

**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 August 23, 2024 at 9:00 a.m. at Tuscan Village Clubhouse, 12801 SW 133rd Terrace, Miami, Florida.

Present and constituting a quorum were:

Jesus Hernandez
Sergio Valdes
Laura Montanez
Betty Fayad

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Luis Hernandez
Gregory George
Yaimet Milian
Several Residents

District Manager
District Counsel
Courtesy Property Management

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 explained that there was currently one vacant seat on the Board, Seat #4, and asked if there was anyone to appoint to the vacant seat.

After a brief discussion, the Board determined that there was not anyone to appoint, and these items were tabled until the next meeting.

On MOTION by Ms. Fayad seconded by Mr. Jesus Hernandez with all in favor, the organizational matters items were tabled until the next meeting.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 28, 2024 Meeting

Mr. Luis Hernandez presented the minutes from the June 28, 2024 meeting, asked if there were any changes, corrections, additions, or deletions, and upon not hearing any, asked the Board for a motion to approve them.

On MOTION by Ms. Montanez seconded by Ms. Fayad with all in favor, the Minutes of the June 28, 2024 Meeting were approved as-presented.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2025 Budget

A. Motion to Open the Public Hearing

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

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

B. Public Comment and Discussion

Mr. Luis Hernandez presented the budget, explained that it had not changed since it was discussed at the last meeting, indicated that there were members from the public in attendance, and asked if there were any questions or comments related to the budget.

At this time, there was a brief discussion and some general questions were asked about the budget and what happened with any excess funds.

Mr. Luis Hernandez responded that those would become part of the carry-forward, asked for any further comments or discussion, and upon not hearing any, indicated they could move on to the rest of the items that were part of the public hearing, read a letter the District had received from a resident expressing that she was against the budget and assessment level for fiscal year 2025, and explained that it would become part of the District's records from the meeting today.

C. Consideration of Resolution #2024-04 Annual Appropriation Resolution

Mr. Luis Hernandez presented Resolution #2024-04 Annual Appropriation Resolution, explained that approving it would also adopt the District's budget, asked if

there were 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 #2024-04 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2024-05 Levy of Non Ad Valorem Assessments

Mr. Luis Hernandez presented Resolution #2024-05 Levy of Non Ad Valorem Assessments, explained that approving it would allow the District to levy assessments on the Miami-Dade County tax bill, 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 Mr. Valdes with all in favor, Resolution #2024-05 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. Jesus Hernandez seconded by Ms. Montanez with all in favor, the public hearing was closed

FIFTH ORDER OF BUSINESS

Discussion and Consideration of Agreements or Amendments to Agreements

A. Pool and Fountain Services Maintenance Agreement with M&M Pool & Spa Services, Corp

Mr. Luis Hernandez explained that staff had a conference call with the health department prior to the meeting and had requested for them to allow the kids pool to be opened while the issues were being resolved for the main pool. The previous vendor had asked for an increase in payments but was not keeping up with the permits or keeping the pool in satisfactory conditions, so at the last meeting the Board decided to terminate the contract the District had with them and approved an agreement with M&M Pool & Spa Services Corp and staff was working with them on fixing the issues so the pool could be reopened soon.

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

Mr. Luis Hernandez explained that Vested Security, who provided security services, had also asked for a slight increase to give employees raises.

There was a brief discussion and some general questions from residents about the security company.

Mr. Luis Hernandez noted that at the last meeting, the Board had concurred that because the District would need additional insurance if the golf carts were leased through the CDD, that it made more sense to keep including the golf carts as part of the agreement and the agreement had already been approved in substantially final form so unless there were any other questions or comments, no further action was needed.

There not being any further comments, the next item followed.

C. Club Management with Courtesy Property Management, Inc.

Mr. Luis Hernandez presented the club management agreement with Courtesy Property Management, Inc. and explained that there was a slight increase to cover employees' salaries.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor, the club management agreement with Courtesy Property Management, Inc. was approved.

D. Discussion of Landscape Proposals and Options and Consideration of Landscape Maintenance Services Agreement

Ms. Milian mentioned that staff had contacted several landscaping companies. One company admitted it would not be able to handle a large community and did not provide a proposal and only two others provided information, which were Extensions of Her and Five Star Landscaping. Staff felt that some of them were not adequately equipped or staffed because several asked to provide services on Saturdays and did not provide sufficient insurance information.

Mr. Luis Hernandez explained that staff was trying to compare the level of services provided by each company that provided proposals to the current contractor. The District was currently paying less money for the current services compared to the proposals that staff had received.

E. Any Additional Agreements

There not being any, the next item followed.

Audit Selection Committee Meeting

A. Opening Audit Selection Committee Meeting

Mr. Luis Hernandez asked for a motion to open the Audit Selection Committee Meeting.

On MOTION by Ms. Montanez seconded by Ms. Fayad with all in favor, the Audit Selection Committee Meeting was opened.

B. Roll Call

Mr. Luis Hernandez indicated that Mr. Jesus Hernandez, Mr. Valdes, Ms. Fayad, and Ms. Montanez were in attendance and serving as the Audit Selection Committee.

C. Acknowledgement and Waiving Right to Receive More Than One Proposal

Mr. Luis Hernandez explained that the District had only received one proposal in response to the RFP, and if the Audit Selection Committee was okay with this, they could acknowledge that this was fine and waive the District's right to receive more than one proposal by making a motion. Otherwise, the CDD could go through the RFP process again, but there would be additional advertisement costs, and it would delay the audit from being performed within a timely manner.

On MOTION by Ms. Montanez seconded by Mr. Jesus Hernandez with all in favor, the Audit Selection Committee acknowledged and waived the District's right to receive more than one proposal.

D. Ranking of Respondents to the RFP

Mr. Luis Hernandez asked for a motion to rank Grau & Associates as the Audit Selection Committee's #1 choice.

On MOTION by Ms. Montanez seconded by Mr. Valdes with all in favor, the Audit Selection Committee ranked Grau & Associates as their #1 choice.

E. Adjournment

Mr. Luis Hernandez asked for a motion to adjourn the Audit Selection Committee Meeting.

On MOTION by Ms. Montanez seconded by Mr. Jesus Hernandez with all in favor, the Audit Selection Committee Meeting was adjourned.

SIXTH ORDER OF BUSINESS Selection of Audit Firms

Mr. Luis Hernandez explained that the Audit Selection Committee had recommended selecting Grau & Associates to perform the audit and asked the Board for a motion to approve this.

On MOTION by Mr. Jesus Hernandez seconded by Mr. Valdes with all in favor, the Audit Selection Committee's recommendation to select Grau & Associates as the #1 choice was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney – Discussion of 2024 Legislative Update Memorandum and Supplemental Memorandum

Mr. George discussed the legislative update memorandum and supplemental memorandum which had been included in the agenda packages, briefly explained the performance measures and standards that each CDD would have to implement, asked the Board if there were any questions or comments, and upon not hearing any, indicated they could contact his office if any questions came up.

B. Engineer – Acceptance of 2024 Yearly Engineer's Report

Mr. Luis Hernandez presented the 2024 Yearly Engineer's Report, explained it was a requirement for the District Engineer to it each year to the Trustee, asked if there were any questions or comments, and upon not hearing any, asked the Board for a motion to accept it as part of the District's records.

On MOTION by Mr. Jesus Hernandez seconded by Mr. Valdes with all in favor, the 2024 Yearly Engineer's Report was accepted.

C. Club

1) Consideration of Proposals for Artificial Turf Installation

- **Beautiful Turf of South Florida**
- **Empire Turf 1**
- **Empire Turf 2**
- **Florida Artificial Lawn**

Ms. Milian presented several proposals for artificial turf. Each company was requested to provide a proposal based on the same specific scope of work. Beautiful Turf of South Florida was in the amount of \$7,168.00. Empire Turf provided two separate proposals in the amounts of \$8,280.00 and \$6,320.00. Florida Artificial Lawn was in the amount of \$5,989.00.

Ms. Montanez asked if any of the companies would be responsible for obtaining any permits that might be required since the proposal from Beautiful Turf of South Florida noted that it expected the CDD to do so as the owner.

Ms. Milian responded the rest of the firms had not provided that information, but staff could check with them about it.

Mr. Valdes suggested tabling any decisions until that had been confirmed.

There was a brief discussion and some general questions from several residents about the artificial turf and other options for enhancements to the playground area.

After further discussion, the Board asked staff to confirm whether the rest of the firms would be responsible for obtaining any permits that might be required.

D. Manager

1) Water and Sewer Notice

Mr. Luis Hernandez presented the notice that had been received from Miami-Dade County Water and Sewer Department about excessive water consumption and staff was checking to see if there were any leaks or plumbing issues.

2) Consideration of Proposed Fiscal Year 2025 Meeting Schedule

Mr. Luis Hernandez presented the proposed fiscal year 2025 meeting schedule, explained the December date was earlier than the rest of the presented dates due to the holidays being within that timeframe, asked for any comments or alternate suggestions to any of the dates that were listed, and upon not hearing any, asked the Board for a motion to approve the proposed meeting schedule.

On MOTION by Ms. Montanez seconded by Mr. Valdes with all in favor, the Proposed Fiscal Year 2025 Meeting Schedule was approved as-presented.

3) Discussion of Financial Disclosure Report and Reminder to File Annual Form

Mr. Luis Hernandez reminded the Board members who still needed to file their annual financial disclosure forms to file them as soon as they could and they now needed to be filed electronically.

EIGHTH 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 as-presented.

NINTH 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.

There were some general questions from several residents about the holiday lighting and décor, the sprinkler system, and fumigation, which staff and the Board members addressed.

Mr. Luis Hernandez presented a proposal from Tony’s Nursery & Garden Service Corp. for an amount of \$41,250.00 to purchase 7 gallon cherries and remove the hedge that was already there.

Mr. Valdes mentioned that the work wouldn’t be done until at least October or later once it cooled off.

Mr. Luis Hernandez asked for any further comments or questions, and upon not hearing any, asked the Board for a motion to approve the proposal.

On MOTION by Ms. Montanez seconded by Mr. Valdes with all in favor, the proposal from Tony's Nursery & Garden Service Corp. for an amount of \$41,250.00 to purchase 7 gallon cherries and remove the hedge that was already there was approved.

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 motion to adjourn the meeting.

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



Secretary / Assistant Secretary



Sergio Valdes (Dec 7, 2024 20:52 EST)

Chairman / Vice Chairman









12-06-24docstosign-SouthKendall

Final Audit Report

2024-12-08

Created:	2024-12-06
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
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-  Document created by Robin Friedman (rfriedman@gmssf.com)
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