

**MINUTES OF MEETING  
SOUTH KENDALL  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South Kendall Community Development District was held on June 28, 2024 at 9:00 a.m. at Tuscan Village Clubhouse, 12801 SW 133<sup>rd</sup> Terrace, Miami, Florida.

Present and constituting a quorum were:

Jesus Hernandez	Chairman
Sergio Valdes	Vice Chairman
Laura Montanez	Assistant Secretary
Betty Fayad	Assistant Secretary (by phone)

Also present were:

Luis Hernandez	District Manager
Ginger Wald	District Counsel
Yaimet Milian	Courtesy Property Management
Yamilex Ortega	Courtesy Property Management
Derek Montanez	Resident
Several Other Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Luis Hernandez called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**A. Consideration of Appointment of Supervisor to Unexpired Term of Office - Seat #4 (11/2026)**

**B. Oath of Office for Newly Appointed Supervisor**

**C. Election of Officers**

Mr. Luis Hernandez reminded the Board that there was a vacant seat and asked if there was anyone to appoint.

There not being anyone to appoint to the vacant seat, these items were tabled until the next meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 26, 2024 Meeting**

Mr. Luis Hernandez presented the minutes from the April 26, 2024 meeting, asked the Board for any changes, corrections, additions, or deletions, and upon not hearing any, asked for a motion to approve them.

On MOTION by Ms. Fayad seconded by Ms. Montanez with all in favor, the Minutes of the April 26, 2024 Meeting were approved as-presented.

**FOURTH ORDER OF BUSINESS**

**Discussion and Consideration of Agreements or Amendments to Agreements**

**A. Pool and Spa Cleaning and Maintenance**

**1) Letter from McGrath Property Services (current vendor)**

**2) Proposal with Options and Pool and Fountain Services Maintenance Agreement with M&M Pool & Spa Services, Corp**

Mr. Luis Hernandez presented the letter from McGrath Property Services requesting an increase, and also indicated staff had been asked to seek out proposals from other vendors, presented the proposal for pool and fountain services maintenance from M&M Pool and Spa Services, Corp., and explained the different options they offered.

After a brief discussion, the Board decided to terminate the contract with McGrath Property Services and approved entering into an agreement with M&M Pool & Spa Services Corp. with Option #2 as their choice for services.

On MOTION by Mr. Valdes seconded by Ms. Montanez with all in favor, the contract with McGrath Property Services was terminated and the agreement with M&M Pool and Spa Services, Corp. with Option #2 for pool and fountain services maintenance was approved.

**B. Security Services Agreement with Fortress Protective Agency, Inc. d/b/a Vested Security**

Mr. Luis Hernandez presented the security services agreement with Fortress Protective Agency, Inc. d/b/a Vested Security.

Ms. Wald indicated it would start on October 1<sup>st</sup>, was an updated version of the current one, and incorporated all of the amendments that had been previously approved.

After a brief discussion, the Board concurred that it made more sense to keep including the golf carts as part of the agreement and Ms. Wald asked for the Board to approve it in substantially final form; subject to incorporating the minor changes discussed at the meeting.

On MOTION by Mr. Jesus Hernandez seconded by Mr. Valdes with all in favor, Security Services Agreement with Fortress Protective Agency, Inc. d/b/a Vested Security was approved in substantially final form; subject to incorporating the minor changes discussed at the meeting.

**C. Club Management with Courtesy Property Management, Inc.**

Mr. Luis Hernandez presented the club management agreement with Courtesy Property Management, Inc.

Ms. Wald indicated it would also start on October 1<sup>st</sup>, was an updated version of the current agreement, and incorporated amendments that had been previously approved and additional clauses that were now required.

After a brief discussion, the Board directed staff and Supervisor Valdes to work on revising the agreement to include everything that needed to be incorporated and would be brought back to the next meeting.

**D. Golf Cart Lease Agreement with Southern Golf Cars, LLC**

Mr. Luis Hernandez indicated that there had already been discussion that the golf carts would be included as part of the security agreement and therefore this item no longer needed any Board action.

**E. ADT Commercial**

Mr. Luis Hernandez explained that this item did not require any Board action and that it was just being presented for informational purposes.

**F. Landscape Maintenance Services Agreement with Tony's Lawn & Garden Service Corp**

Mr. Luis Hernandez presented the landscape maintenance services agreement with Tony's Lawn & Garden Service Corp.

Ms. Wald indicated this agreement would also start on October 1<sup>st</sup>, was an updated version of the current agreement, and it incorporated amendments and additional land areas that had been added to the contract.

A resident asked if the Board and staff had looked into acquiring proposals and pricing from any other companies besides the current vendor.

After a further discussion, the Board requested for staff to obtain proposals from other vendors to ensure the community was getting a fair price and to bring back the information to the next meeting.

**G. Any Additional Agreements**

There not being any, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution #2024-03 Electing Sharyn Henning as Assistant Treasurer**

Mr. Luis Hernandez presented Resolution #2024-03 Electing Sharyn Henning as Assistant Treasurer, explained that approving this resolution would allow her to help sign and process documentation for the District in the absence of the Treasurer, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

On MOTION by Mr. Jesus Hernandez seconded by Ms. Montanez with all in favor, Resolution #2024-03 Electing Sharyn Henning as Assistant Treasurer was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There not being any report, the next item followed.

**B. Engineer**

There not being any report, the next item followed.

**C. Club**

There not being any report, the next item followed.

**D. Manager – Number of Registered Voters in the District – 1,054**

Mr. Luis Hernandez announced that there were currently 1,054 registered voters in the District, and explained that the significance of this announcement was that once the District had been established for six years and there were 250 registered in the District, the Supervisors started being elected through the general election process. The South Kendall Community Development District had already met both of these requirements many years ago and all of the Board members were currently elected through the general election process, but it was still required by the Florida Statutes to make this announcement each year. There were two seats were up for election in November and both Supervisors currently occupying them had qualified unopposed and would remain Board members for another term.

There was a brief discussion about replacing a table and chairs at the club, which the Board declared as surplus.

On MOTION by Mr. Valdes seconded by Ms. Montanez with all in favor, the Board declared a table and chairs in the club as surplus.

**SEVENTH ORDER OF BUSINESS      Financial Reports**

- A. Acceptance of Check Register**
- B. Acceptance of Unaudited Financials**

Mr. Luis Hernandez presented the financials reports, asked if there were any questions about the check register or unaudited financials, and upon not hearing any, asked the Board for a motion to accept them.

On MOTION by Ms. Montanez seconded by Mr. Valdes with all in favor, the check register and unaudited financials were accepted as-presented.

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

Mr. Luis Hernandez asked the Board for any Supervisors Requests, and upon not hearing any, asked if there were any and Audience Comments.

A resident asked about replacing the gym equipment that was older and explained that the treadmill was not working properly anymore.

Mr. Luis Hernandez responded that the District had a contract with company that provided maintenance for the gym equipment, and staff would ask them to come to check on it to make sure it was functioning properly.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Luis Hernandez asked the Board if there was any other District business to discuss, and upon not hearing any, asked for motion to adjourn the meeting.

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



Secretary / Assistant Secretary



Jesus Hernandez (Aug 23, 2024 11:01 EDT)

Chairman / Vice Chairman









# 08-23-24docstosign-SouthKendall

Final Audit Report

2024-08-23

Created:	2024-08-23
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGOWLKVISR1BY0mN0fM-6y66vxHnTCEf9

## "08-23-24docstosign-SouthKendall" History

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2024-08-23 - 2:46:41 PM GMT
-  Document emailed to Luis Hernandez (lhernandez@gmssf.com) for signature  
2024-08-23 - 2:46:47 PM GMT
-  Email viewed by Luis Hernandez (lhernandez@gmssf.com)  
2024-08-23 - 2:48:05 PM GMT
-  Document e-signed by Luis Hernandez (lhernandez@gmssf.com)  
Signature Date: 2024-08-23 - 2:53:23 PM GMT - Time Source: server
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2024-08-23 - 2:53:25 PM GMT
-  Email viewed by Jesus Hernandez (jmhemandez1962@gmail.com)  
2024-08-23 - 3:00:59 PM GMT
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2024-08-23 - 3:01:53 PM GMT