

**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 27, 2025 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  
Sergio Valdes  
Laura Montanez  
Betty Fayad

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary (by phone)

Also present were:

Luis Hernandez  
Ginger Wald  
Gabriela Fernandez Perez  
Alejandro Aleman  
Yamilex Ortega  
Derek Montanez

District Manager  
District Counsel  
District Counsel  
District Engineer  
Club Manager  
Resident (by phone)

**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**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the  
February 28, 2025 and the April  
25, 2025 Meetings**

Mr. Luis Hernandez presented the minutes from the February 28, 2025 meeting and the minutes from the April 25, 2025 meeting, indicated the information that had been

requested at the last meeting had been added to the minutes from the February meeting, asked if there were any changes, corrections, additions, or deletions to either of the presented minutes, and upon not hearing any, asked for a motion to approve them.

On MOTION by Ms. Montanez seconded by Mr. Valdes with all in favor, the Minutes of the February 28, 2025 Meeting and the Minutes of the April 25, 2025 Meeting were both approved as-presented.

#### **FOURTH ORDER OF BUSINESS**

#### **Ratification of Small Project Agreement with Ortiz Construction Services**

Mr. Luis Hernandez presented the small project agreement with Ortiz Construction Services for sidewalk repairs, explained that the agreement had been approved at the last meeting and executed in between meetings, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to ratify the fully executed document for the District's records.

On MOTION by Mr. Jesus Hernandez seconded by Ms. Montanez with all in favor, the small project agreement with Ortiz Construction Services for sidewalk repairs was ratified.

Mr. Luis Hernandez explained that as the work was being done in between meetings, a few additional hazardous locations that needed repairs had been discovered, presented a change order that would ratify staff's actions taken for those repairs to be done in addition to what was specified in the small project agreement that had already been approved and ratified, asked for any questions or comments, and upon not hearing any, asked for a motion to ratify the change order for the amount of \$6,000.

On MOTION by Ms. Montanez seconded by Mr. Valdes with all in favor, the change order with Ortiz Construction Services for additional sidewalk repairs in locations not specified in the previously approved small project agreement was ratified for an amount of \$6,000.

## **FIFTH ORDER OF BUSINESS**

### **Update Regarding Amendment to Grant of Easement Tuscany Village HOA Granted to South Kendall CDD**

Mr. Luis Hernandez mentioned that there had been some discussion and questions about ownership of the second pool at the last meeting, and after researching this, staff had determined that it was owned by the HOA, but the CDD was maintaining it because of a grant of easement given to the CDD. A copy of the easement and related documentation had been included in the agenda package for everyone's review.

Ms. Wald explained that the HOA still owned the pool, but because of the easement, the CDD was responsible for repairs, operations, and maintenance of the pool, pool deck, fountain, plumbing and related equipment, and the legal description was determined to be accurate, which showed that the HOA owned it, but the CDD had an easement to provide maintenance and services.

Mr. Valdes mentioned that because the HOA owned the land, their attorney had indicated that the HOA should also have liability insurance in case someone got hurt on the property.

Ms. Wald explained that the CDD as a local government had sovereign immunity if there was a litigation issue, and that local governmental entities had specific rights, so there were differences between CDD and HOA rules and laws, and since it had been determined that the CDD had been correctly in charge of maintaining the pool by the easement, no further action was necessary.

## **SIXTH ORDER OF BUSINESS**

### **Public Hearing to Adopt the Fiscal Year 2026 Budget**

#### **A. Motion to Open the Public Hearing**

Mr. Luis Hernandez asked for a motion to open the public hearing.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor, the public hearing was opened.

#### **B. Public Comment and Discussion**

Mr. Luis Hernandez indicated that there were members from the public in attendance and asked for any comments or discussion regarding the proposed budget,

and upon not hearing any, reminded the Board that no increases had been contemplated to the proposed budget to maintain the same level of services that were being provided currently, meaning that the assessment level for the next fiscal year would remain the same as it was now.

#### **C. Consideration of Resolution #2025-06 Annual Appropriation Resolution**

Mr. Luis Hernandez presented Resolution #2025-06 Annual Appropriation Resolution, explained that it approving it would also adopt the budget for fiscal year 2026, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

On MOTION by Ms. Montanez seconded by Mr. Jesus Hernandez with all in favor, Resolution #2025-06 Annual Appropriation Resolution was approved.

#### **D. Consideration of Resolution #2025-07 Levy of Non Ad Valorem Assessments**

Mr. Luis Hernandez presented Resolution #2025-07 Levy Of Non Ad Valorem Assessments, explained that approving it would allow the CDD to collect assessments on the Miami-Dade County tax roll, asked for any questions or comments, and upon not hearing any, asked the Board for a motion to approve it.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor, Resolution #2025-07 Levy of Non Ad Valorem Assessments was approved.

#### **E. Motion to Close the Public Hearing**

Mr. Luis Hernandez asked for a motion to close the public hearing.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor, the public hearing was closed.

### **SEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Ms. Wald mentioned that the 2025 legislative memorandum would be presented to the Board at the meeting and that there were no drastic updates that affected the CDDs this session, but the performance measures and standards would still be required to be

approved, and if the Board was comfortable with the current version, they could authorize the District Manager to prepare that document for the next fiscal year, as well, and reminded the Board that they needed to file their annual forms soon if they had not already and also complete the required four hours of ethics training.

**B. Engineer**

Mr. Aleman mentioned that his office was working on the yearly engineer's report and the CDD's stormwater infrastructure in the web map. Mr. Luis Hernandez helped find the missing plans to include everything in the stormwater infrastructure web map, and both projects were nearly completed and would be provided to the District Manager's office to distribute to the Board.

Mr. Valdes asked about life expectancy on the CDD's roads.

Mr. Aleman responded that the engineers report evaluated the state of the asphalt and would provide more detail as to when the CDD would need to consider this, but the projected life expectancy of the roads was 25-30 years, and the thermoplastic striping was typically 10-15 years.

Mr. Luis Hernandez mentioned that several Board members expressed concerns about some of the roads within the CDD and once they were able to review the report that Mr. Aleman had just mentioned, they would be able to plan on when to include repairs and maintenance in the budget and discussed a few methods of how the CDD would be able to pay for any repairs or issues if necessary.

**C. Club – Consideration of Proposal for Trellis in Pool Area**

Ms. Ortega mentioned that staff had inspected the common areas of the clubhouse and found that one of the trellises was damaged.

Mr. Luis Hernandez explained that one of the trellises was in bad condition and needed to be replaced and because the wood was deteriorating from water and sun, it had been suggested to consider replacing the current trellis with an aluminum one instead of a wooden one and presented a proposal for the cost of that and installation.

After a brief discussion, the Board asked staff to explore other possible options and bring back any suggestions to a future meeting rather than approving moving forward with the presented proposal.

and there was a gap in the check numbers in order to make a clear distinction as to which management company issued the checks, then the check numbers changed entirely after the CDD switched banks, and the CDD was working to try to pay most of the accounts electronically going forward.

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

## **NINTH ORDER OF BUSINESS**

### **Supervisors Requests and Audience Comments**

Mr. Luis Hernandez asked if there were any requests from the Supervisors or comments from the audience.

There not being any requests or comments, the next item followed.

## **TENTH 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 a motion to adjourn the meeting.

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



Secretary / Assistant Secretary



Sergio Valdes (Oct 25, 2025 08:15:57 EDT)

Chairman / Vice Chairman









# 10-24-25docstosign-SouthKendall

Final Audit Report

2025-10-25

Created:	2025-10-24
By:	Luis Hernandez (Rfriedman@managserv.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAuUaQQhtNJINfntpg6oE21BxVwoZ8-H5

## "10-24-25docstosign-SouthKendall" History

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-  Document emailed to Luis Hernandez (lhernandez@managserv.com) for signature  
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-  Email viewed by Luis Hernandez (lhernandez@managserv.com)  
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-  Document e-signed by Luis Hernandez (lhernandez@managserv.com)  
Signature Date: 2025-10-24 - 6:32:52 PM GMT - Time Source: server
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