OUTLET CVRS | *      | 200.00   |                           |        |
|                                    |       | 11/04/19 27671                    | 201911 320-53800-46001                           | INSPECT/REPAIR LIGHT PST  | *      | 250.00   |                           |        |

| CHECK DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME                      | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|------------|-------|-----------------------------------|---|----------|----------------------------------|--------|-----------|----------------------------|
| 11/04/19   |       | 27671                             | 201911 320-53800-46005                  |          |                                  | *      | 1,900.00  |                            |
|            |       |                                   | REPLACE 4 CONCRETE SLABS                |          |                                  |        |           |                            |
| 11/04/19   |       | 27673                             | 201910 320-57200-46002                  |          |                                  | *      | 300.00    |                            |
|            |       |                                   | OCT 19 A/C MAINTENANCE                  |          |                                  |        |           |                            |
| 11/18/19   |       | 27685                             | 201911 320-57200-46002                  |          |                                  | *      | 460.00    |                            |
|            |       |                                   | REPAIR GAS PVC (PIPE)                   |          |                                  |        |           |                            |
| 11/22/19   |       | 27695                             | 201911 320-53800-49100                  |          |                                  | *      | 2,000.00  |                            |
|            |       |                                   | SURVERYS-CAPRI (5 LOTS)                 |          |                                  |        |           |                            |
| 11/25/19   |       | 27701                             | 201911 320-53800-60000                  |          |                                  | *      | 17,597.00 |                            |
|            |       |                                   | BALANCE-LAKE FNTN 4 & 8                 |          |                                  |        |           |                            |
| 11/25/19   |       | 27702                             | 201911 320-53800-60000                  |          |                                  | *      | 10,000.00 |                            |
|            |       |                                   | FINAL PMT-ELECTRICAL                    |          |                                  |        |           |                            |
|            |       |                                   |   |          | ORTIZ CONSTRUCTION SERVICES      |        |           | 32,707.00 003069           |
| 11/26/19   | 00095 | 11/11/19 13464                    | 201911 320-57200-60001                  |          |                                  | *      | 6,466.00  |                            |
|            |       |                                   | 19-UMBRELLAS, 9 FT OCTAGN               |          |                                  |        |           |                            |
|            |       |                                   |   |          | ROBERTS ALUMINUM FURNITURE       |        |           | 6,466.00 003070            |
| 11/26/19   | 00176 | 8/27/19 8272019E                  | 201908 320-53800-46200                  |          |                                  | *      | 4,000.00  |                            |
|            |       |                                   | AUG 19 PEST CONTROL/FERT.               |          |                                  |        |           |                            |
|            |       | 9/26/19 9262019E                  | 201909 320-53800-46200                  |          |                                  | *      | 4,000.00  |                            |
|            |       |                                   | SEPT 19 PEST CONTROL/FERT               |          |                                  |        |           |                            |
|            |       | 10/29/19 10292019                 | 201910 320-53800-46203                  |          |                                  | *      | 4,000.00  |                            |
|            |       |                                   | OCT 19 PEST CONTROL/FERT.               |          |                                  |        |           |                            |
|            |       |                                   |   |          | SOUTHERN PLANT AND PEST SERVICES |        |           | 12,000.00 003071           |
| 11/26/19   | 00067 | 11/21/19 S0103977                 | 201911 320-57200-52000                  |          |                                  | *      | 228.90    |                            |
|            |       |                                   | PAINT THINNER/SUPPLIES                  |          |                                  |        |           |                            |
|            |       |                                   |   |          | SPECTRUM PAINT CENTER            |        |           | 228.90 003072              |
| 12/06/19   | 00005 | 12/02/19 I0000441                 | 201912 310-51300-48000                  |          |                                  | *      | 139.20    |                            |
|            |       |                                   | NOTICE OF MEETING                       |          |                                  |        |           |                            |
|            |       |                                   |   |          | ALM MEDIA, LLC                   |        |           | 139.20 003073              |
| 12/06/19   | 00002 | 10/31/19 159374                   | 201910 310-51300-31500                  |          |                                  | *      | 3,030.00  |                            |
|            |       |                                   | OCT 19 LEGAL FEES                       |          |                                  |        |           |                            |
|            |       |                                   |   |          | BILLING, COCHRAN, LYLES, MAURO   |        |           | 3,030.00 003074            |
| 12/06/19   | 00107 | 12/01/19 40337                    | 201912 320-57200-45300                  |          |                                  | *      | 3,550.00  |                            |
|            |       |                                   | SVCS INCL CHEMICALS 12/19               |          |                                  |        |           |                            |
|            |       | 12/01/19 40337                    | 201912 320-57200-45303                  |          |                                  | *      | 500.00    |                            |
|            |       |                                   | SPLASH KIDS SVC                         |          |                                  |        |           |                            |
|            |       |                                   |   |          | BLUE MAGIC POOL SERVICES         |        |           | 4,050.00 003075            |
| 12/06/19   | 00034 | 11/26/19 NOVEMBER                 | 201911 320-53800-43000                  |          |                                  | *      | 3,077.89  |                            |
|            |       |                                   | SERVICE THRU 11/26/2019                 |          |                                  |        |           |                            |

| CHECK DATE | VEND# | .....INVOICE.....<br>DATE INVOICE        | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                     | STATUS | AMOUNT   | .....CHECK.....<br>AMOUNT # |
|------------|-------|--|--|---------------------------------|--------|----------|-----------------------------|
| 11/26/19   |       | NOVEMBER 201911 320-57200-43000          |  |                                 | *      | 4,609.48 |                             |
|            |       | SERVICE THRU 11/26/2019                  |  |                                 |        |          |                             |
| 11/26/19   |       | NOVEMBER 201911 320-57200-43100          |  |                                 | *      | 372.07   |                             |
|            |       | SERVICE THRU 11/26/2019                  |  |                                 |        |          |                             |
| 11/26/19   |       | NOVEMBER 201911 320-57200-43200          |  |                                 | *      | 784.37   |                             |
|            |       | SERVICE THRU 11/26/2019                  |  |                                 |        |          |                             |
|            |       |  |  | CITY OF HOMESTEAD               |        |          | 8,843.81 003076             |
| 12/06/19   | 00065 | 11/28/19 0791174- 201912 320-57200-41005 |  |                                 | *      | 319.27   |                             |
|            |       | SVCS 12/08-01/07/19                      |  |                                 |        |          |                             |
|            |       |  |  | COMCAST                         |        |          | 319.27 003077               |
| 12/06/19   | 00082 | 10/22/19 AAAO4714 201910 320-57200-34502 |  |                                 | *      | 684.00   |                             |
|            |       | ACCESS CARDS                             |  |                                 |        |          |                             |
|            |       |  |  | COMMUNITY CONTROLS              |        |          | 684.00 003078               |
| 12/06/19   | 00026 | 12/01/19 3253 201912 320-53800-46800     |  |                                 | *      | 906.67   |                             |
|            |       | MAINT 12/19                              |  |                                 |        |          |                             |
|            |       |  |  | ECO BLUE AQUATIC SERVICES, INC. |        |          | 906.67 003079               |
| 12/06/19   | 00061 | 11/01/19 685099 201912 320-57200-34505   |  |                                 | *      | 2,466.85 |                             |
|            |       | MONITORING 12/01-12/31/19                |  |                                 |        |          |                             |
|            |       |  |  | ENVERA SYSTEMS                  |        |          | 2,466.85 003080             |
| 12/06/19   | 00129 | 12/03/19 INV-0306 201912 320-57200-52000 |  |                                 | *      | 377.34   |                             |
|            |       | CLEANING SUPPLIES                        |  |                                 |        |          |                             |
|            |       |  |  | EZ CLEANING SUPPLIES, LLC       |        |          | 377.34 003081               |
| 12/06/19   | 00169 | 11/26/19 67743 201911 320-57200-34501    |  |                                 | *      | 159.00   |                             |
|            |       | SECURITY OFFICER                         |  |                                 |        |          |                             |
|            |       |  |  | FRATERNAL ORDER OF POLICE INC.  |        |          | 159.00 003082               |
| 12/06/19   | 00009 | 12/01/19 343 201912 310-51300-34000      |  |                                 | *      | 3,688.25 |                             |
|            |       | MANAGEMENT FEES 12/19                    |  |                                 |        |          |                             |
|            |       | 12/01/19 343 201912 310-51300-44000      |  |                                 | *      | 200.00   |                             |
|            |       | RENT                                     |  |                                 |        |          |                             |
|            |       | 12/01/19 343 201912 310-51300-35100      |  |                                 | *      | 83.33    |                             |
|            |       | COMPUTER TIME                            |  |                                 |        |          |                             |
|            |       | 12/01/19 343 201912 310-51300-31300      |  |                                 | *      | 312.50   |                             |
|            |       | DISSEMINATION AGENT SVCS                 |  |                                 |        |          |                             |
|            |       | 12/01/19 343 201912 310-51300-35100      |  |                                 | *      | 208.33   |                             |
|            |       | WEBSITE ADMINISTRATION                   |  |                                 |        |          |                             |
|            |       | 12/01/19 343 201912 310-51300-51000      |  |                                 | *      | 20.00    |                             |
|            |       | OFFICE SUPPLIES                          |  |                                 |        |          |                             |
|            |       | 12/01/19 343 201912 310-51300-42000      |  |                                 | *      | 14.26    |                             |
|            |       | POSTAGE                                  |  |                                 |        |          |                             |

| CHECK<br>DATE                      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT     | .....CHECK.....<br>AMOUNT # |
|------------------------------------|-------|-----------------------------------|--|-------------|--------|------------|-----------------------------|
| 12/01/19                           | 343   | 201912 310-51300-42500            |  |             | *      | 169.90     |                             |
|                                    |       | COPIES                            |  |             |        |            |                             |
| 12/01/19                           | 343   | 201912 320-57200-52000            |  |             | *      | 747.96     |                             |
|                                    |       | CONFERENCE RM/LOWES/HOMED         |  |             |        |            |                             |
| 12/01/19                           | 344   | 201912 320-53800-34000            |  |             | *      | 1,847.33   |                             |
|                                    |       | FIELD SVCS 12/19                  |  |             |        |            |                             |
| 12/01/19                           | 345   | 201912 300-20700-10200            |  |             | *      | 104.17     |                             |
|                                    |       | DISSEMINATION A/SVC 12/19         |  |             |        |            |                             |
| 12/01/19                           | 345   | 201912 700-51700-73000            |  |             | *      | 104.17     |                             |
|                                    |       | DISSEMINATION A/SVC 12/19         |  |             |        |            |                             |
| 12/01/19                           | 345   | 201912 700-13100-10000            |  |             | *      | 104.17-    |                             |
|                                    |       | DISSEMINATION A/SVC 12/19         |  |             |        |            |                             |
| GOVERNMENTAL MANAGEMENT SERVICES - |       |                                   |  |             |        |            | 7,396.03 003083             |
| 12/06/19                           | 00063 | 11/27/19 112019                   | 201911 320-57200-52000                           |             | *      | 236.84     |                             |
|                                    |       | REIMB PETTY CASH 11/19            |  |             |        |            |                             |
| CASH                               |       |                                   |  |             |        |            | 236.84 003084               |
| 12/06/19                           | 00176 | 11/25/19 11252019                 | 201911 320-53800-46203                           |             | *      | 4,000.00   |                             |
|                                    |       | PEST CONTROL/FERTIL 11/19         |  |             |        |            |                             |
| SOUTHERN PLANT AND PEST SERVICES   |       |                                   |  |             |        |            | 4,000.00 003085             |
| TOTAL FOR BANK A                   |       |                                   |  |             |        | 266,905.25 |                             |
| TOTAL FOR REGISTER                 |       |                                   |  |             |        | 266,905.25 |                             |

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**

October 31, 2019

|  | Major Funds        |                    |                     | Total<br>Governmental<br>Funds |
|--|--------------------|--------------------|---------------------|--------------------------------|
|  | General            | Debt<br>Service    | Capital<br>Projects |                                |
| <b>ASSETS:</b>                               |                    |                    |                     |                                |
| Cash   | \$40,491           | ---                | ---                 | \$40,491                       |
| Petty Cash                                   | \$500              | ---                | ---                 | \$500                          |
| Due from Other Funds                         | \$104              | ---                | ---                 | \$104                          |
| Investment - State Board                     | \$1,494,863        | ---                | ---                 | \$1,494,863                    |
| Investments:                                 |                    |                    |                     |                                |
| <b>Series 2011B</b>                          |                    |                    |                     |                                |
| Reserve B                                    | ---                | \$11,567           | ---                 | \$11,567                       |
| Revenue B                                    | ---                | \$42,475           | ---                 | \$42,475                       |
| Prepayment B                                 | ---                | \$575,924          | ---                 | \$575,924                      |
| Deferred B                                   | ---                | ---                | \$12,341            | \$12,341                       |
| <b>Series 2013</b>                           |                    |                    |                     |                                |
| Reserve A                                    | ---                | \$399,795          | ---                 | \$399,795                      |
| Revenue A                                    | ---                | \$150,418          | ---                 | \$150,418                      |
| Interest A                                   | ---                | \$282,537          | ---                 | \$282,537                      |
| Sinking                                      | ---                | \$230,032          | ---                 | \$230,032                      |
| Construction A                               | ---                | ---                | \$366,456           | \$366,456                      |
| <b>Series 2015</b>                           |                    |                    |                     |                                |
| Reserve A                                    | ---                | \$139,209          | ---                 | \$139,209                      |
| Revenue A                                    | ---                | \$502,392          | ---                 | \$502,392                      |
| <b>Series 2019</b>                           |                    |                    |                     |                                |
| Reserve A                                    | ---                | \$180,950          | ---                 | \$180,950                      |
| Interest A                                   | ---                | \$186,619          | ---                 | \$186,619                      |
| Revenue A                                    | ---                | \$2,435            | ---                 | \$2,435                        |
| Construction A                               | ---                | ---                | \$5,657             | \$5,657                        |
| Deposits-Electric                            | \$15,119           | ---                | ---                 | \$15,119                       |
| <b>TOTAL ASSETS</b>                          | <b>\$1,551,077</b> | <b>\$2,704,352</b> | <b>\$384,454</b>    | <b>\$4,639,883</b>             |
| <b>LIABILITIES:</b>                          |                    |                    |                     |                                |
| Accounts Payable                             | \$63,208           | ---                | ---                 | \$63,208                       |
| Due to Other Funds                           | ---                | \$104              | ---                 | \$104                          |
| <b>TOTAL LIABILITIES</b>                     | <b>\$63,208</b>    | <b>\$104</b>       | <b>\$0</b>          | <b>\$63,313</b>                |
| <b>FUND BALANCES:</b>                        |                    |                    |                     |                                |
| Nonspendable:                                |                    |                    |                     |                                |
| Deposits and prepaid items                   | \$15,119           | ---                | ---                 | \$15,119                       |
| Restricted:                                  |                    |                    |                     |                                |
| Debt Service                                 | ---                | \$2,704,248        | ---                 | \$2,704,248                    |
| Capital Projects                             | ---                | ---                | \$384,454           | \$384,454                      |
| Unassigned                                   | \$1,472,750        | ---                | ---                 | \$1,472,750                    |
| <b>TOTAL FUND BALANCES</b>                   | <b>\$1,487,869</b> | <b>\$2,704,248</b> | <b>\$384,454</b>    | <b>\$4,576,570</b>             |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$1,551,077</b> | <b>\$2,704,352</b> | <b>\$384,454</b>    | <b>\$4,639,883</b>             |

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2019

| DESCRIPTION                   | ADOPTED<br>BUDGET  | PRORATED BUDGET<br>THRU 10/31/19 | ACTUAL<br>THRU 10/31/19 | VARIANCE          |
|-------------------------------|--------------------|----------------------------------|-------------------------|-------------------|
| <b>REVENUES:</b>              |                    |                                  |                         |                   |
| Maintenance Assessments       | \$1,363,357        | \$0                              | \$0                     | \$0               |
| Interest Income               | \$20,000           | \$1,667                          | \$2,675                 | \$1,008           |
| Clubhouse Income              | \$10,000           | \$833                            | \$3,822                 | \$2,989           |
| <b>TOTAL REVENUES</b>         | <b>\$1,393,357</b> | <b>\$2,500</b>                   | <b>\$6,497</b>          | <b>\$3,997</b>    |
| <b>EXPENDITURES:</b>          |                    |                                  |                         |                   |
| <b>ADMINISTRATIVE:</b>        |                    |                                  |                         |                   |
| Supervisors Fee               | \$18,000           | \$1,500                          | \$1,000                 | \$500             |
| Fica Expense                  | \$1,377            | \$115                            | \$77                    | \$38              |
| Engineering Fees              | \$10,000           | \$833                            | \$2,405                 | (\$1,571)         |
| Attorney Fees                 | \$40,000           | \$3,333                          | \$3,030                 | \$303             |
| Annual Audit                  | \$5,900            | \$492                            | \$0                     | \$492             |
| Trustee Fees                  | \$18,074           | \$1,506                          | \$0                     | \$1,506           |
| Dissemination Agent           | \$3,750            | \$313                            | \$313                   | \$0               |
| Arbitrage                     | \$1,800            | \$150                            | \$0                     | \$150             |
| Assessment Roll               | \$2,000            | \$167                            | \$2,000                 | (\$1,833)         |
| Management Fees               | \$44,259           | \$3,688                          | \$3,688                 | (\$0)             |
| Computer Time                 | \$1,000            | \$83                             | \$83                    | \$0               |
| Telephone                     | \$100              | \$8                              | \$0                     | \$8               |
| Postage                       | \$850              | \$71                             | \$22                    | \$49              |
| Printing & Binding            | \$4,000            | \$333                            | \$322                   | \$11              |
| Rentals & Leases              | \$2,400            | \$200                            | \$200                   | \$0               |
| Insurance                     | \$7,554            | \$7,554                          | \$7,374                 | \$180             |
| Legal Advertising             | \$1,500            | \$125                            | \$64                    | \$61              |
| Other Current Charges         | \$750              | \$63                             | \$63                    | (\$0)             |
| Website Management            | \$2,500            | \$208                            | \$208                   | \$0               |
| Office Supplies               | \$350              | \$29                             | \$25                    | \$5               |
| Dues, Licenses                | \$175              | \$175                            | \$175                   | (\$1)             |
| <b>TOTAL ADMINISTRATIVE</b>   | <b>\$166,338</b>   | <b>\$20,946</b>                  | <b>\$21,047</b>         | <b>(\$101)</b>    |
| <b>FIELD:</b>                 |                    |                                  |                         |                   |
| Field Management              | \$22,168           | \$1,847                          | \$1,847                 | \$0               |
| Parking Lot Monitoring Fees   | \$10,164           | \$847                            | \$847                   | \$0               |
| Electricity                   | \$32,500           | \$2,708                          | \$3,152                 | (\$444)           |
| Landscape Maintenance         | \$296,000          | \$24,667                         | \$26,689                | (\$2,022)         |
| Landscape Materials           | \$30,000           | \$2,500                          | \$0                     | \$2,500           |
| Irrigation Maint & Repairs    | \$10,000           | \$833                            | \$850                   | (\$17)            |
| Janitorial Supplies           | \$0                | \$0                              | \$0                     | \$0               |
| Lake Maintenance              | \$10,000           | \$833                            | \$907                   | (\$73)            |
| Pressure Washing              | \$10,000           | \$833                            | \$10,500                | (\$9,667)         |
| Lights Repair and Maintenance | \$4,500            | \$375                            | \$0                     | \$375             |
| Monuments Maintenance/Repairs | \$5,000            | \$417                            | \$1,200                 | (\$783)           |
| Sign/Decor Maintenance        | \$5,000            | \$417                            | \$325                   | \$92              |
| Stormwater Services           | \$20,000           | \$1,667                          | \$0                     | \$1,667           |
| Holiday Lighting              | \$36,000           | \$3,000                          | \$21,207                | (\$18,207)        |
| Sidewalk Repairs              | \$10,000           | \$833                            | \$0                     | \$833             |
| Special Projects              | \$14,267           | \$1,189                          | \$38,149                | (\$36,960)        |
| Off Duty Police Services      | \$7,200            | \$600                            | \$0                     | \$600             |
| Contingency                   | \$20,000           | \$1,667                          | \$1,010                 | \$657             |
| <b>TOTAL FIELD</b>            | <b>\$590,799</b>   | <b>\$49,233</b>                  | <b>\$106,682</b>        | <b>(\$57,449)</b> |

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2019

| DESCRIPTION  | ADOPTED<br>BUDGET  | PRORATED BUDGET<br>THRU 10/31/19 | ACTUAL<br>THRU 10/31/19 | VARIANCE          |
|--|--------------------|----------------------------------|-------------------------|-------------------|
| <b><u>CLUBHOUSE</u></b>                                      |                    |                                  |                         |                   |
| Access Control   | \$3,200            | \$267                            | \$684                   | (\$417)           |
| Active Video Monitoring                                      | \$10,223           | \$852                            | \$852                   | \$0               |
| Alarm Monitoring   | \$750              | \$63                             | \$0                     | \$63              |
| Air Conditioning Maint Contract                              | \$2,400            | \$200                            | \$300                   | (\$100)           |
| Fitness Equipment Maintenance                                | \$6,250            | \$521                            | \$524                   | (\$4)             |
| Equipment Repair   | \$5,000            | \$417                            | \$0                     | \$417             |
| Electric   | \$65,000           | \$5,417                          | \$5,527                 | (\$110)           |
| Cable/Internet Services                                      | \$4,600            | \$383                            | \$0                     | \$383             |
| Holiday Lighting   | \$9,730            | \$811                            | \$0                     | \$811             |
| Insurance  | \$30,796           | \$2,566                          | \$30,546                | (\$27,980)        |
| Landscape Maintenance  | \$28,710           | \$2,393                          | \$2,393                 | \$0               |
| Landscape Replacement  | \$10,000           | \$833                            | \$0                     | \$833             |
| License, Music   | \$1,450            | \$121                            | \$0                     | \$121             |
| Irrigation Maintenance                                       | \$2,100            | \$175                            | \$0                     | \$175             |
| Office Equipment Maintenance                                 | \$500              | \$42                             | \$0                     | \$42              |
| Janitorial Supplies  | \$17,500           | \$1,458                          | \$1,047                 | \$411             |
| Office Supplies/Clubhouse Supplies                           | \$2,500            | \$208                            | \$0                     | \$208             |
| Onsite Club Management Fees                                  | \$211,368          | \$17,614                         | \$17,614                | \$0               |
| Benefits - Club Management                                   | \$0                | \$0                              | \$0                     | \$0               |
| Pest Control   | \$1,020            | \$85                             | \$85                    | \$0               |
| Pool & Spa Maintenance                                       | \$42,600           | \$3,550                          | \$3,550                 | \$0               |
| Pool-Splash Pad  | \$6,000            | \$500                            | \$500                   | \$0               |
| Pool and Spa Repairs   | \$10,000           | \$833                            | \$7,585                 | (\$6,752)         |
| Permits  | \$750              | \$63                             | \$0                     | \$63              |
| Pool Monitoring  | \$18,576           | \$1,548                          | \$1,548                 | \$0               |
| Pool Emergency Cleaning                                      | \$2,000            | \$167                            | \$0                     | \$167             |
| Repairs and Maintenance                                      | \$50,000           | \$4,167                          | \$655                   | \$3,512           |
| Special Events   | \$6,000            | \$500                            | \$240                   | \$260             |
| Security-Roving Guard  | \$1,750            | \$146                            | \$66                    | \$80              |
| Telephone  | \$4,500            | \$375                            | \$756                   | (\$381)           |
| Trash Collection   | \$6,000            | \$500                            | \$613                   | (\$113)           |
| Water & Sewer  | \$2,000            | \$167                            | \$279                   | (\$112)           |
| Contingency  | \$10,000           | \$833                            | \$3,000                 | (\$2,167)         |
| Replacements   | \$22,710           | \$1,893                          | \$0                     | \$1,893           |
| Capital Reserve  | \$37,529           | \$3,127                          | \$0                     | \$3,127           |
| <b>TOTAL CLUBHOUSE</b>                                       | <b>\$633,512</b>   | <b>\$52,793</b>                  | <b>\$78,364</b>         | <b>(\$25,571)</b> |
| <b>TOTAL EXPENDITURES</b>                                    | <b>\$1,390,649</b> | <b>\$122,972</b>                 | <b>\$206,093</b>        | <b>(\$83,121)</b> |
| Excess (deficiency) of revenues<br>over (under) expenditures | <b>\$2,707</b>     | <b>(\$120,472)</b>               | <b>(\$199,596)</b>      | <b>(\$79,124)</b> |
| Net change in fund balance                                   | <b>\$2,707</b>     | <b>(\$120,472)</b>               | <b>(\$199,596)</b>      | <b>(\$79,124)</b> |
| FUND BALANCE - Beginning                                     | \$0                |                                  | \$1,687,465             |                   |
| FUND BALANCE - Ending  | <b>\$2,707</b>     |                                  | <b>\$1,487,869</b>      |                   |

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2011B**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2019

| DESCRIPTION  | ADOPTED<br>BUDGET | PRORATED BUDGET<br>THRU 10/31/19 | ACTUAL<br>THRU 10/31/19 | VARIANCE        |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| <b>REVENUES:</b>   |                   |                                  |                         |                 |
| Interest Income  | \$0               | \$0                              | \$0                     | \$0             |
| Special Assessments - Direct B                               | \$59,343          | \$31,464                         | \$31,464                | \$0             |
| Special Assessments - Prepayments                            | \$0               | \$0                              | \$90,165                | \$90,165        |
| <b>TOTAL REVENUES</b>  | <b>\$59,343</b>   | <b>\$31,464</b>                  | <b>\$121,629</b>        | <b>\$90,165</b> |
| <b>EXPENDITURES:</b>   |                   |                                  |                         |                 |
| <b>Series 2011B</b>  |                   |                                  |                         |                 |
| Interest - 11/1  | \$29,000          | \$0                              | \$0                     | \$0             |
| Interest - 5/1   | \$29,000          | \$0                              | \$0                     | \$0             |
| Special Call - 11/1  | \$25,000          | \$0                              | \$0                     | \$0             |
| <b>TOTAL EXPENDITURES</b>                                    | <b>\$83,000</b>   | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b>      |
| Excess (deficiency) of revenues<br>over (under) expenditures | <b>(\$23,658)</b> | <b>\$31,464</b>                  | <b>\$121,629</b>        | <b>\$90,165</b> |
| Net change in fund balance                                   | <b>(\$23,658)</b> | <b>\$31,464</b>                  | <b>\$121,629</b>        | <b>\$90,165</b> |
| FUND BALANCE - Beginning                                     | \$23,658          |                                  | \$508,337               |                 |
| FUND BALANCE - Ending  | <b>\$0</b>        |                                  | <b>\$629,966</b>        |                 |

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2013**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2019

| DESCRIPTION  | ADOPTED<br>BUDGET | PRORATED BUDGET<br>THRU 10/31/19 | ACTUAL<br>THRU 10/31/19 | VARIANCE       |
|--|-------------------|----------------------------------|-------------------------|----------------|
| <b>REVENUES:</b>   |                   |                                  |                         |                |
| Interest Income  | \$0               | \$0                              | \$0                     | \$0            |
| Special Assessments A  | \$811,678         | \$0                              | \$0                     | \$0            |
| <b>TOTAL REVENUES</b>  | <b>\$811,678</b>  | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b>     |
| <b>EXPENDITURES:</b>   |                   |                                  |                         |                |
| <b>Series 2013</b>   |                   |                                  |                         |                |
| Interest - 11/1  | \$282,422         | \$0                              | \$0                     | \$0            |
| Principal - 11/01  | \$230,000         | \$0                              | \$0                     | \$0            |
| Interest - 05/1  | \$277,678         | \$0                              | \$0                     | \$0            |
| <b>TOTAL EXPENDITURES</b>                                    | <b>\$790,100</b>  | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b>     |
| Excess (deficiency) of revenues<br>over (under) expenditures | <b>\$21,578</b>   | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b>     |
| <b>OTHER FINANCING SOURCES/(USES):</b>                       |                   |                                  |                         |                |
| Dissemination  | (\$1,250)         | (\$104)                          | (\$104)                 | (\$0)          |
| Arbitrage  | (\$600)           | (\$600)                          | \$0                     | \$600          |
| Trustee Fees   | (\$3,770)         | (\$3,770)                        | \$0                     | \$3,770        |
| <b>TOTAL OTHER FINANCING SOURCES/(USES)</b>                  | <b>(\$5,620)</b>  | <b>(\$4,474)</b>                 | <b>(\$104)</b>          | <b>\$4,370</b> |
| Net change in fund balance                                   | <b>\$15,958</b>   | <b>(\$4,474)</b>                 | <b>(\$104)</b>          | <b>\$4,370</b> |
| FUND BALANCE - Beginning                                     | \$658,320         |                                  | \$1,062,781             |                |
| FUND BALANCE - Ending  | <b>\$674,278</b>  |                                  | <b>\$1,062,677</b>      |                |

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2015**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2019

| DESCRIPTION  | ADOPTED<br>BUDGET  | PRORATED BUDGET<br>THRU 10/31/19 | ACTUAL<br>THRU 10/31/19 | VARIANCE   |
|--|--------------------|----------------------------------|-------------------------|------------|
| <b>REVENUES:</b>   |                    |                                  |                         |            |
| Interest Income  | \$0                | \$0                              | \$0                     | \$0        |
| Special Assessments A  | \$1,389,815        | \$0                              | \$0                     | \$0        |
| <b>TOTAL REVENUES</b>  | <b>\$1,389,815</b> | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| <b>EXPENDITURES:</b>   |                    |                                  |                         |            |
| <b>Series 2015</b>   |                    |                                  |                         |            |
| Interest - 11/1  | \$371,738          | \$0                              | \$0                     | \$0        |
| Interest - 05/1  | \$371,738          | \$0                              | \$0                     | \$0        |
| Principal - 05/01  | \$655,000          | \$0                              | \$0                     | \$0        |
| <b>TOTAL EXPENDITURES</b>                                    | <b>\$1,398,475</b> | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| Excess (deficiency) of revenues<br>over (under) expenditures | <b>(\$8,660)</b>   | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| <b>OTHER FINANCING SOURCES/(USES):</b>                       |                    |                                  |                         |            |
| Interfund Transfer In/(Out)                                  | \$0                | \$0                              | \$0                     | \$0        |
| Dissemination  | \$0                | \$0                              | \$0                     | \$0        |
| Arbitrage  | \$0                | \$0                              | \$0                     | \$0        |
| Trustee Fees   | \$0                | \$0                              | \$0                     | \$0        |
| <b>TOTAL OTHER FINANCING SOURCES/(USES)</b>                  | <b>\$0</b>         | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| Net change in fund balance                                   | <b>(\$8,660)</b>   | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| FUND BALANCE - Beginning                                     | \$499,658          |                                  | \$641,601               |            |
| FUND BALANCE - Ending  | <u>\$490,998</u>   |                                  | <u>\$641,601</u>        |            |

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2019**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2019

| DESCRIPTION  | ADOPTED<br>BUDGET | PRORATED BUDGET<br>THRU 10/31/19 | ACTUAL<br>THRU 10/31/19 | VARIANCE   |
|--|-------------------|----------------------------------|-------------------------|------------|
| <b>REVENUES:</b>   |                   |                                  |                         |            |
| Interest Income  | \$0               | \$0                              | \$0                     | \$0        |
| Special Assessments A  | \$365,559         | \$0                              | \$0                     | \$0        |
| Special Assessments - Prepayments                            | \$0               | \$0                              | \$0                     | \$0        |
| <b>TOTAL REVENUES</b>  | <b>\$365,559</b>  | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| <b>EXPENDITURES:</b>   |                   |                                  |                         |            |
| <i>Series 2019</i>   |                   |                                  |                         |            |
| Interest - 11/1  | \$184,135         | \$0                              | \$0                     | \$0        |
| Interest - 05/1  | \$132,577         | \$0                              | \$0                     | \$0        |
| <b>TOTAL EXPENDITURES</b>                                    | <b>\$316,711</b>  | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| Excess (deficiency) of revenues<br>over (under) expenditures | <b>\$48,847</b>   | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| <b>OTHER FINANCING SOURCES/(USES):</b>                       |                   |                                  |                         |            |
| Net change in fund balance                                   | <b>\$48,847</b>   | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| FUND BALANCE - Beginning                                     | \$188,541         |                                  | \$370,004               |            |
| FUND BALANCE - Ending  | <b>\$237,388</b>  |                                  | <b>\$370,004</b>        |            |

**EAST HOMESTEAD  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2020**

| Series 2011B, Special Assessment Bonds |                                 |                     |
|--|---------------------------------|---------------------|
| Interest Rate:                         | 7.25%                           |                     |
| Maturity Date:                         | 5/1/2021                        |                     |
| Bonds outstanding - 9/30/2019          |                                 | \$800,000.00        |
| Less:                                  | November 1, 2019 (Special Call) | \$0.00              |
| <b>Current Bonds Outstanding</b>       |                                 | <b>\$800,000.00</b> |

| Series 2013, Special Assessment Bonds |                               |                        |
|---------------------------------------|-------------------------------|------------------------|
| Interest Rate:                        | 4.125%                        |                        |
| Maturity Date:                        | 11/1/2023                     | \$1,250,000.00         |
| Interest Rate:                        | 5.00%                         |                        |
| Maturity Date:                        | 11/1/2033                     | \$3,555,000.00         |
| Interest Rate:                        | 5.625%                        |                        |
| Maturity Date:                        | 11/1/2043                     | \$5,965,000.00         |
| Bonds outstanding - 9/30/2019         |                               | \$10,770,000.00        |
| Less:                                 | November 01, 2019 (Mandatory) | \$0.00                 |
| <b>Current Bonds Outstanding</b>      |                               | <b>\$10,770,000.00</b> |

| Series 2015, Special Assessment Bonds |                         |                        |
|---------------------------------------|-------------------------|------------------------|
| Interest Rate:                        | 3.750%                  |                        |
| Maturity Date:                        | 5/1/2020                | \$655,000.00           |
| Interest Rate:                        | 4.25%                   |                        |
| Maturity Date:                        | 5/1/2025                | \$3,705,000.00         |
| Interest Rate:                        | 4.750%                  |                        |
| Maturity Date:                        | 5/1/2036                | \$11,820,000.00        |
| Bonds outstanding - 9/30/2019         |                         | \$16,180,000.00        |
| Less:                                 | May 1, 2020 (Mandatory) | \$0.00                 |
| <b>Current Bonds Outstanding</b>      |                         | <b>\$16,180,000.00</b> |

| Series 2019, Special Assessment Bonds |           |                       |
|---------------------------------------|-----------|-----------------------|
| Interest Rate:                        | 3.550%    |                       |
| Maturity Date:                        | 11/1/2020 | \$95,000.00           |
| Interest Rate:                        | 3.75%     |                       |
| Maturity Date:                        | 11/1/2024 | \$415,000.00          |
| Interest Rate:                        | 4.125%    |                       |
| Maturity Date:                        | 11/1/2029 | \$625,000.00          |
| Interest Rate:                        | 4.75%     |                       |
| Maturity Date:                        | 11/1/1939 | \$1,725,000.00        |
| Interest Rate:                        | 5.000%    |                       |
| Maturity Date:                        | 11/1/2049 | \$2,770,000.00        |
| Bonds outstanding - 9/30/19           |           | \$5,630,000.00        |
| <b>Current Bonds Outstanding</b>      |           | <b>\$5,630,000.00</b> |

|  |  |                        |
|--|--|------------------------|
| <b>Total Current Bonds Outstanding</b> |  | <b>\$33,380,000.00</b> |
|--|--|------------------------|

# EAST HOMESTEAD

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND - SERIES 2006

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2019

| <u>DESCRIPTION</u>   | <u>ADOPTED<br/>BUDGET</u> | <u>PRORATED BUDGET<br/>THRU 10/31/19</u> | <u>ACTUAL<br/>THRU 10/31/19</u> | <u>VARIANCE</u>   |
|--|---------------------------|--|---------------------------------|-------------------|
| <b><u>REVENUES:</u></b>                                      |                           |  |                                 |                   |
| Interest Income  | \$0                       | \$0                                      | \$0                             | \$0               |
| <b>TOTAL REVENUES</b>  | <b><u>\$0</u></b>         | <b><u>\$0</u></b>                        | <b><u>\$0</u></b>               | <b><u>\$0</u></b> |
| <b><u>EXPENDITURES:</u></b>                                  |                           |  |                                 |                   |
| Capital Outlay A   | \$0                       | \$0                                      | \$0                             | \$0               |
| <b>TOTAL EXPENDITURES</b>                                    | <b><u>\$0</u></b>         | <b><u>\$0</u></b>                        | <b><u>\$0</u></b>               | <b><u>\$0</u></b> |
| Excess (deficiency) of revenues<br>over (under) expenditures | <u>\$0</u>                | <u>\$0</u>                               | <u>\$0</u>                      | <u>\$0</u>        |
| Net change in fund balance                                   | <u>\$0</u>                | <u>\$0</u>                               | <u>\$0</u>                      | <u>\$0</u>        |
| FUND BALANCE - Beginning                                     | \$0                       |  | \$12,341                        |                   |
| FUND BALANCE - Ending  | <u>\$0</u>                |  | <u>\$12,341</u>                 |                   |

**EAST HOMESTEAD**

**COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND - SERIES 2013**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended October 31, 2019

| <u>DESCRIPTION</u>   | <u>ADOPTED<br/>BUDGET</u> | <u>PRORATED BUDGET<br/>THRU 10/31/19</u> | <u>ACTUAL<br/>THRU 10/31/19</u> | <u>VARIANCE</u>   |
|--|---------------------------|--|---------------------------------|-------------------|
| <b><u>REVENUES:</u></b>                                      |                           |  |                                 |                   |
| Interest Income  | \$0                       | \$0                                      | \$0                             | \$0               |
| <b>TOTAL REVENUES</b>  | <b><u>\$0</u></b>         | <b><u>\$0</u></b>                        | <b><u>\$0</u></b>               | <b><u>\$0</u></b> |
| <b><u>EXPENDITURES:</u></b>                                  |                           |  |                                 |                   |
| Capital Outlay A   | \$0                       | \$0                                      | \$0                             | \$0               |
| <b>TOTAL EXPENDITURES</b>                                    | <b><u>\$0</u></b>         | <b><u>\$0</u></b>                        | <b><u>\$0</u></b>               | <b><u>\$0</u></b> |
| Excess (deficiency) of revenues<br>over (under) expenditures | <u>\$0</u>                | <u>\$0</u>                               | <u>\$0</u>                      | <u>\$0</u>        |
| Net change in fund balance                                   | <u>\$0</u>                | <u>\$0</u>                               | <u>\$0</u>                      | <u>\$0</u>        |
| FUND BALANCE - Beginning                                     | \$0                       |  | \$366,456                       |                   |
| FUND BALANCE - Ending  | <u>\$0</u>                |  | <u>\$366,456</u>                |                   |

**EAST HOMESTEAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND - SERIES 2019**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended October 31, 2019

| DESCRIPTION  | ADOPTED<br>BUDGET | PRORATED BUDGET<br>THRU 10/31/19 | ACTUAL<br>THRU 10/31/19 | VARIANCE   |
|--|-------------------|----------------------------------|-------------------------|------------|
| <b>REVENUES:</b>   |                   |                                  |                         |            |
| Interest Income  | \$0               | \$0                              | \$0                     | \$0        |
| <b>TOTAL REVENUES</b>  | <b>\$0</b>        | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| <b>EXPENDITURES:</b>   |                   |                                  |                         |            |
| Capital Outlay   | \$0               | \$0                              | \$0                     | \$0        |
| Cost of Issuance   | \$0               | \$0                              | \$0                     | \$0        |
| <b>TOTAL EXPENDITURES</b>                                    | <b>\$0</b>        | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| Excess (deficiency) of revenues<br>over (under) expenditures | <b>\$0</b>        | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| <b>OTHER FINANCING SOURCES/(USES):</b>                       |                   |                                  |                         |            |
| Bond Proceeds  | \$0               | \$0                              | \$0                     | \$0        |
| Interfund Transfer In/(Out)                                  | \$0               | \$0                              | \$0                     | \$0        |
| <b>TOTAL OTHER FINANCING SOURCES/(USES)</b>                  | <b>\$0</b>        | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| Net change in fund balance                                   | <b>\$0</b>        | <b>\$0</b>                       | <b>\$0</b>              | <b>\$0</b> |
| FUND BALANCE - Beginning                                     | \$0               |                                  | \$5,657                 |            |
| FUND BALANCE - Ending  | <b>\$0</b>        |                                  | <b>\$5,657</b>          |            |

**East Homestead**  
**Community Development District**  
**Series 2005 Special Assessment Revenue Bonds**

**1. Recap of Capital Project Fund Activity Through October 31, 2019**

|   |                               |
|---|-------------------------------|
| Opening Balance in Construction Account - Series 2005               | \$11,681,247.10               |
| Source of Funds: Interest Earned on Series 2005                     | \$54,544.83                   |
| Interfund Transfer In   | \$229,065.51                  |
| Use of Funds:   |                               |
| Disbursements: To Developer   | (\$11,615,540.48)             |
| Cost of Issuance  | (\$349,316.96)                |
| <b>Adjusted Balance in Construction Account at October 31, 2019</b> | <b><u><u>(\$0.00)</u></u></b> |

**2. Funds Available For Construction at October 31, 2019**

|   |          |
|---|----------|
| Book Balance of Construction Fund at October 31, 2019 | (\$0.00) |
| Contracts in place at October 31, 2019                |          |

**3. Investments - US Bank**

|                    | <u>Type</u> | <u>Yield</u> | <u>Due</u> | <u>Maturity</u>               | <u>Principal</u>            |
|--------------------|-------------|--------------|------------|-------------------------------|-----------------------------|
| October 31, 2019   |             |              |            |                               |                             |
| Construction Fund: | Overnight   | 0.01%        |            |                               | \$0.00                      |
|                    |             |              |            | ADJ: Outstanding Requisitions | \$0.00                      |
|                    |             |              |            | Balance at 10/31/2019         | <b><u><u>\$0.00</u></u></b> |

**East Homestead**  
**Community Development District**  
Series 2006A/B Special Assessment Revenue Bonds

**1. Recap of Capital Project Fund Activity Through October 31, 2019**

|   |       |                                  |
|---|-------|----------------------------------|
| Opening Balance in Construction Account                             | 2006A | \$8,519,403.00                   |
|   | 2006B | \$23,039,700.90                  |
| Source of Funds: Interest Earned                                    | 2006A | \$103,245.16                     |
|   | 2006B | \$1,187,101.72                   |
| Interfund Transfer In   | 2006A | \$30,225.69                      |
|   | 2006B | \$90,257.98                      |
| Use of Funds:   |       |                                  |
| Disbursements:  |       |                                  |
| Land  |       | (\$11,859,028.02)                |
| Earthwork/Demolition  |       | (\$7,333,763.86)                 |
| Survey  |       | (\$329,457.81)                   |
| Storm Drain   |       | (\$2,244,976.53)                 |
| Water/Sewer   |       | (\$5,468,187.03)                 |
| Permits   |       | (\$715,057.16)                   |
| Lift Stations   |       | (\$566,512.68)                   |
| Force Main  |       | (\$210,299.54)                   |
| Pavement  |       | (\$380,407.75)                   |
| Guardrail   |       | (\$22,949.20)                    |
| Irrigation  |       | (\$67,278.62)                    |
| Maint Bond  |       | (\$107,427.05)                   |
| Concrete  |       | (\$387,025.85)                   |
| Lighting  |       | (\$252,948.44)                   |
| Lakes   |       | (\$51,886.24)                    |
| Landscaping   |       | (\$1,718,522.14)                 |
| Entrance  |       | (\$504,497.35)                   |
| Cost of Issuance  |       | (\$737,368.10)                   |
| <b>Adjusted Balance in Construction Account at October 31, 2019</b> |       | <b><u><u>\$12,341.18</u></u></b> |

**2. Funds Available For Construction at October 31, 2019**

Book Balance of Construction Fund at October 31, 2019 \$12,341.18

**3. Investments - US Bank**

| October 31, 2019   | <u>Type</u> | <u>Yield</u> | <u>Due</u> | <u>Maturity</u>               | <u>Principal</u>                 |
|--------------------|-------------|--------------|------------|-------------------------------|----------------------------------|
| Construction Fund: | Overnight   | 0.010%       |            |                               | \$12,341.18                      |
|                    |             |              |            | ADJ: Outstanding Requisitions | \$0.00                           |
|                    |             |              |            | Balance at 10/31/2019         | <b><u><u>\$12,341.18</u></u></b> |

**East Homestead**  
**Community Development District**  
**Series 2013 Special Assessment Revenue Bonds**

**1. Recap of Capital Project Fund Activity Through October 31, 2019**

|   |                                   |
|---|-----------------------------------|
| Opening Balance in Construction Account                             | \$11,129,398.95                   |
| Source of Funds: Interest Earned                                    | \$20,179.63                       |
| Interfund Transfer In   | (\$3,739.57)                      |
| Use of Funds:   |                                   |
| Disbursements:  |                                   |
| Clubhouse Purchase  | (\$9,017,616.57)                  |
| Public ROW Improvements   | (\$345,024.79)                    |
| Lake Fountains  | (\$66,463.50)                     |
| Clubhouse Improvements  | (\$616,220.67)                    |
| Clubhouse Equipment   | (\$185,695.86)                    |
| Miscellaneous   | (\$23,302.00)                     |
| Cost of Issuance  | (\$525,059.63)                    |
| <b>Adjusted Balance in Construction Account at October 31, 2019</b> | <b><u><u>\$366,455.99</u></u></b> |

**2. Funds Available For Construction at October 31, 2019**

|   |              |
|---|--------------|
| Book Balance of Construction Fund at October 31, 2019 | \$366,455.99 |
|---|--------------|

**3. Investments - Wells Fargo Bank**

| October 31, 2019   | <u>Type</u> | <u>Yield</u> | <u>Due</u> | <u>Maturity</u>               | <u>Principal</u>                  |
|--------------------|-------------|--------------|------------|-------------------------------|-----------------------------------|
| Construction Fund: | Overnight   | 0.010%       |            |                               | \$366,455.99                      |
|                    |             |              |            | ADJ: Deposit/Prepaid          | \$0.00                            |
|                    |             |              |            | ADJ: Outstanding Requisitions | \$0.00                            |
|                    |             |              |            | Balance at 10/31/2019         | <b><u><u>\$366,455.99</u></u></b> |

# East Homestead

## Community Development District

### Series 2019 Special Assessment Revenue Bonds (Expansion Area Project)

#### 1. Recap of Capital Project Fund Activity Through September 30, 2019

|   |                                 |
|---|---------------------------------|
| Opening Balance in Construction Account                               | \$5,264,915.45                  |
| Source of Funds: Interest Earned                                      | \$8,174.02                      |
| Interfund Transfer In   | (\$6.61)                        |
| Use of Funds:   |                                 |
| Disbursements:  |                                 |
| Roadways Improvements   | (\$350,987.01)                  |
| Stormwater Management System  | (\$2,828,841.90)                |
| Water Distribution  | (\$741,290.66)                  |
| Sewage Collection System  | (\$1,042,795.25)                |
| Softcost  | (\$4,972.00)                    |
| Miscellaneous   | \$0.00                          |
| Cost of Issuance  | (\$298,539.46)                  |
| <b>Adjusted Balance in Construction Account at September 30, 2019</b> | <b><u><u>\$5,656.58</u></u></b> |

#### 2. Funds Available For Construction at September 30, 2019

Book Balance of Construction Fund at October 31, 2019 \$5,656.58

#### 3. Investments - US Bank

| September 30, 2019 | <u>Type</u> | <u>Yield</u> | <u>Due</u> | <u>Maturity</u>               | <u>Principal</u>                |
|--------------------|-------------|--------------|------------|-------------------------------|---------------------------------|
| Construction Fund: | Overnight   | 0.010%       |            |                               | \$5,656.58                      |
|                    |             |              |            | ADJ: Deposit/Prepaid          | \$0.00                          |
|                    |             |              |            | ADJ: Outstanding Requisitions | \$0.00                          |
|                    |             |              |            | Balance at 09/30/2019         | <b><u><u>\$5,656.58</u></u></b> |