

**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 February 23, 2024 at 9:00 a.m. at Tuscany 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

Also present were:

Luis Hernandez	District Manager
Ginger Wald	District Counsel
Yaimet Milian	Club Manager

**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, these items were tabled until the next meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the  
August 25, 2023 Meeting**

Mr. Luis Hernandez presented the minutes the minutes from the August 25, 2023 meeting, asked for any changes, corrections, additions, or deletions, and upon not hearing any, asked the Board for a motion to approve the minutes.

On MOTION by Mr. Valdes seconded by Ms. Fayad with all in favor, the Minutes of the August 25, 2023 Meeting were approved as-presented.

**FOURTH ORDER OF BUSINESS                      Staff Reports**

**A. Attorney – Discussion of Required Ethics Training Memorandum**

Ms. Wald briefly discussed the required ethics training memorandum and some of the different options offered for Board members to complete the now required training, and explained the process for issuing the bonds for the annexed parcel.

**B. Engineer**

There not being any report, the next item followed.

**C. Club – Discussion on Request Regarding Gym Hours**

Mr. Luis Hernandez presented the request regarding the gym’s hours to be extended, explained the clubhouse facilities were open from 7:00 a.m. to 9:00 p.m., and described the costs to keep them open for additional hours.

There not being any discussion on this item, the Board briefly discussed which holidays the clubhouse was closed for and which holidays had scheduled events.

**D. Manager – Discussion of Tree Trimming Proposals**

Mr. Luis Hernandez presented the tree trimming proposal from Tony’s Nursery & Garden Svc. Corp. and explained that the CDD would pay \$100,000.00 and the HOA would pay \$35,300.00 for trimming 902 trees within the community.

On MOTION by Ms. Montanez seconded by Mr. Valdes with all in favor, the tree trimming proposal from Tony’s Nursery & Garden Svc. Corp. was approved with the CDD authorizing to pay \$100,000.00 and the HOA authorizing to pay \$35,300.00 for trimming 902 trees within the community.

Mr. Luis Hernandez presented the proposals from Tony’s Nursery & Garden Svc. Corp. for cleaning the palm trees seeds in the amount of \$3,000.00 and cutting ficuses in the amount of \$7,500.00.

On MOTION by Ms. Montanez seconded by Ms. Montanez with all in favor, the proposals from Tony's Nursery & Garden Svc. Corp. for cleaning the palm trees seeds in the amount of \$3,000.00 and cutting ficuses in the amount of \$7,500.00 were approved.

Mr. Luis Hernandez explained that each of the Board members had received an email regarding direct deposit payments and encouraged them to provide their information so it could be implemented.

**FIFTH 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 Ms. Fayad with all in favor, the check register and unaudited financials were accepted.

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


After a brief discussion on the different types of formats for transcribing the minutes, the Board authorized changing the format of the minutes from verbatim to summarized going forward.

**SEVENTH 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 Ms. Fayad with all in favor, the meeting was adjourned.

  
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 Secretary / Assistant Secretary

 (May 1, 2024 10:36 EDT)  
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 Chairman / Vice Chairman









# Binder1

Final Audit Report

2024-05-01

Created:	2024-04-26
By:	Robin Friedman (rfriedman@gmssf.com)
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## "Binder1" History

-  Document created by Robin Friedman (rfriedman@gmssf.com)  
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-  Document emailed to Luis Hernandez (lhernandez@gmssf.com) for signature  
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-  Email viewed by Luis Hernandez (lhernandez@gmssf.com)  
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