

MINUTES OF MEETING WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Waterstone Community Development District was held on Thursday, April 9, 2026, at 11:00 a.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida 34984.

Present and constituting a quorum were:

Colton Case
Joann DeRosa
Robert Frien

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Matthew Hans
Eddie De La Rosa
Jere Earlywine
Kirsten Mood
Juan Alvarez
Angel Camacho
Several Residents

District Manager
Governmental Management Services
Governmental Management Services
District Counsel
Kutak Rock
District Engineer (by phone)
Alvarez Engineers (by phone)

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Mr. David Frien

Ms. Hinz Philippi: The next item would be organizational matters, acceptance of resignation letter from Mr. David Jackson on page 4. I would need a motion to accept that resignation.

On MOTION by Mr. Case seconded by Mr. Frien with all in favor, accepting the resignation letter from Mr. David Jackson was approved.
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B. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #4 (11/2028)

C. Oath of Office for Newly Appointed Supervisor(s)

D. Election of Officer(s)

Ms. Hinz Philippi: The next item would be consideration of appointment of Supervisor for the unexpired term. Do we have anyone to appoint at this time?

Mr. Case: Not at this meeting, we're hoping to have somebody to appoint by the next meeting.

Ms. Hinz Philippi: Ok, so we will table this part, and I will bring it back to the next meeting.

On MOTION by Mr. Case seconded by Mr. Frien with all in favor, was approved.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 12, 2026 Meeting

Ms. Hinz Philippi: The next item would be the approval of the minutes of the February 12, 2026 meeting. Do I have any questions or changes to the minutes, if not, a motion to approve would be in place.

On MOTION by Mr. Frien seconded by Mr. Case with all in favor, the Minutes of the February 12, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2026-01 Designating Jere Earlywine as the District's Registered Agent

Ms. Hinz Philippi: So, the next item would be consideration of resolution #2026-01 on page 34, designating Jere Earlywine as the District's registered agent. We know that he's already our attorney but, we need to just change the registered agent, so I just need a motion to approve the resolution.

On MOTION by Mr. Case seconded by Mr. Frien with all in favor, Resolution #2026-01 designating Jere Earlywine as the District's Registered Agent was approved.

SECOND ORDER OF BUSINESS

Organizational Matters (Cont.)

E. Election of Officer(s)

Ms. Hinz Philippi: I just want to go back to organizational matters for a minute because I just noticed here, and Matt helped me, we don't have a chairman because David Jackson was our chairman. So, we just need the election of officers, even if we did not appoint anyone at this time, let's go back and do the election of officers. Right now we have Joann DeRosa as vice chairman, Colton Case and Bob Frien are assistant secretaries, and Susan Hofman is an assistant secretary. We don't necessarily need to change the slate around but, it would be good to have a chairman because if we need to we can discuss things between meetings. So, if you guys want to elect a chairman, or one of you wants to volunteer to be the chairman that would be good.

Mr. Case: Until we name another one, I'll volunteer to be the chairman.

Ms. Hinz Philippi: Ok, so if you guys are ok with that we could have Colton as the chairman, and Joann as vice chairman, and Bob stays as an assistant secretary, as well as Susan, and myself. Then we have the other officers the same as before, Patti Powers as treasurer, Sharyn Henning as assistant treasurer, and the we have Paul Winkeljohn as the secretary, and that's what we had before but, if you guys are ok with that slate officers, I just need a motion to approve that.

On MOTION by Mr. Frien seconded by Ms. DeRosa with all in favor, Election of Officers, electing Colton Case as chairman and keeping the existing officers the same as stated on the record was approved.

B. Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz Philippi: Ok, so moving on to resolution #2026-02 approving the proposed fiscal year 2027 and setting up the public hearing. So, this budget is the same as last year, we did not have any changes and we need to just look at the dates that we have for our meetings. So, this budget is the same as last year and if you guys have any questions I can take those but, we don't have an increase, everything we did, even the gates and the road, everything was in the budget for this year, and so we didn't have any increase. If you guys have questions on that I can take them, and if not, I would need a motion to approve resolution #2026-02, and I just want to take a look here on the dates, and I had it opened but it closed on me so let me just try that again. Ok, so we need 60 days from

today to be able to have the public hearing, so we have August 13th to not be in the middle of summer, we also have July 9th, then August 13th would be after the 60 days, however it is like in the middle of the summer as well, and I don't know how easy it is to get the Board to meet in the beginning of July.

Mr. Frien: I don't see it being an issue for us.

Ms. Hinz Philippi: Ok, so we have July 9th or August 13th, what would be better for you guys?

Mr. Case: August what?

Mr. Frien: 13th, July 9th or August 13th, I'm ok with either.

Mr. Case: Either is fine with me.

Ms. Hinz Philippi: Ok, Joann?

Ms. DeRosa: I'm fine with either.

Mr. Case: Which one do you guys prefer?

Mr. Frien: July 9th.

Ms. DeRosa: That's fine.

Mr. Case: Ok.

Ms. Hinz Phillipp: Ok, this is resolution #2026-02 approving the proposed fiscal year 2027 budget and setting the public hearing for July 9, 2026 at 11:00 o'clock in the morning, and it's going to be at 2160 NW Reserve Park Trace, Port St. Lucie, Florida, so I just need a motion to approve.

On MOTION by Mr. Case seconded by Mr. Frien with all in favor, Resolution #2026-02 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on July 9, 2026 at 11:00 a.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida was approved.

FIFTH ORDER OF BUSINESS

Ratification of Service Agreement with Waste Pro

Ms. Hinz Philippi: The next item would be ratification of service agreement with Waste Pro, we needed garbage bins to put outside the clubhouse and all that, since we have janitor now and we are doing the garbage, so that's why we got it and now I just need a motion to ratify.

Mr. Case: And we went with multiple cans.

Mr. Hans: Yes, just for the time being we can always switch it in the future.

Mr. Case: Ok.

On MOTION by Mr. Case seconded by Mr. Frien with all in favor, ratifying the Service Agreement with Waste Pro was approved.

SIXTH ORDER OF BUSINESS

Approval and Ratification of Change Order #003 with All County Pavement Management

Ms. Hinz Philippi: Now we have an approval and ratification of change order #003 with All County Pavement Management but, before we go to that I think I'm going to ask Juan to talk about the project for the roads and then we can go to this because we have to make a change order for the pavement and you have it on your agenda there but, I would like Juan to explain to us what happened there and why the change order is applied here. So, Juan you're up.

Mr. Alvarez: Yes, I hope you can hear me well, can you?

Ms. Hinz Philippi: Yes.

Mr. Case: We can, yes.

Mr. Alvarez: Alright, very well. So, Andressa, I sent you an email earlier today a document, I don't know if you had a chance to review that documentation that has to do with the completion of the paving and resurfacing project. So, the information I sent you was the final report from the company who overseeing the project, as it was being performed by the contractor. I sent you those reports that show that the contractor improperly achieved the gutter drain on the traffic lanes, which is an important component of the project, and we want to make sure that the water drains to the proper inlets. So, by achieving the curb flow, it's an important part of removal and resurfacing the pavement. One of the reports from the company shows the amount of asphalt that was used for the project. We also sent you as evidence of the asphalt and the amount he used, and the tickets and the amount of asphalt that they believe would do that job and that was in the email that I sent you this morning. (inaudible comment) I inspected the project last Monday, and we have some punch list items that we need to resolve with the contractor for some unfinished items and some things need to be corrected, nothing major, just minor

items. So, based on the evidence that I sent you this morning, and I talked to Jere Earlywine and Matt Hans also, and based on that evidence we think that the proposed change order justifies it and I would recommend approval because more asphalt was required than originally estimated has to be used in this project. It is typical within a resurfacing contract to estimate an original amount and also provide a line item in approving certain unit prices for asphalt in case more asphalt is needed. Now, the original contract with the CDD and the contractor has a provision, we have verified what the contractor is giving now in the change order is in accordance with the contract, so therefore, we recommend that the change order be approved. Now, having said that, I recommend that no additional payment be made to the contractor at this time until we resolve some of the punch list items that we have.

Ms. Hinz Philippi: Yes, I hear you.

Mr. Alvarez: That's what I have to report, and I don't know if you heard everything that I just said.

Mr. Case: So, Juan, just to summarize, I guess I heard two things, one is that it's typical that you don't know exactly how much asphalt it's going to take until you get a change order, so that's not uncommon, that's your first point, and then the second point you made is that you're also wanted to hold payment because there are some punch list items. Do you want to maybe just briefly touch on what those are and what the magnitude of the cost might be?

Mr. Alvarez: Yes, right now I think the District has paid \$68,000 to the contractor, so the majority of the contract amount is owed to them. The items that are on the punch list as we noted that the contractor, when they painted some crosswalks for the pedestrians, they painted them too narrow, and they should have at least 14" in width but, the contractor painted them less than that, so we need to ask them to correct that. Another thing is that there are some areas in which we noticed some patching that they did is already damaged, so those are two things. In the whole context of the job, those things are not something major, but they need to be corrected, so I would suggest as this moment to retain at least 10% of the project amount to withhold that amount from the contractor. Another thing that we need to discuss with them is that they need to provide us with a Release of Lien, not only for themselves but, also for the subcontractor, they have a subcontractor and Ranger, who is the plant that provided the asphalt and Ranger sent a

notice to the owner, and a notice to the CDD, that they are owed some money, so we are going to make sure that the subcontractor is paid.

Mr. Earlywine: Ok, so there's a couple of different type of notice to owners, there's one that is just commonly filed to put it on record, and then there's another where you're actually owed money, so which one did we get?

Mr. Alvarez: What we received is not a lien but, they are notifying the owner that they did work under the contractor.

Mr. Earlywine: Ok, and Juan do you know if actually, you don't think there's a late payment or anything like that from the main contractor?

Mr. Alvarez: Yes, I'm sorry, who am I talking to?

Mr. Earlywine: Yes, this is Jere, hi Juan, can you hear me ok?

Mr. Alvarez: Yes.

Mr. Earlywine: So, do you know for a fact that the subcontractor has not been paid, like is there an overdue payment or is that just a notice to owner?

Mr. Alvarez: No, I don't think they are claiming that they are late on a payment, it's just standard procedure from the subcontractor.

Mr. Earlywine: Ok, yes, so it should require a release or a joint check for the remaining asphalt to make sure the asphalt bill gets paid by All County so that we don't end up with a lien.

Ms. Hinz Philippi: Well, we can work that out with Jere and Krisen, that's fine. At this point I think we just approve the ratification of the change order pending the approval of the District engineer, so we can do that, and then of course we don't send the bill to Tiziana until they complete the punch list and they send the release of lien if we have one, I don't think we have one, I think we just have the notice.

Mr. Case: And we can ask for one.

Mr. Earlywine: Yes, I think we should have a release.

Mr. Case: Yes.

Mr. Earlywine: Because if we pay All County and they doesn't pay the supplier then we don't want that.

Ms. Hinz Philippi: Yes, and we can work this out between Juan and ourselves and we don't tell Tiziana to pay until we get everything.

Mr. Case: Right, ok.

Mr. Alvarez: And there's quite a bit of information in those reports I sent you but, I think it's very good evidence that the job was done.

Ms. Hinz Philippi: Ok, so we can go to the approval and ratification of the change order, and we can approve that subject to the engineer's final approval.

Mr. Frien: Approving the change order is in order because the material was used, that's separate from payment, we're just going to approve the change order at this point which we should approve.

Mr. Earlywine: Yes sir.

Ms. Hinz Philippi: Yes.

Mr. Frien: So, I'll make a motion that we approve the change for the additional asphalt.

On MOTION by Mr. Frien seconded by Mr. Case with all in favor, approving and ratifying Change Order #003 with All County Pavement Management subject to approval from the District Engineer was approved.

Mr. Alvarez: And excuse me Andressa, that's all I have to report, and I don't know if you have anything else you want me to present, or if I can just leave the meeting, or if you want me to wait?

Ms. Hinz Philippi: Do you guys have any other questions for the engineer?

Mr. Frien: I don't know if there's anything on the rules or traffic?

Mr. Earlywine: Maybe hang around while we talk about traffic, do you want to do that next Andressa?

Ms. Hinz Philippi: Yes, the rules are next.

SEVENTH ORDER OF BUSINESS

Discussion of:

A. Rules

Ms. Hinz Philippi: So, we're just going to go over the rules, and so they just want you to stay a little bit more Juan.

Mr. Alvarez: Ok.

Ms. Mood: So, we'll do traffic enforcement first, so we have a draft traffic enforcement agreement and I don't know if all of the rules made it into your agenda but, we have to do the notice of public hearing, right, to bring it back?

Mr. Earlywine: So what kind of rules are you talking about?

Ms. Mood: So right now we're talking about parking enforcement rules over CDD roads, and that would also come with a traffic enforcement agreement with the city to do enforcement on those roads. So, that would require, Juan, for you to give us a certification that the roads in compliance with all of the state and city code and the manual on uniform traffic that all the roads are in compliance with all those rules and then we can have the city do some parking enforcement on the roads and get some towing going. The second one is an updated rules of procedures.

Mr. Earlywine: And before you get to that, is anyone following what we're doing on the parking enforcement? So the idea is there's a couple of ways you can enforce your parking, you can do towing on demand, like when you pick up the phone and call them, you could do roam towing, you could with this traffic enforcement agreement the idea is that will allow the city to come on to your roads and they'll write tickets, that gives them authorization to do it, whether they actually drive through or not is a different thing, you can also hire off duty officers as part of that, that's your third enforcement mechanism, and the fourth thing is to actually put a fine on a car through the CDD, like the CDD could actually fine a person too. So, those are the things set up in the rules, do you guys have any questions about that?

Mr. Fien: Well, the approved signage need to be in place.

Mr. Earlywine: For the traffic enforcement that's exactly right, and that's what she's talking about.

Mr. Fien: Yes, so he'd have to sign off on that, so we were getting bids together for that.

A resident: Excuse me, I do have a question, can you hear me?

Mr. Earlywine: Yes.

Ms. Hinz Philippi: I'm sorry, the Board is discussing this now, and we're going to have questions at the end of the meeting so the public can ask questions then.

A resident: Ok, and I apologize for interrupting, since the Board is going to take a vote on this item, how are the residents going to be able to say what we feel before the Board makes a decision on the item?

Ms. Hinz Philippi: This is not going to be decided today because we have to advertise the rules and we're going to come back in a public hearing to vote on that, so we're just explaining and letting the Board know what we are thinking.

A resident: Understood, thank you.

Ms. Hinz Philippi: No problem.

Mr. Earlywine: And there will be further opportunity for audience comments later in the meeting to bring it back up today as well, if you'd like.

A resident: Ok.

Mr. Fien: And I just know that was something we need to resolve, and the stop signs falling over and the missing signs, the speed limit has to be fixed, and it's all going to be DOT signs so the sheriff's department can patrol.

Mr. Hans: Yes, and the signs that we missing have been ordered and they should be received relatively soon as well.

Mr. Fien: Ok, and then once we fulfill that order we're going to be in compliance?

Mr. Hans: Juan is going to check on that.

Ms. Hinz Philippi: Yes, Juan needs to check that for us.

Mr. Alvarez: Andressa, I have a comment about the signs that the Board needs to be up to standard, well, what I can only say is that the roads are in accordance with the approval that was given by the Board. That they are in accordance with the approved set of plans of that date. (inaudible comment)

Ms. Hinz Philippi: Yes, and basically Juan we need you guys to go out and make sure we are up to standards, if not, we have to order signs or do whatever we need to do to bring them up to standards, so we can get traffic enforcement to come and add patrol.

Mr. Alvarez: That's what I'm saying, and I just wanted to make that statement.

Ms. Hinz Philippi: Ok.

Ms. Mood: Ok, and if it's a process, that's alright, then we'll make this a process too and we can get the form of the agreement and approved and hold on to it until the District roads are in compliance, that's the traffic portion. So, the rules of procedure, just an update to bring everything in line with Florida Statutes and to be to our liking there was one modification to what ended up in your agenda package that we attempting republishing but, it looks like the old version is still in there but, we'll make sure the one that we adopt on the day of the hearing is the correct one but, those are in there if you have any

questions on those, I'd be happy to answer them, and I think we have Jere for a couple more minutes before he has to go.

Mr. Earlywine: Yes, you do.

Ms. Hinz Philippi: I think Juan is good to go, right?

Mr. Earlywine: Yes, Juan, we just needed you for the traffic thing, so if you need to go, and have you sent him the signage certification already?

Ms. Mood: I have not but, I'll send him one.

Mr. Earlywine: Ok, so Juan, are you following that, you do the sign study after the new signs are installed and then you'll just certify that everything is compliant, we should be able to get that agreement in place. It usually takes about 60 or so days to get through the city process.

Mr. Alvarez: Alright, ok.

Mr. Earlywine: Perfect, thank you Juan.

Ms. Hinz Philippi: Thank you Juan.

Mr. Alvarez: Thank you everyone, I'll see you next time.

Ms. Mood: Thank you.

Ms. Hinz Philippi: So, under the rules I do have some comments but, we can work that out later.

Mr. Earlywine: And the rules essentially consist of three sections, there's one that just deals with your administration of your Board meetings, there's a set that deals with rulemaking itself, and then the final one really deals with procurement and that sort of fills in the gap that are missing in the Statutes.

Ms. Hinz Philippi: And I have some basic comments, one was the number to contact in an emergency, it was wrong so that needs to be corrected.

Ms. Mood: And we'll make sure we get that corrected.

Ms. Hinz Philippi: The other thing, or two other points, one I want to be very specific on the music at the pool.

Ms. Mood: Ok, you're talking about the amenity rules.

Ms. Hinz Philippi: Yes.

Ms. Mood: Ok, you're moving a little bit ahead of me.

Mr. Earlywine: Right, you were talking about the procedural rules.

Ms. Mood: Yes.

Ms. Hinz Philippi: Ok, and I was on the clubhouse rules.

Ms. Mood: Ok.

Ms. Hinz Philippi: And then I wanted to also make specific that, like couples cannot be intimate at the pool, and things like that at our facility, or on any District property.

Ms. Moods: Ok, we can include that.

Ms. Hinz Philippi: Because if you don't have it in the rules, they say it's not in the rules, so we really need to be specific with that.

Ms. Mood: Ok, wonderful, we can do that. The last rule we haven't discussed yet is the common area and pond enforcement rule, the trespass rule. I don't know if you want to discuss that one in detail.

Mr. Earlywine: Yes, you may want to talk about it just in terms of does it allow fishing, for example, and things like that.

Ms. Mood: Ok, it does not allow fishing, no swimming, boating or other use of the ponds except as authorized by District staff and contractors to keep them in working order. Pets need to be accompanied, no littering.

Ms. Hinz Philippi: I think you skipped that fishing is allowed if it's catch and release.

Mr. Earlywine: Do you all typically allow catch and release, is that what you want?

Mr. Fien: I would hate to stop fishing in the pond, I live there, so I think this should probably need to stay there, because I don't know did we stock the fish that are in the pond?

Ms. Hinz Philippi: Yes, we did stock the fish.

Mr. Fien: So, we're paying to stock them you can't take them home.

Mr. Earlywine: There's privacy concerns sometimes too.

Ms. Mood: So catch and release is the way to go?

Mr. Earlywine: No, they want no fishing, you got it right the first time.

Ms. Mood: Ok.

Ms. Hinz Philippi: So, just remove that part.

Ms. Mood: Got it, absolutely. I think that's it for the pond, and common areas. If there are any other areas we should address, I'm happy to do that too, but I think that gets us to the end of the rules unless there are other questions.

Ms. Hinz Philippi: Alright, and you guys can later take a look and make comments and send those to us, and we can work on that.

B. Procedures for the General Election

Ms. Hinz Philippi: Alright, so the next item would be procedures for the general election. We're going to have two seats up for the general election in November, 2026, seat #2 that is Robert Frien, and seat #1 that is Colton Case, so those two seats are up for election. The qualifying time for those seat is at 12:00 noon on June 8, 2026, and will be until 12:00 noon, June 12, 2026. So, this is the qualifying period, you have to go the Supervisor of Elections, to qualify you need to be of course older than 21 years of age, and then you have to be a registered voter in the District, and that's it, there's not many qualifications for that.

Mr. Earlywine: And there's two types of elections we're doing this year, so the first one is the one that she's talking about, it's a qualified elector where it's going to show up on the ballot in November. If you want to qualify for those seats, there's two of them, you go to the Supervisor of Elections office from June 8th to June 12th, and they will literally walk you through it, if you sit with them they'll tell you exactly what you need to fill out and that kind of thing. If you're running unopposed it's super easy, if you're opposed and you really get into a big fight you can have a campaign fund and all that sort of thing, you can go crazy with it but, those are the two qualified elector seats. There's also a third landowners election seat which will be held actually through the District meeting, just like a meeting like this one, and we'll announce that at the July meeting with instructions and things like that.

Ms. Hinz Philippi: Yes.

Mr. Earlywine: And that's a little bit different but, this one obviously the voters, in a landowners election, the landowners actually vote for that seat and you have to bring evidence of your ownership and things like that to the meeting to cast your vote, and there's a proxy process and things like that but, we'll talk about that more in July.

Ms. Hinz Philippi: Correct, and that's going to be seat #4.

Mr. Earlywine: Yes, seat #4.

Ms. Hinz Philippi: Alright, so that's about it for the qualifying period of the seat #1 and #2, and also when you go to qualify basically you have to make sure you put the right seat # so you're not running for the wrong one, if you want to run unopposed.

Mr. Frien: Colton as seat #1.

Ms. Hinz Philippi: Yes, and you are seat #2.

Mr. Earlywine: Right, I think you're both in the qualified electors seats.

Ms. Hinz Philippi: Yes.

EIGHTH ORDER OF BUSINESS Staff Reports

Ms. Hinz Philippi: Alright, so we got through the procedures, and the next item would be staff reports, Jere do you have anything for us?

A. Attorney

Mr. Earlywine: Well, first off I just wanted, and I think this is our first meeting that we've been here live, I think the last one was when we got selected so we appreciate the chance to meet you guys, we appreciate the chance to work with you. This is Kristen Mood from my office, she works with me and we just wanted to come down and say hello and that kind of thing. So, we're really grateful to be here and happy to answer any questions you all may have.

Mr. Frein: Thank you, I appreciate it.

B. Engineer

Ms. Hinz Philippi: Then Juan already gave his report for us.

C. Field Manager – Monthly Report

Ms. Hinz Philippi: Matt, do you have anything?

Mr. Hans: So, we do have something that we're bringing to the meeting today, right now we're dealing with some electrical issues with the pool pump stuff. At a previous meeting we had approved a quote to run fresh wire out there, and it turns out our conduit was crushed, so we weren't able to pull fresh wire through. Right now we are trying a different method and at the moment it's much cheaper but, we're not entirely sure if it's going to work, so what we brought to the meeting is a proposal here for directional boring to go under the building and across, and we're looking for a not to exceed amount of \$8,050 pending the work that we're conducting that will work essentially so we at least have a backup plan with fresh conduit.

Mr. Case: So, let me get this right, you have an electrical panel at the pool equipment and the only way to get to it is to bore under the clubhouse?

Mr. Hans: Essentially, yes it's the most efficient way for us to go about it, and we're talking with the companies. Right now we are trying a different upgrade on the panel which is \$800 essentially is what we're using right now and if that doesn't work, this would be our only option essentially. So, we're hoping that the much cheaper option works but, if it doesn't we don't want to be stuck waiting until July to bring this back to everybody.

Mr. Case: Right, we can't have the pool shut down again.

Mr. Hans: Exactly, and the pumps are working perfectly fine, this is only affecting the heaters, when the heaters kick on we're drawing too much power and it trips the breaker. Right now we're upgrading the panel, we're increasing the breaker size on the main panel but, we don't have wiring we can only increase it to 125 amps, and we might need 150 amps, we've had different opinions from different electricians on this item.

Mr. Case: Yes, that's exactly what I was going to bring up because I think we should have some kind of contingency that we get a second opinion.

Mr. Hans: Yes, so we've met now in total 4 different electrical companies, all of them said something slightly different, and that's why we're trying to upgrade the breaker to 125 amps first, and if that doesn't work then our options are limited.

Mr. Case: Is this the new pool heaters that we installed recently?

Mr. Hans: These are the two new pool heaters that we installed and the reason why this is an issue is because previously before GMS had taken over management when USA Pools was taking care of the pool, they had done some shotty work essentially and they put a 7.5 horsepower impeller on a 10 horsepower pump to make the pump draw less power so everything worked properly. Last summer when we were having issues, and we had to correct stuff at a low rate to be at the correct rate for the filters to be working, we had to swap out that impellor for a 10 horsepower impellor and when we did that, the pump starting drawing more power and that's essentially how that happened. There's no way to control the power gauge on it, so it wasn't drawing the same amount of amps because it wasn't using the same amount of power with the 7.5 horsepower impellor, so now when the heaters kick on they each kick on at 35 amps a piece, so it's drawing a lot of power all at once because that pump never stops running, so that's kind of what our issue is there. It was jerry rigged to work before to work with the previous heaters and once we had our issues we had to undo the jerry rigg that they had done.

Mr. Case: Ok, so this is for the pool heater pipe then, this isn't for the wiring.

Mr. Hans: Correct, and we still have that \$4,000 proposal that we approved at the last meeting, that would be going hand in hand with this boring proposal.

Mr. Case: Ok, so I think we need to definitely consider it.

Ms. Hinz Philippi: So, it could be like a not to exceed and then he can try to get something else.

Mr. Hans: Yes, that's what I would be looking for, there are a few other options that we can do and we're talking to other companies about their ideas but, if we could get the not to exceed on this \$8,050 so we at least have this in place, and then if we can find a better deal or a better contractor, we'll definitely do that as well because we are still exploring additional options but, hopefully the 125 amp breaker will provide us enough power and we'll be good to go.

Mr. Case: Ok, I'll make a motion to approve the boring estimate contingent on the electrician had to go this route and it's his recommendation at a not to exceed for \$8,050.

On MOTION by Mr. Case seconded by Ms. DeRosa with all in favor, accepting the proposal for directional boring not to exceed \$8,050 subject to the electrician's approval and recommendation was approved.

Mr. Earlywine: And guys, I've got another meeting that I also have to run to but, if you would give me a quick call, I just want to touch base on some of the project completion transfer stuff and if you guys have questions about Atmos, like I know Todd Mosley is the president of the company so just shoot me an email or something and I'll get you guys in touch with him. Thank you guys.

Ms. Hinz Philippi: Alright.

Mr. Hans: And if you have any questions on the field manager report as well I can answer those and I'll email that together for us.

Mr. Case: So you've been helping out with the ponds and everything.

Mr. Hans: No, that's Jason, he's our new day to day guy over at Waterstone.

Ms. Hinz Philippi: He's the field manager, and he was training with Matt so now we are transitioning him to Waterstone.

Mr. Case: Ok.

Ms. Hinz Philippi: And Eddy and Nick are constantly there.

Mr. Case: Will Eddy be doing the Wednesday afternoons for the key FOBs?

Mr. Hans: Yes, he's there Wednesday afternoons, and he's there pretty much every day right now, he's working out of there.

Mr. Frien: So, with the rain I noticed the grass is starting to look a lot better out there, it's starting to green out, have we fertilized common areas and stuff recently?

Mr. Hans: I'll check on that they should have, we're on a quarterly schedule.

Mr. Frien: Because we're in a good time right now to get good strong roots system in the grass.

Mr. Hans: Right.

Ms. Hinz Philippi: Where are we with the three bids?

Mr. Hans: That was the other thing, so I have proposals for removing the plants that were damaged by the freeze, and the proposals we have to bring are from our current landscaper, Florida Exotic, and they gave us two separate proposals, one for \$4,000 for removing all the shrubbery, and they had another one for \$5,000 for removing seagrapes, the clusia hedges, and the other stuff that had died. We didn't get any proposals for replanting from them just yet because we do have to kind of essentially redesign everything with the landscaping and I want to work with Greenland for that because they can give us much better pricing for install.

Mr. Case: Yes, definitely.

Mr. Hans: So, we're looking for a not to exceed for \$9,000 for removal, with that we'd be working with Greenland as well to see if they will give us some better pricing for removal as well.

Mr. Case: Yes, and I don't want to leave the eyesore of the dead clusia and stuff around the swimming pool area but, I also don't want to create a bigger one by removing them and not having an estimate ready to go for replacement of the plants. So, I think we need to weigh that.

Mr. Hans: Ok, so we can table that then.

Ms. Hinz Philippi: Just table and bring it back.

Mr. Case: Yes, because if we start ripping things apart, I know that it's brown and stuff right now but, if we start ripping things apart and we don't have a plan to put it back together it just looks bad.

Ms. Hinz Philippi: It looks bad but then it's going to look worse.

Mr. Case: Right, so I do just feel like we need to have the full plan in place.

Mr. Hans: Ok.

Ms. Hinz Philippi: Yes, and I do think they can always also think about the design, like what would be the best scenario.

Mr. Hans: Yes.

Mr. Case: I'm trying to think, there was another company, and I'll send you the info, that I just got some good pricing from Adams that's even better than Greenland, and I'll forward you the info just so you have it.

Mr. Hans; Yes, I would appreciate it.

Mr. Case: Ok.

Ms. Hinz Philippi: Alright, so we will bring that back for the freeze with a whole plan for the landscape.

Mr. Case: Right, because we pull them out and then what, you put mulch down, and then make it look better temporarily, and then put that back out and you start spinning your wheels.

Mr. Hans: Right, and so we can definitely wait because I agree.

Ms. Hinz Philippi: Alright.

D. Manager

Ms. Hinz Philippi: The next item would be manager, I don't have anything to report at this moment.

NINTH ORDER OF BUSINESS

Financial Statements

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Ms. Hinz Philippi: Ok, so then we got to the financial statements, tab A is the approval of the check run summary, and tab B is approval of the unaudited financials. If you have any questions I can take those, if not, a motion to approve would be in order.

Ms. Mood: Did we get a motion or direction to advertise the public hearing for our rulemaking? I don't think you did.

Ms. Hinz Philippi: No, I don't think we did.

Ms. Mood: It might be a good idea, just for direction for us to go ahead and advertise our public hearing for the rules.

Ms. Hinz Philippi: Yes,

Ms. Mood: You can handle your financial statements first.

Mr. Case: And we would advertise that at the clubhouse?

Mr. Hans: Yes, the same thing we do here, it would be a regular meeting we just have to advertise ahead of time that it's a rules meeting.

Ms. Hinz Philippi: Right.

Ms. Mood: And put it in the paper twice, at least 35 days in advance of the meeting, so I'd recommend that we set the hearing for June probably just to make sure we give ourselves time.

Ms. Hinz Philippi: We did set up the public hearing for July 9th, so we could time it for that.

Ms. Mood: Great and we can combine those notices too, that's great, it saves a little bit of money.

Ms. Hinz Philippi: Yes. Ok, so let's just finish this one because I'm in the middle of the vote, so we have the financial statements, tab A and tab B. I need a motion to approve.

On MOTION by Mr. Frien seconded by Mr. Case with all in favor, the Check Run Summary and the Unaudited Financials were approved.

Ms. Hinz Philippi: Ok, so let's go back to the rules, we need direction.

Ms. Mood: Yes, it would be direction to set and advertise the public hearing for rulemaking for July 9th in this room at 11:00 a.m. or soon thereafter as the budget hearing is completed.

On MOTION by Mr. Frien seconded by Mr. Case with all in favor, authorizing staff to advertise a Public Hearing for Rulemaking on July 9, 2026 at 11:00 a.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida was approved.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Hinz Philippi: Alright, are there any Supervisor's requests at this time? Not hearing any, now is the time for audience comments, do we have any audience comment?

A resident: I have a couple of things, so we were at the February meeting and they talked about getting the pool fixed, and the exit arm to be put up, we've been here for a little over a year and the pool has not been heated any time that we've been able to go there, so I really don't understand why it takes so long to get the pool situated so that it works properly. The same with the exit gate, in February they said that the transponders were going to be, first it was January, then it was March, then it was April.

Mr. Hans: So, I can answer that one, well I'll start with the pool. You heard me explain what we had going on with the pool, a lot of it is we do have to bring it back to the meeting to get some of this stuff approved, and what we had approved that plan did not work, so that is why it does take time for those. As far as the gate, we did approve a change order at the last meeting, and we were waiting for the road work to be completed, they should be out in the next 2 to 3 weeks to start working on that side of the gate. Eddy is going to be conducting distribution of the transponders, at the same time that's going on essentially would be the plan. We were waiting until we had everything in place before we starting passing out transponders and stuff on that as well. We were going through the process of training Eddy as well, so it was time consuming, we did not have the time to do all of that and managing the property.

A resident: And we're not permanent residents, we're snowbirds, so we're only here for a specific amount of time, like 6 months out of the year, and so we said ok we'll be here to get our transponder and then use the pool and do all of this and now we're going home next month.

Ms. Hinz Phillippi: And transponders, I think Eddy is going to start like next week he can start the distribution, so that's going to be taken care of and we were waiting to install the gate after the second lift because that makes sense so they have that done before, so that's already in motion to be done. So, probably within the next month that part of your concern is going to be solved.

A resident: But this again comes down to lack of communication, we're not getting the updates about the transponders, about the pool, we're not getting it, and I know you all

may be communicating it to the HOA but, the HOA is making you all look bad because they're not giving it to us, I didn't see the email.

Ms. DeRosa: Well, I saw the email about the pool, it was notified that the pool was not in working condition, so I got one through my email.

Mr. Hans: And she said two weeks after Eddy had sent to her, that was the issue.

A resident: I got my update from Ed when I saw him in person.

Mr. Hans: Right, and this was an extremely long delay.

A resident: So, we should be getting them, if the pool is going to be down, we should all be getting it within 12 hours, within 24 hours max, we're not getting it and that's a poor reflection on you all because of the HOA, and that's where your fight is with the HOA, that needs to be taken care of.

A resident: Well even the community, we've been there for a year and we haven't be able to use the pool for a year.

A resident: Right.

Mr. Case: She either needs more time.

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

A resident: I appreciate that she's busy, I appreciate that, however, lack of communication is worse, I mean there's nothing.

Mr. Hans: We definitely expressed that to her on our end that our stuff needs to go out in a timely fashion, and we've been trying to work on that with them.

A resident: And who does she report to? Who is her boss?

Mr. Fien: At this time Mosley is her boss, and he was saying that he does have a relationship with Todd, and he wanted to send an email on what your experience was, and we can try to see if he can get with Todd. I also could send Todd an email just making him aware of the delay. You know I've had my own communication issues with Katlin as well, and it may be that she needs to be replaced, or it may just be that she just needs to have more time allowed to do her job.

A resident: Well, something needs to change.

A resident: And there was a blog, you might remember, there's a couple that got thrown out, or got evicted, they were living in a school bus in front of the house with curtains.

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

Mr. Hans: They parked it at the clubhouse a few times and I had tried to tow them and they ran away the second I went out there to put a sticker on there.

Mr. Fien: Is that before the gate or after the gate, do we know? Does the gate help with some of that stuff?

Mr. Hans: No, we'll put the gate down at the end of the day.

Mr. Case: Ok, because of the transponders, so we were leaving it open until 6:00 p.m.

Mr. Hans: Yes, for sales purposes but, we had them start closing the gates because there's no exit lane because people were just driving through the exit lane or the back as well.

A resident: And I was just going to make the comment that you're still selling houses and what do you do when you go to buy a house, you talk to the neighbors, and the neighbors have nothing good to say about the community, so it's in everybody's best interest, including ours because we live there to get these situations fixed.

Ms. Hinz Philippi: Ok, does anyone else have any comments?

A resident: Just a couple of things, and first I wanted to thank you guys for basically putting a prohibition on the fishing, there's been a lot of issues in the neighborhood with kids cutting through people's yards to go out and fish, and I don't know what they think they're going catch in that because I'm a fisherman too and that's probably the last place I'd want to go fishing but, I think that it is encroaching on everybody's rights with kids cutting through just to go fishing. The second thing, the trash, in one of my former lives I was in property management and construction, when a building is being built there's a dumpster onsite, there's inevitably going to be a lot of trash flow, and there's going to be people taking advantage of open dumpster. I don't know what you guys do about it, but previously we always had a provision that any dumpsters, preferably a 30 yard, we'd cover it up at night and put a padlock on it and then superintendent shows up the next morning unlocks it and flips it open.

Mr. Case: Right, and we're not going to do that, we may put signs up, we may go ahead and get the sheriff's department involved and start pressing charges on people for dumping.

A resident: I think you should because I know when there was a house under construction, two houses down from mine, everybody in the neighborhood that couldn't get their stuff in their trash wagon, they were dumping everything in there, and everything was blowing over on my lawn, and I wasn't happy about it, and again, I know you guys have procedures here, but what we used to do was cover it up, lock it up, and nobody could put anything in it.

Mr. Case: And it's not a victimless crime either because Adams Homes is paying by weight for all that garbage, they're paying for the cleanout and it just continues to happen.

A resident: I know the same thing with us.

Mr. Case: So, I do think it helps that we have the trash cans for the clubhouse because a lot of that stuff I actually had mail blowing all over the place on day, and I picked up a piece of mail, and I looked at the address, and politely, no confrontational, knocked on the lady's door and asked her if she could please stop dumping in our dumpsters because I had her address right there on her piece of mail, and she just said, we were up at the clubhouse and we look through our mail at the clubhouse. So, I said to myself, they're dumping it at the clubhouse, and then the clubhouse is dumping it in Adams dumpster, and then Adams is paying for the pickup, they're paying for the cleanup, so I think that will help with some of that stuff but, there's all kinds of stuff that gets put in the dumpsters. When we go to clean up the construction debris that being referenced as blowing in the lake, the only thing that we find that's actually construction debris is shingle bags, and roofing underlayment, it's about 1 of every 10 pieces of garbage that we pick up is actually Adams garbage, and we pay thousands of dollars pretty regularly to do that. The CDD takes care of around the lakes and we've kind of been doing it as a joint effort. I'll go ahead and set up some bushhogging and some garbage pickup for the neighborhood, and we'll try to maybe do a sweep through and get some stuff cleaned up, I'm sure you're working on the lakes and stuff.

Mr. Hans: Yes, we have Nick going around those lakes pretty much every day trying to pick up as much as he can as well.

Mr. Case: Right, so it can be challenging but we'll make a run at it and do some cleanup.

A resident: And I just have one more real quick thing, on the secondary access, that construction access, what's ultimately the plan for that once everything is built out? Is that going to be maintained?

A resident: Well, that's DOT design, once the construction is completed, it should be for emergency.

Ms. Hinz Phillippi: It's just an emergency exit.

A resident: Ok, so they're going to keep that for fire and rescue.

Ms. Hinz Phillippi: Yes.

Mr. Case: It would be a one way exit is what we have planned for it, it doesn't have the turning lane that DOT requires. DOT basically called and said, block that off, they shut it and took the sign down and shut it, and they were talking about fining us and all kinds of stuff for using it as an entrance. Anyway, we explained the situation and they went back on it, but that's the reason it cannot become an entrance because there's no turning lane, it's a traffic safety issue but, I think it's going to be an egress exit. We talked about, we're doing another lift of asphalt before we paint lines, and get all that situated.

Mr. Hans: So, that area back there it already had a second lift.

Mr. Case: Just that section, yes.

Mr. Hans: Right, and that section could be painted at any point essentially. Juan had suggested repaving it but, that was a year after we had it paved, I think they were a little confused when they were checking that area but, we had that area paved in 2022 is when it got paved so, it's fresh asphalt in good condition.

Mr. Case: So, when we get the transponders out, do we have a plan for a gate arm there?

Mr. Hans: So, what we discussed at the time when we approved the gate was that Adams, your superintendent would be locking that construction gate upon exit, and then once construction was finished and it turned over to the homeowners and everything, that was an emergency exit/entrance for the fire department so it would be permanently locked, unless the fire department or the police department is using it is how it was explained to us.

Ms. Hinz Phillippi: Yes.

Mr. Case: Right, and I do believe there was some things we were looking into there, if it was in the initial planning, if it was required for egress as a second exit in case

there's like ever a fire at the main entry or something like that, so we'll have to consider that.

Mr. Hans: Right, and we'll have to check with Juan, because it was be Juan's responsibility but I do believe when he explained it previously to us that what he said, it would be turned over as an emergency entry/exit for the emergency services.

A resident: I have a question, if there is more than 100 homes in a community, isn't it by Florida Law that you have to have two in and outs?

A resident: There's no statute on that, it must have an ingress and egress.

A resident: But I'm just saying, isn't there one in Florida, I thought I read that, maybe I'm wrong, maybe I read it wrong but, I thought if you have more than 100 homes in a community by Florida State Law, you have to have two, not just one but two.

Mr. Case: I can tell you can answer that question is Corey Benton, with St. Lucie County, if you call St. Lucie County, and ask for plans, there's a guy Corey Benton there that is very knowledgeable on these things and he may be able to answer that but, to our understanding it's one, and ultimately the county is reviewing the whole development plan and they're checking for all of that, it goes through fire marshal approval, and the fire marshal would be another person possibly that you could contact.

Ms. Hinz Philippi: Yes, but they wouldn't have approved the whole development.

A resident: And maybe I read it wrong, I apologize if I did read it wrong, but I'll definitely go back and speak to that gentleman like you said and find out. So, I just had a couple of things for the residents around me, I brought it up to Eddy and he said he was going to talk to Matt about it was the Waterstone sign in the front, they're both still broken if you look at them, and residents are constantly bothering me about that.

Mr. De La Rosa: I get with Matt on that.

A resident: Ok, and there was a light, you fixed one light but the other light is still out on the other side.

Mr. Case: Is that a FPL light?

Mr. Hans: No, it's the Waterstone entrance sign, and Veterans Air & Electric had fixed it, and it went down, they were supposed to fix it when they come back out to do the pool stuff but, I guess they didn't fix it that day so we'll get them back out and have that corrected.

Mr. Frien: And we had talked about adding some color to the entry plants, and we approved that after the freeze damage.

Mr. Hans: Right because we had stuff that was previously approved but, putting the previously approved plants in now would just look extremely silly but we're still filling in gaps, freshening up certain stuff.

Mr. Frien: Ok.

A resident: And you basically just answered my next question which was, people are asking questions about freshening it up, there were like a couple of palm trees, and a lot of it is like the older style palms trees, and stuff like that to make it look more modern.

Mr. Hans: Yes, and we'll be working on a new landscape plan for the area, we lost almost all of our plants in some sections, so we'll start fresh.

A resident: One thing, the white gate or the boxes that are up for the utilities, there's a couple on Waterstone, I mentioned this two months ago, can we get those power washed? Who owns them?

Mr. Hans: The city owns those.

A resident: So can Nick power wash them?

Mr. Hans: Yes, we'll get that taken care of.

A resident: Because specifically I have to look at the back of one of them.

A resident: Well, it's not just that, they actually have like boards screwed on to the gate, and they need to replace that.

A resident: Yes, they need to update them, they need to power wash them or something.

Mr. Hans: And we did have the city come out for it recently because they had two panels that were down, and what they consider acceptable is not what we consider acceptable, so that kind of puts us in an interesting territory.

A resident: And now they added something because we couldn't see anything that was inside that but, now there's something that they've added something and it's at least a foot to two feet.

Mr. Hans: That's a backup generator that they have there, and I don't know what electrical problems they were having but, they put that generator in there. Previously we had an issue with power going out there, and it flooded everything with raw sewage, so I'm

not entirely sure what they had going on electrical-wise or why they need that there, but we can try to find out.

A resident: The other thing, Adams Homes, if you could remind your landscapers to mow the lots that have not been sold especially the one I'm specifically talking about is the one on the corner, it's a sale office right now, and I talked to Eddy about it, it's the model/sales office.

Mr. Hans: It was CDD, and we just got through with the landscaper, there was some confusion on that area but, they should be taking care of that.

A resident: Ok, so yesterday there was somebody mowing it, the whole property, they didn't do the strip between the street and the sidewalk, directly in front of the house, it's on both sides of the driveway, so who owns that property right now?

Mr. Hans: So, the CDD, if you look on the map, this is our area that we maintain, it is right there, if it's in front of the house.

A resident: It would be the homeowner once the house is occupied by someone, but right now it's not.

Mr. Hans: Correct.

A resident: There are weeds this tall on either side of the driveway.

Mr. Case: I'll look at it today.

A resident: Ok.

A resident: Just another thing, and I was talking to Eddy about this, and he was trying to explain it to me but, I feel like there's a little bit of confusion between CDD and property owner. So, I'll give you a perfect example, I'll use 8740 Waterstone Island, based on my fence and my plan when I put up a fence and my property line, I forgot how many inches it was from it. So, me and my neighbor have one of the biggest gaps between houses, so technically the CDD is supposed to be responsible to come and cut that middle grass. Well, based on the conversation that I had with Eddy, I'm responsible.

Mr. Hans: No, that's not correct. You have an easement between your homes, you have 10' wide easement tract between your homes, those we do take care of.

A resident: They've never cut it, I cut it, I can show you my landscaper bill, he charges me an extra \$10 to cut it every week.

Mr. Hans: Got it, so get with Johnny on that Eddy and make sure because I've gone over that area like 3 different times with Johnny as well.

A resident: Well, he doesn't cut my neighbor's either, they do it themselves.

Mr. Hans: Got it.

A resident: And my neighbor across the street on the other side of the guy's house, they cut it as well, it's the same landscaper that does mine, he does the neighbor across the street and the two houses over, he does all of those.

Mr. Case: Yes, we have the villa area too so we probably should check that, you met with them out there Matt?

Mr. Hans: Yes, I've showed them to Johnny multiple times, and the day after I show him and they don't and then their landscapers has been doing it, so I know it's maintained but, I'll get with Johnny on all of those.

Ms. Hinz Philippi: Matt can you marked that with Eddy on the map?

Mr. Hans: Yes.

Ms. Hinz Philippi: And then Eddy, if it's not them, you have to call this guy and tell him to come back and do it, and if they are not doing it and Matt already showed them a couple of times, we're going to bring other proposals in and we're going to change landscapers because if they don't understand what they have to do, we have to take action on it, and I'm tired of this conversation with them, so this is the last warning, and you can tell them that. So, Matt, mark on the map for him and give it to them because then there is no discussion.

Mr. Hans: Yes.

Mr. Case: Well, let's just go ahead and get some more bids.

Mr. Hans: We will, yes because Greenland really wants our contract there, and there's a few others, so we'll contact them.

Ms. Hinz Philippi: Alright, so we're opening the floor if anyone wants to make a comment on the phone.

A resident: I do, I have three comments if you allow me. Can I share a picture that I have, it will have me address my comment, and hopefully many people can see it, are you able to see it now?

Mr. Hans: Yes, we are.

A resident: Ok, thank you. So, first of all, I am a transportation driver, and I sent an email back on September 16, 2025 to Katlin Flowers, and Matt Hans, and we're going through this issue, a lot of people that are coming into our community and making a left a

Montecristo Terrace are going the wrong way, and back in September in my email I said that almost 3 people hit my kid when they were passing by this area, and I would like to propose that you add some type of roundabout sign, this way only sign. There are no signs on the street to tell you to make a right, or only right, and there are a lot of people making that left turn going the wrong way. (inaudible comment) My solution would cost less than \$500, and since I sent this email back in September I would like you to tell me how this is going to be addressed, and memorialize my request today, that is my first question.

Mr. Case: My thought, we need to put signs, I think we could definitely do that.

Mr. Hans: Yes, we can put a sign for that.

Mr. Case: People probably already know it's illegal, people know the traffic law and they're choosing to break it, and it gets back to getting some sheriff's out there and writing tickets and patrolling the neighborhood and getting a DOT signage back up and everything that we're working on but, I wouldn't be opposed to like a right turn only sign or something.

Mr. Hans: Yes, and part of what you're suggesting is added dividers as well.

Ms. Hinz Philippi: Yes, dividers.

Ms. Mood: Before we install additional items, we just need to make sure they're all to code and in compliance.

Mr. Hans: Yes, and we can have our engineer take a look at it.

Mr. Case: So, let's have the engineer look at it and see if we can do anything because we don't want to hinder the process of getting that approved and getting the sheriff to patrol the street.

Mr. Hans: Yes.

A resident: And part of what he's saying too, because we live on Armina there is, where the roundabout is there's a sign that says Montecristo this way, and Armina that way, they need to be switched, we live on Armina but our road sign says Montecristo and I think that's part of what he's saying.

A resident: No, what I'm saying is that people are going the wrong way on my street.

Ms. Hinz Philippi: Ok, so we got that, we're going to work with our engineer on that.

A resident: Ok, thank you, will somebody be able to contact me if you have any questions about it?

Ms. Hinz Philippi: Yes, so they're going to get your email address and give it to Eddy and he's going to contact you once we get something from the engineer.

A resident: Thank you. The next item which is about the north gate, I was going to ask the question if that north entrance is going to be an entrance or an exit but, you already answered that question already which is meant to be an emergency exit only handled by the fire department which is great. The last item is for the traffic infractions, so I noticed that in your item you're drafting a contact with the City of Port St. Lucie, but when we call 911 they said they can't come in to our community.

Ms. Hinz Philippi: Because that's why we have this on our rules, and we're addressing that because they say that is District property and they are not going to come in until we have an agreement with them, and that's why we're doing all these rules and adopting all of that at the public hearing because then once we have that agreement signed they come in to enforce traffic.

A resident: Great, so that's all I have and if you can see in my email, this is what I sent out back in September of last year.

Ms. Hinz Philippi: Ok, we have your information and we have to really move on with our meeting, because we have to go to our next meeting but, do you have any other questions?

A resident: That is it, thank you very much.

Ms. Hinz Philippi: Ok, does anybody else have any comments.

ELVENTH ORDER OF BUSINESS

Adjournment

Ms. Hinz Philippi: Alright, not hearing any, I would just need a motion to adjourn.

On MOTION by Ms. DeRosa seconded by Mr. Case with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman