

MINUTES OF THE MEETING SABAL PALM COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Sabal Palm Community Development District was held on Thursday, May 28, 2026, at 6:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida

Present and constituting a quorum were:

Lindsay Foster
Shearon Martin
Russell Broomer
Naheisha Davis
Atherley Soman

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Andrew Gill
Jason Gitel
Patrick Burgess
Ginger Wald
Mr. Alex

District Manager
Governmental Management Services
Governmental Management Services
District Counsel
JLS Landscaping

(PLEASE NOTE: Due to technical issues with the audio recording device during this meeting, these minutes were transcribed to the best of our ability)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Gill called the meeting to order and called roll.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the April 16, 2026 Meeting

Mr. Gill: Next is item No. 2 that's approval of the minutes of the April 16, 2026 meeting and those are included in your packet. Are there any additions, deletions or corrections? Hearing none, I'll ask for a motion to approve those minutes.

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On MOTION by Mr. Broomer seconded by Mr. Soman with all in favor, the Minutes of the April 16, 2026 meeting were approved.

THIRD ORDER OF BUSINESS**Presentation by JLS Landscaping
on District Landscaping and
Enhancements**

Mr. Gill: So, item No. 3 is, we have here as a presentation by JLS Landscaping to discuss the District landscaping and enhancements. This also has to do with item No. 5 which is the resolution approving the fiscal year 2027 budget. As the Board may recall we walked through this budget line item by line item, some of the line items listed included landscape enhancements, mulching, flowers and contingencies for specific landscaping items for all the communities. We've invited Alex here from JLS Landscaping to just walk us through what some of those items are just because these line items can be a rather large portion of the budget. So, I'll turn it over to Alex, and Shearon is joining us, and I know she has a lot of questions, so I don't know if you want to provide those for her, she said she's on her way here.

Mr. Soman: So, they ought to do Manor Parc last.

Ms. Foster: Yes, let's do that.

Mr. Soman: So, let's do Central Parc and Hidden Trails and then Manor Parc last.

Mr. Alex: Ok, that's fine.

Mr. Burgess: And I can help as well, basically I wanted you guys to meet him, I know he's doing a good job and we're getting things in order, it's just been a slow process getting everything organized and cleaned up. So, a lot of the District didn't do tree trimming, we didn't have mulching line items, we didn't have annual flowers, and Alex provided us with those to have them done properly, have your flowers rotated 3 times a year, mulch done in the common areas and options to do additional areas, like Central Parc, the trees along the sidewalks, like that's an option to do but, it's a pretty minimal cost to include that with the common area mulching, and then just tree trimming. (inaudible comment) So, it may look like a large number but, looking at what the District maintains it's a lot of trees, it's a lot of area, so I just wanted them to be able to explain in more detail if you guys have questions, and kind of just give you the

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numbers so we can have it properly maintained how it should be and not have bigger projects down the road because it's been pushed off for so long. So, Central Parc, we have a line item at \$11,100 and that's really just for replacement or anything like that. I do want to add, I know the pool cabana I think it would be nice to redo around the pool cabana, and things like that. So, for landscape contingency we've added \$11,100, tree trimming, you guys have currently budgeted \$23,000 and proposed at \$24,500, now keep in mind that's your hardwood trees and that's the pool cabana, coconut palms, your entrance royal palms, so we do those 2 times a year, and the hardwood trees are once a year. All the numbers you provided is what we feel is going to be proper, so we have \$24,500 for tree trimming in Central Parc, mulch, \$14,280, and provided him with maps to kind of quote us properly but, like I said it's really the entrances, the pool cabana and I think in your proposal for Central Parc you included the trees along the sidewalk.

Mr. Alex: I put a line item for that.

Mr. Burgess: Yes, and I think we added that because it was a really small number, I think it was only like \$1,000 more or something around those lines. So, I think this number is good to get it done well, and I think we would do it before the holiday season and it would probably last until the next holiday season I guess.

Mr. Alex: Your mulch will last you about 6 months in the 9 month it starts to deplete and enhancement should start on the 12 month period, once a year, it generally builds up a little bit and stays nicer. Some of the more maintained areas are going to be raked down and worn out a little bit more so the mulch is going to deplete a little bit quicker but, for the most part you get about a year.

Mr. Burgess: And the number you provided is just one service?

Mr. Alex: One application, yes.

Mr. Burgess: So, honestly you guys could do more, it would just cost more and I believe that's going to have an increase to each area regardless this year, and we'll discuss that but, I think starting with this is good, at least once a year would look nice and then there's uniformity throughout the District, and everything could be done kind of at the same time rather than randomly done throughout each area.

Mr. Soman: So again like in November?

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Mr. Alex: Yes, either October or November period would take care of it, the same thing with the flower change outs, if we keep it on a routine basis then, as I was mentioning to Patrick and Jason that waiting too long or putting the flowers in at the wrong period of time you don't get the longevity out of the season for the flowers. So, sometimes we proposed that the installation was done on a little bit off base so putting plants that are not going to go through the right season at the right time. So, three rotations would really benefit.

Mr. Burgess: I think it was nice the flowers at Hidden Trails look great, and Manor Parc and Central Parc, they'll end up doing that, and that was done by the prior landscaper. Central Parc is good condition currently to do tree trimming this year, mulching, you guys are well funded I think for Central Parc, so we'll get that enhanced because I think it's just more important for us to understand the numbers for next fiscal year. So, I don't know if there are any questions on Central Parc's landscaping.

Mr. Soman: Not really, I mean just as for the flowers when is the next rotation of the flowers in the front?

Mr. Alex: Well, we started doing some rotations in the month of May, so the next rotation would be more towards October.

Mr. Soman: Ok.

Mr. Alex: And then then next one would be close to March.

Mr. Burgess: For Central Parc though, I think we did it before you guys started, and so I don't know if we want to change those out soon, we can get a price on it, and it's relatively cheap but, I don't what you recommend, and we can always discuss that later.

Mr. Alex: Well, it depends on the amount of iguanas that we have, and then we're limited to the type of species of flowers. So, let's say if we have iguanas then, we have a choice of either coleus or vincas.

Mr. Soman: Which is the same thing that's at Manor Parc in the front?

Mr. Alex: Manor Parc have big begonias.

Mr. Soman: In the front.

Mr. Alex: Yes, the big ones, those are begonias.

Mr. Soman: So, the iguanas don't eat them.

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Mr. Alex: No, the iguanas don't eat that specific type of begonia.

Mr. Soman: But that would be good for us, we're good with that.

Mr. Burgess: And we're trying match throughout the District, so like they can do it all at once.

Mr. Soman: Right, I'm good with that, and those look good, those are full.

Mr. Burgess: Yes.

Mr. Alex: Yes, and those are on their way out because it's going to get too hot for those to survive throughout the rest of the summer.

Mr. Soman: Ok, so in the summertime you have to do something different.

Mr. Burgess: Correct.

Mr. Soman: Ok, and then when you said the hardwoods, I know the palm trees, but the hardwoods are the ones on the sidewalk, like the oaks?

Mr. Alex: Yes.

Mr. Soman: You're just lifting the branches on those.

Mr. Alex: Yes.

Mr. Soman: Or is it a tree trimming per se or just with doing the regular service when they cut every 3 months, they are lifting the branches.

Mr. Burgess: Well, I think need, we need to get that preliminary lifted first and then they can do a proposal for proper trimming. I don't know what they recommend to do first but, I think they need cleaned up.

Mr. Alex: Right now our team today went through Central Parc and they basically limbed up the trees a little bit, I don't know if you noticed that.

Mr. Soman: Yes, I noticed that, I saw them today.

Mr. Alex: So, I mean we'll do sections like this, just to be able to be a wall of trees and try to make them look proper but, the trees, there's some very large limbs that need to be removed, so we want to make sure we clear the edge of it for vehicle traffic, at least 15', and that's part of tree trimming which would be that one item.

Mr. Soman: Ok, and that's for this year, that budget line item for next year?

Mr. Burgess: \$24,500 is next year.

Mr. Soman: Ok, so that's for them to do next year.

Mr. Burgess: Yes.

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Mr. Soman: Do, we have it in the budget for that to be done this year or next year?

Mr. Burgess: There's \$23,000 so we'll see what we can do with that this year.

Mr. Soman: Ok.

Ms. Foster: You received a proposal for this year I believe.

Mr. Burgess: For what?

Ms. Foster: For the tree trimming.

Mr. Alex: And I can pull it up in a second.

Mr. Soman: Ok.

Mr. Burgess: But as far as the numbers for next year, as long as you guys are comfortable with that for landscaping.

Mr. Soman: Yes, it's in the budget and the budget is balance still so we're good for next year and see what happens after that because we went through the line items last time and that was part of the numbers that we agreed on which made the numbers.

Mr. Gill: Yes, and right now we're at \$331 increase.

Mr. Soman: For Central Parc, that's what we finalized?

Mr. Gill: That's what we're finalizing now.

Mr. Soman: So is that an increase on what we were last time when we adjourned the meeting, what was the number that we agreed on before?

Mr. Gill: There were a number of changes that we made internally, and so this is overall I'm not sure if this higher than the other one.

Mr. Soman: I think it was lower and I think we're at like, and I don't have my paper but, I thought it was like \$200 and something that we agreed to.

Ms. Foster: You're saying what is it, the overall increase, \$331?

Mr. Soman: \$331 per household, right?

Mr. Gill: Yes.

Mr. Soman: Ok, alright, and we went through the whole thing last time, so we're good, I think we are good with that, because we're trying to get everything up to speed, instead of nickel and diming for \$10 or \$20, we want to get everything done because we do have a lot of complainers saying things are not being maintained, so I want to go ahead and try to approve the budget with everything you're saying this year and that

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way we have no restrictions on why property should not look the way it needs to look next year.

Mr. Gill: Right, and we can always lower it at the public hearing.

Mr. Soman: So, I think that's what we agreed on last time, so we're good because I think that's what we agreed upon because you weren't here, there were some numbers and then we said we'll approve it on things that need to be done, instead of increasing it \$200 and not getting everything done, increase an extra \$10 for everybody and we can get everything done and make the community look the way things need to be.

Ms. Foster: I don't know that there are dollars in Central Parc's budget to cover all the proposals that you received from us now.

Mr. Alex: I think it was for the landscape or an additional tree trimming because I don't see, do you see one for tree trimming?

Mr. Soman: No.

Mr. Alex: I know I definitely was asked but, I didn't remember that.

Mr. Burgess: I think for this fiscal year if we meet next month we can bring proposals for you guys to discuss.

Ms. Foster: But don't we need to budget, approve the budget at this meeting?

Mr. Burgess: Yes, but as far as like getting the service done, this fiscal year.

Mr. Gill: So, for this fiscal year, tree trimming, we've only spent to date, \$2,000 out of the \$23,000 that was budgeted, you all have \$21,000 for tree trimming and what we can do is obtain actual proposals for that.

Ms. Foster: I believe we did receive one, I have it, it's #16802.

Ms. Wald: So, you're ok.

Mr. Alex: What was that proposal number?

Ms. Foster: #16802.

Mr. Alex: Ok.

Ms. Foster: Sorry, I'm going to make sure.

Mr. Gill: At the last meeting he brought a number of proposals, all of which we didn't cover but, we wanted to show what were the options.

Ms. Foster: Correct.

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Mr. Gill: Tree trimming as you said was covered. (inaudible comment)

Ms. Wald: Go back to next year in the proposed budget, so your question was, where were you at the last time for annuals, so you were around a \$195 increase.

Mr. Soman: Ok.

Ms. Wald: With the additional and that's why they are providing that today, and again this is the proposed, you can always go down when you have the public hearing and everybody and their mother when it goes up will complain.

Ms. Foster: You mean with the increase.

Ms. Wald: Yes.

Ms. Foster: Some of which I don't think we need done.

Mr. Burgess: So what items do you not think we have money for?

Ms. Foster: Like it was \$82,000 total, and there was 12 proposals.

Mr. Burgess: And those were just to show when JLS took over I wanted them to provide enhancement areas, I remember those being added.

Ms. Foster: Ok, and they were super helpful I would say with them all in detail, but what I want to talk about is what we would want done so that we can make sure it's in the 2027 budget, it's not in the 2027 budget right now.

Mr. Burgess: Yes, so I think that would be out of your landscaping account and reserves I guess, I mean it's pretty minimum.

Ms. Foster: Right, that's my concern.

Mr. Soman: And we've only used \$2,000 this year, so we have \$21,000.

Ms. Foster: We didn't have any landscaping contingency last time.

Mr. Soman: Yes, but we only used \$2,000 on landscaping budget, right?

Ms. Foster: No, tree trimming.

Mr. Soman: Oh, tree trimming.

Ms. Foster: So, we've haven't had tree trimming done.

Mr. Soman: Right.

Ms. Foster: We have \$10,000 for mulch, in the 2026 budget we have \$10,000 of mulch, I'm talking about this year. I just want to make sure we're covered for next year. I want to see what we can do this year with the budget we have and then if we need to increase this, to cover what we want to do. Tree trimming, we have an estimate of

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\$22,500 so we can do that this year, and then we're budgeted, so I think tree trimming we're good.

Mr. Soman: Right, and that was already in our budget which we have not done, so I think we should the funds to get it done this year, and we also have a \$10,000 budget for mulch which we have done nothing.

Mr. Gill: Right, so Lindsay's question is that we provided a number of additional proposals that if applied to next year would increase the landscape contingency or the reserves or the other contingencies that we have.

Ms. Foster: Right.

Mr. Gill: So that's her question now.

Ms. Foster: Right, say we ignore the tree trimming item, so \$60,000 worth of improvement, it's like we have to decide whether we want all of those, some of them I don't think that we necessarily need, like the washout.

Mr. Soman: And we had decided that wasn't going to be done.

Ms. Foster: Ok.

Mr. Soman: And the palm trees, I don't think we should, I agree with you on that.

Mr. Alex: And I'll just throw it out there real quick about those palms we had a solution, and we took care of it, there's straps around there now, and you can't even tell unless you get real close in there. (inaudible comment)

Mr. Soman: Ok, good.

Ms. Foster: Perfect.

Mr. Alex: So, I think we're good on that.

Ms. Foster: There's some questionable items but, like the big dollars we don't have that for the west entrance landscape enhancements, \$12,580 that's a lot, we definitely don't have the money for that but, there's some things I think we should urgently get done, like the washout area at the pool, for \$1,950. I think we approved this at the last meeting, the mulching at the exercise area.

Mr. Soman: Yes, we approved that.

Mr. Alex: I have that on the schedule.

Ms. Foster: Ok.

Mr. Soman: Right so we approve the mulch.

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Mr. Alex: We're going to schedule it soon. (inaudible comment)

Mr. Soman: Right, so we did approve that.

Ms. Foster: Ok. Then landscape upgrade inside the pool area, I don't think we need it.

Mr. Soman: That was on the inside?

Ms. Foster: Yes, like inside, there's nothing there, I get it, it's not great, but I don't think it's urgent, I think there's other areas we should identify.

Mr. Soman: I agree with that.

Mr. Burgess: And it was really for them to get eyes on everything.

Ms. Foster: And it was super helpful.

Mr. Burgess: And I think there's a lot we can get done this year, and then it's things that are one and done kind of things and then we can move forward but, it was overwhelming to put a ton of proposals for you guys to look at.

Ms. Foster: No, it was super helpful and then we can like pick from it what we need or like a wish list items that we can look forward to next year, a lot of it. Then the landscape removal at the end.

Mr. Soman: So, I think I said no, it's there because if you remove it you have to put something back, I think the plants and flowers there are good, the only issue there is it needs to be mulched at the west end, the complete end, the plants are there and to me it doesn't look good, and you live 4 houses from there, so they don't look bad, what looks bad to me is the plants back there, it was never mulched, and so I think that's the issue there.

Mr. Burgess: And you're talking about this?

Mr. Soman: Yes, it needs to be mulched.

Mr. Burgess: Ok.

Mr. Soman: Let's spruce up but, I don't think we should remove that, I mean enhance is the word there.

Ms. Foster: You're talking about back in there.

Mr. Soman: Yes.

Ms. Foster: So, I don't see the benefit of that.

Mr. Soman: Right, me either, that's just one resident.

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Ms. Foster: And I live there, I mean I live 3 houses down.

Mr. Soman: You're three houses from there, and it's one resident.

Ms. Foster: (inaudible comment)

Mr. Burgess: We can always just sod it.

Mr. Soman: I think so, I think we should sod is easier.

Ms. Foster: I think there's other priority things.

Mr. Soman: Sod it and mulch it, I agree with that.

Mr. Gitel: To be able to sod around that area without removing anything it would be ok.

Mr. Alex: We might be able to sod just the front of the shrubbery, if we put sod in the back it's not going to work.

Mr. Soman: So, in the front I would agree.

Mr. Gill: So Lindsay, right now, for next year we have \$11,100 as the landscape contingency based on the additional proposals that you have, do you want to leave that as is, do you think you want to increase that?

Mr. Soman: How many contingencies do we have, we have one for the landscaping, and then what else?

Mr. Gill: And general contingency.

Mr. Soman: And then was there another number, like a reserve or something else?

Mr. Gill: \$20,000.

Mr. Soman: So we have \$40,000, and I don't want to touch any of them, I didn't know if you were saying increase it, so we have roughly a \$40,000 contingency overall which I think for me, I'm good with that.

Ms. Foster: Yes, depending on what landscaping we do because that's where we're pulling from, we don't have any landscape enhancement items, so any of these that we just talked about, like doing the pool, the pool gate area.

Mr. Soman: Oh the side here, that I agree with.

Ms. Foster: It's \$2,000.

Mr. Soman: Alright, and the front that's being washout, we're doing something about that.

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Ms. Foster: That's the east side entrance, \$7,000, the four corners, like having trees removed, again, we don't want to get into that.

Mr. Soman: No, I agree.

Ms. Foster: And this might be like a wish list item over by the pool to where it is outside.

Mr. Soman: I think is that the front, didn't he said something about replacing the plants in the front of the pool, I would agree with that.

Ms. Foster: Yes.

Mr. Soman: I think we need to do that.

Ms. Foster: Yes.

Mr. Soman: So, I agree that needs to be taken care of, it's an eyesore.

Mr. Burgess: Yes, and we can bring back that.

Mr. Soman: Well, she has a list here.

Ms. Foster: Yes, and so me and you disagreed on these two, and that one.

Mr. Soman: Ok.

Ms. Foster: So, this is what we just talked about.

Mr. Gill: So, one example, so this \$11,100 as the landscape contingency, if you increase that to \$20,000 the assessment, the total increase in assessment will go to \$368.88 as opposed to \$331. So, one option would be if there's an appetite for a certain assessment increase, we can come up with what that amount will be and then plug in and add that to the landscape contingency or add it to the general contingency as opposed to trying to at this point trying to figure out exactly what that number should be, so we have some flexibility.

Ms. Foster: So far we want \$8,000 worth of work, and it's only 3 things.

Mr. Burgess: You can always put it high and then go low.

Mr. Gill: Yes.

Ms. Foster: Yes. (inaudible comment) I think we may have to replace something if the city requires but, some of it, like cutting back the invasives. (inaudible comment) This would be nice to do, the pool, like we just talked about, I'm not opposed.

Mr. Soman: So, I think anything more than that is a lot.

Ms. Foster: Yes.

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Mr. Gill: Ok, so we'll make the change here, and that sets you at a increase of \$368.88.

Mr. Soman: And then for our current year budget, which ends December 31st or October.

Mr. Gill: October.

Ms. Foster: September 30th.

Mr. Soman: Ok, September 30th, so what have we used for our landscaping budget, have we used it up?

Mr. Gill: No.

Mr. Soman: We used \$5,000 and what did we budget for?

Ms. Wald: You don't have a contingency.

Mr. Soman: We didn't have a contingency budget for 2026.

Ms. Wald: No.

Ms. Foster: We have a landscaping lighting budget?

Mr. Burgess: Yes, and that's for the palm tree lighting, it's a little more complex, you don't have sufficient power, so it's a little more complex.

Ms. Foster: I don't think we need that, the landscaping lighting, I don't think it's a priority, it would be great to have those of course, everything would be great to have, I think maybe this year we could use that money, one to cover the money we already spent on landscape contingency that we didn't budget for, and then maybe some of these wish list items we could do this year, like I'm worried about the pool washout area.

Mr. Soman: So we have a \$15,000 contingency for that, in 2026 we had \$10,000, and did we use that?

Mr. Burgess: No because we were working with the electrician on what needs to be done so we can do them properly. (inaudible comment)

Ms. Foster: So we should use that.

Mr. Soman: We could use that.

Ms. Foster: I mean we should use \$5,000 of that, we're not going to do landscape lighting, so we should use \$5,000 of that to cover the \$5,000 landscape contingency and then we another \$5,000.

Mr. Gill: So, you're asking to zero out the landscape lighting for 2027?

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Mr. Soman: So, we have \$10,000 for 2026 that we have not used, right, we didn't use any of it so we use \$5,000 to pump up our reserves for regular landscape, for 2027 now I think we should cut that to \$5,000 and then move that money to the landscaping budget, and then the \$5,000 is exploratory work to see what the electrician says, and what needs to be done and then we can budget for that for next year because we haven't come up with a plan as to what we're going to do and how much it costs yet, so then we will just use \$5,000 to get the electrician out, get the quotes, get what needs to be done, and then during next year try to implement what the cost is going to be for 2028 for the lights, and so we can take \$10,000 from the lighting and put it towards the landscaping budget for next year so we keep our numbers kind of the same, now does that make sense?

Ms. Foster: What you're saying there's not a change in dollars.

Mr. Soman: No.

Ms. Wald: Yes, it's line items.

Ms. Foster: Correct.

Mr. Gill: So, landscape lighting is now going drop to \$5,000.

Mr. Soman: Yes.

Mr. Gill: I still have landscape contingency at \$20,000, and this leaves your assessments at.

Mr. Soman: It should be back to roughly \$330.

Ms. Wald: It's going to be much less.

Mr. Gill: Yes, it will be less that, so \$326.83.

Mr. Soman: Ok. At this point I think the landscaping and mulching will be much more effective as far as visual for the residents.

Mr. Burgess: Yes, that's the goal to show what their increase is going to be in as a proper maintenance experience.

Mr. Gill: So again, it's at \$326.83 based on those changes which I've made here, again the line items can change between now and any time, but this is the cap, and at the meeting we can potentially lower that.

Mr. Soman: Yes.

Ms. Wald: Ok.

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Mr. Gill: Ok, so we'll lock that in for Central Parc and then move on to the next one which is, do you want to go to Hidden Trails next?

Ms. Martin: No, Manor Parc.

Mr. Gill: Ok, Manor Parc.

Mr. Burgess: Just for your understanding since you guys weren't here but, Alex from JLS is here just to provide clarity on the numbers.

Ms. Martin: Ok.

Mr. Gill: So right now as is, which shows for Manor Parc, your increase would be \$445.26, so any changes that we make would increase that, or any changes to lower the amounts would decrease that and I'll do that now as we're talking. So, to go through the landscape contingency.

Ms. Martin: Yes, and I'm starting at the top, let's start with landscape contingency.

Mr. Gill: Ok.

Mr. Burgess: So, you're adding \$15,000 to your landscape contingency, we did a lot of work this year for what was necessary, but it just wasn't budgeted for so, \$15,000 for your landscape contingency. The tree trimming is \$45,000.

Ms. Martin: And what does that include?

Mr. Burgess: It's going to include all of your trees around the property.

Ms. Martin: Including the ones that are along the lake, all the oak trees along the lake?

Mr. Burgess: Yes, so it would include, this is all CDD property around the entire way behind the homes, along the Turnpike and Commercial, so Alex did a full count of all your trees and provided a pretty descriptive proposal but, it's all of these trees that are behind the homes, along Commercial Blvd., that are behind your home, and I know Alex has a lot of concerns with this area behind your home, the big stretch of land, so it's a lot of area to do tree trimming.

Ms. Martin: What about the trees along Rock Island, on the perimeter of Rock Island?

Mr. Burgess: Yes, so as long as it's on CDD property they would be included.

Ms. Martin: Ok, the ones that sit inbetween the hedging?

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Mr. Burgess: Yes.

Ms. Martin: Ok.

Mr. Alex: So, my tree count basically included almost every folio that's associated with Manor Parc CDD. So, wherever on Rock Island from the back of the fence all the way to the street, so include the area where the sidewalk is. So, I know you have an easement there but, whatever trees are in that location they were accounted for. The same like the seagrape that we've been maintaining since we took over, it was a big shock.

Ms. Martin: You've been maintaining the seagrape?

Mr. Alex: Yes, I think it was a big shock for everybody when it first got done but now maintaining it is looking really sharp.

Ms. Martin: Yes, I'm ok, you did a really good job with the seagrapes, so I wanted to look at those trees because they've never been cut and go back, this is a monster here.

Ms. Foster: That's the CDD, right?

Mr. Burgess: This is outside, I'm assuming the county could be like adjacent property to maintain because I've seen a lot of areas, and I guess we just have to research.

Mr. Alex: And there's some silver palms there but those areas whatever we maintain, I include those because it's on the aesthetic portion of the association.

Ms. Martin: Yes.

Mr. Alex: So whatever you drive through on Rock Island it's going to get trimmed, keep in mind the hardwood trees that are all over the common areas, we are doing a particular type of pruning, that's clearance pruning. So, clearance pruning, the description of that is 8' over sidewalks, and 15' clearance, to 16' clearance for vehicle traffic at your pavement. So, any large limbs that may be in the way, we take care of those and any dead debris or hazardous branches inside the trees get taken care of as well. So, what it does not include, and I want to specify this is crown reduction, structural pruning, crown cleaning.

Ms. Martin: What does that mean?

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Mr. Alex: So, basically a crown reduction what we would do on this for clearance pruning would be to elevate the tree, move dead branches on the inside, and keep the tree nice and clean for aesthetic purposes. Crown reduction would be to subordinate and reduce the over lengths of these branches in order to tuck in the trees to make them less susceptible to high winds, structure pruning is going inside, removing limbs that are touching or anything that could possibly be jeopardizing the wellness of the tree as it gets bigger. Crown cleaning, sometimes, and you don't have a lot of this but, large dead or decaying limbs, it's just a matter of selectively pruning the tree as needed.

Ms. Martin: So, I'm good with that, my concern is that if there's any, like you just mentioned, if there's any tree or palm that have any dead limbs that need to be removed can I know what that would cost us?

Mr. Alex: Yes, and what we would do is, like we do when we find dead the same trees, we submit it in writing with a separate quote, photograph and location, and then we bid specifically on those items alone.

Ms. Martin: Ok.

Mr. Alex: Because on a project like this with so many trees, and this is a good example here too, so right where you have the edge of the canal, when we did our initial cleanup we went to that edge and even a little bit further, we clean up any vegetation that was growing over the area where we have to maintain. All of these palm trees here that are here, these are a lot worse right now, would be trimmed on a regular pruning. We basically come in and we cut back the vegetation that's intruding onto our landscape maintenance location, and we just keep it clean. We don't go passed that drop on the canal bank, and while these limbs are really low, these oak trees they need to be limbed up any street lights, they get cleared, like any items like this where you need to have some light to the solar panels, they get cleared as well.

Ms. Martin: In what we're budgeting here in the \$45,000 because I want to go back to Rock Island because there's some trees off, I can't remember the entrance but on 52nd that look like palms but, may not be palms.

Mr. Alex: Those the fishtails and the arecas.

Ms. Martin: Well those return?

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Mr. Alex: So, those, well first of all let me ask you a question, what is your envision of what this should look like because there's different ways of handling this. In this particular aspect what we do is remove anything dead because fishtails are basically, they're a cluster of plants, they're meant to stay large, we can reduce them but, that's part of those reduction, additional costs.

Ms. Martin: And not to interrupt you but, I want to maintain the trees at a certain height because they were all planted at the same time so I wouldn't want to tell you to reduce the fishtails, you know what I'm saying, I'm trying to make the aesthetic all look the same but, I was just wondering is that how that tree should look.

Mr. Gitel: It is, yes, that's the nature of the plant.

Ms. Martin: Would the bottom get cleaned up a little bit?

Mr. Alex: Yes, we do clean it up once a month, keep in mind fishtails are very similar to areca palms where they shed their palm fronds on a regular basis. So, let's say for instance, our team goes in there this week, next week you'd have dead branches, so we have to on a monthly basis we maintain that.

Ms. Martin: Ok, so that \$45,000 includes, is it the tree trimming that we're looking at, so it's just tree trimming only?

Mr. Gill: That's what we're discussing.

Ms. Martin: Ok, but tree trimming only?

Mr. Alex: Yes.

Ms. Martin: Ok, so I'm good with the tree trimming budget, understanding that it's all the trees around the property, what about the trees that run along the Turnpike?

Mr. Alex: Yes, up to the edge of the canal bank.

Ms. Martin: Ok, so those are included?

Mr. Alex: Yes, so anything up to the edge of the canal bank, you've got a whole much of miscellaneous , you have some seagrape, you have some miscellaneous invasives that are there, Florida holly, another name for a brazilin pepper, you have a lot of invasives that are growing right here, on the edge. What we will do is, as our team is trying to do now is keep it cut back on a regular basis so it doesn't invade us on the property, like it did when we first started.

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Ms. Martin: Ok, and then my other concern which I mentioned to you, Patrick and Jason, is there's a lot of grasses that are dead we're mowing these, and I think it's not your fault but, we need to fix that because even when they mow their lawn, and they were here on Wednesday, because it's so much weeds it doesn't look manicured but it got cut.

Mr. Alex: You're talking about the exterior perimeter and all that?

Ms. Martin: Yes, on Rock Island, and like there's some areas too by the mailboxes, like on 50th, when you're entering off of Rock Island there's some areas there.

Mr. Gitel: They replaced that, we got that done.

Ms. Martin: Ok, but when you're entering the property from any of the entrances, I think I sent you a picture before Jason, it's just weeds, and most of the grass is weeded out, and by the mailbox on 50th, the grass area when you're walking up here on your left, when you're walking up to the mailboxes, it's all weeds, and it's been all weeds for years.

Mr. Burgess: So, the contract matter that had turf weed treatment, and it wasn't what you guys approved but we did add, we provided numbers for adding turf weed treatment which is two times a year to the landscape maintenance numbers, so we included that in there.

Mr. Soman: For Sabal Palm?

Mr. Burgess: Yes, correct.

Ms. Martin: I want to do sod replacement, there's no treatment that's going to recover the grass from some of those areas.

Mr. Burgess: That would come out of your contingency line item.

Ms. Martin: Well, that's only \$15,000, would that cover what I'm talking about, and if you show the grid I can show you the areas that I'm referring to .

Mr. Alex: It depends on how much square footage that we have to take care.

Ms. Martin: Like this mailbox by the cabana area, you can see the grass there is all weeds, if you go back, and what I'm concerned about is here on the property, and especially along Rock Island.

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Mr. Gill: The bigger question is to replace some of the areas that have a ton of weeds with sod, is the cost of \$15,000 sufficient?

Mr. Alex: Well, we would have to measure it out and see what the square footage is there, because keep in mind too, the hidden value, in order to save a little bit of funds those turf weed treatments that we're going to be implementing, a little bit year after year, some of those areas I agree they're shot but, some of the other areas with some trees missing the St. Augustine grows quite a bit during summer period, and it does take over a lot of the areas. In areas where there's actually nothing left, yes, I agree sodding it is definite.

Ms. Martin: Ok, are we finalizing the budget tonight?

Ms. Wald: No, this is not but you want to have the highest amount.

Ms. Martin: When would you be able to get those numbers back to us Patrick?

Mr. Burgess: For sod replacement?

Ms. Martin: Yes, for the areas that need sod replacement.

Mr. Burgess: I think we would have to, I mean I think it would be a year from now before we'd even do anything, so I think you would just add some to the landscaping contingency line item.

Ms. Martin: Yes, but already we're are pushing that \$450 as an increase, I want to be able to have an idea of what it would cost so we can figure out if I need to lower anything, so a couple of days to just eyeball it and give a guestimate?

Ms. Wald: Well, you have to do it tonight.

Mr. Gill: Right, you have to do it tonight, yes. We also have \$32,000 as the contingency in your reserve.

Ms. Martin: You see my concern with Manor Parc is we have the most landscaping area, and there is so much visibility to it, and it has never really been addressed over the years that I want to make sure we're budgeting for it. So, we have \$15,000 contingency which I know is not going to cover sod replacement.

Mr. Burgess: And you guys have done a lot of enhancements over the past few years that I don't expect you guys to have to do next year because your entrance is done off Commercial, we did the roundabouts last year, the pool cabana front is nice, so

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it's not like we're using all the reserves for like mulching and flowers, so there's \$15,000 basically, if you need that.

Ms. Martin: Ok, alright, so that \$15,000 plus the \$32,500.

Mr. Gill: So, I bumped it up to \$25,000 and it moves you up to still under \$500 to \$489.77.

Ms. Martin: Ok, so that's landscaping. The mulching, I'm on the fence with the mulching, what is that \$15,680, what are we mulching?

Mr. Burgess: So, I provided a map, and I can just pull it up.

Ms. Martin: Ok.

Mr. Burgess: So, it's all your common areas, it's Commercial Blvd. entrance, your roundabouts, the pool cabana entrance, the little cutouts where the playgrounds are, your mailboxes.

Ms. Martin: Have we been mulching Rock Island?

Mr. Burgess: Well, we have that additional cost to do Rock Island so, for the mulch installation of District commons areas it's close to \$7,000 and to add in front of the seagrapes and the Commercial Blvd. hedge, the Rock Island and Commercial Blvd. hedge, just the front, that adds \$8,000 more dollars. So, we have that option but, I think if you want the exterior to look good, we thought just the exterior not the interior that would be good and that reduces the money.

Ms. Martin: What interior areas are you referring to?

Mr. Burgess: So, like you know how you're driving on Rock Island you just see the front of the hedge you don't see behind the hedge, so why would we spend the money behind it, it's just a material thing for people driving by.

Ms. Martin: Right, and how much would that be?

Mr. Burgess: It's 18 pallets for \$8,000 or close to \$9,000.

Ms. Martin: In total for mulching?

Mr. Burgess: For the seagrape on Rock Island and the Commercial Blvd. hedge.

Ms. Martin: Plus \$15,680?

Ms. Wald: No that includes everything Shearon.

Ms. Martin: How long will that mulch last, a year?

Mr. Burgess: Yes, it will last year, once a year.

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Ms. Martin: Ok, then annual flowers is a must.

Mr. Burgess: Yes, that's 3 times a year for annual flowers.

Ms. Martin: Pressure washing is a must, lake and canal maintenance. What did we spend on irrigation repairs?

Mr. Burgess: Well, remember you had the lightning strike on your palms and that was a lot of money, and just how this system is, it's kind of prone to replacement of the decoders I believe, and I think you get a lot of lightning strikes out there too from my understanding.

Ms. Martin: How much have we spent so far this year?

Ms. Wald: \$3,500.

Mr. Burgess: It varies.

Ms. Wald: And you're going to have more because summer months are coming up.

Mr. Burgess: Right.

Ms. Martin: I think \$14,550 is a lot.

Mr. Burgess: For irrigation?

Ms. Martin: Yes.

Mr. Burgess: I think it's fair, in my honest opinion it's very valid.

Ms. Martin: How much did we spend last year?

Ms. Wald: I don't know.

Mr. Burgess: Well, it would have been a lot because of the lightning but, his tech does a great job, he gives very descriptive proposals of the repairs and pictures, so I feel really comfortable that it is a good number, and they're providing a good service, especially during the dry season, once something breaks we approve it pretty fast so then we don't have anything dying, so it's kind of a constant maintenance, just like the pool equipment.

Ms. Martin: Ok, and going back to the general landscaping, do it include weed treatment?

Mr. Burgess: Yes, we added that in there, and I think this year when the time comes, and what's the next time we do it?

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Mr. Alex: It would be November, December, and like I said, November or December if we can, it depends on the weather, we can't apply the product if it's 85 degrees or more because then there would be more damage, and it depends on our rain, we can't apply before or after rain, we have to stay within our mowing schedule to make sure we get an optimum application, so there's a lot of variables but, we would like to apply at least 2 applications for that 2027 budget period.

Mr. Burgess: So, that's in that landscaping number.

Ms. Martin: So, I think we added some line items that we didn't have in the previous year, which is good, like the contingency, we did not have contingency for landscaping last year, right.

Mr. Gill: Correct.

Ms. Martin: And we did not have mulching included and all of that, do we need to maintain or reserve of \$32,500 or can we reduce that to \$20,500?

Mr. Burgess: I think it's up to you guys but I think you're 10 years at least with the property, and I think your pools are going to be close to needing a refinish eventually, resurfacing, and that kind of depends on the Department of Health, they could shut us down if it's not resurfaced or it starts failing, and those are not cheap.

Ms. Martin: So, next year you think we would need to resurface the pool?

Mr. Burgess: No, but I think the goal is to replenish your reserves, this is what you have and thankfully we haven't had any hurricanes, but Manor Parc keeps on pulling from their reserves and it's to do things that we should just have line items for.

Ms. Martin: But now we do have more line items and stuff.

Mr. Burgess: Right, but the goal is to build the reserves for your big projects.

Ms. Martin: Yes, and I understand all of that but, we're also looking at the \$500 increase, how much is the increase at now?

Mr. Gill: Well, I can reduce it back but, I increased the landscaping contingency to \$25,000.

Ms. Wald: And before you do that, you said that you had increased it to \$25,000, the question is do you want the increase for the \$25,000?

Mr. Gill: Right.

Ms. Martin: Wait I want to see how the numbers go up.

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Ms. Wald: So go back to \$15,000.

Mr. Gill: I put it back to the way it was, it was at \$445.26.

Ms. Wald: That's where you are now.

Mr. Gill: Yes, correct.

Ms. Martin: Ok, so let's leave it at \$15,000, what's wall maintenance?

Mr. Gill: We're going to remove that, that shouldn't be there.

Mr. Burgess: That's for Hidden Trials.

Ms. Martin: What's refuse service?

Mr. Gill: That's trash.

Ms. Martin: Ok, we get charged for that?

Mr. Burgess: Yes, we pay Republic Services, yes.

Mr. Soman: We pay why?

Mr. Burgess: For the trash at the pool cabanas and the mailboxes.

Mr. Soman: Ok, so you guys pay, so Waste Management, they only do the residential.

Mr. Gill: Correct.

Ms. Wald: Whoever the company is.

Ms. Martin: How much is it that we're at now?

Ms. Wald: If you remove the wall.

Mr. Gill: Right now, if we remove the wall it's \$430.57.

Ms. Martin: Ok, so hold on, so security, the cameras are new, right?

Mr. Burgess: Yes, and this is the increase to maintain what is now in place and we're close to being implemented.

Ms. Wald: Your contract.

Ms. Martin: So the \$5,000?

Mr. Burgess: No that's just if a camera breaks in the pool cabana or anything like that.

Ms. Martin: We don't have a 1 year warranty on those new cameras?

Mr. Burgess: The pool cabana is not new cameras.

Ms. Martin: So, \$5,000 to repair two cameras?

Mr. Burgess: It's just to repair them, we didn't have it back then.

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Ms. Martin: And this is not security watching cameras right?

Mr. Burgess: No, the HOA pays for that in Manor Parc.

Ms. Martin: Do we even need the other cameras anymore?

Mr. Burgess: Yes, Security Watch recommends the CCTV as well, that's what they do.

Ms. Martin: Ok, alright. So, the landscaping maintenance went down from \$137,790 to \$127,423, right, am I reading that correctly?

Ms. Wald: Yes because you got a new contract.

Ms. Martin: And it went down?

Mr. Burgess: Yes, it's more-narrow, finetuned basically.

Ms. Martin: Ok. So, the tree trimming budget is a lot but it's needed.

Mr. Burgess: And once you do it, it may not be as big of a project the following year and we can maybe lessen that number but, just thinking the last time it was done, I can tell you at least 2 to 3 years since I've been with the District it hasn't been done, so they're just getting worse and worse, and hauling away all that additional debris adds to the cost and the labor.

Ms. Martin: Ok.

Ms. Wald: And remember, this is your high benchmark, this is just proposed, when we get to the final you can always reduce.

Ms. Martin: Ok, I'm inclined to reduce irrigation by \$4,550 and put it in reserves but, let's keep it that way for now at the high end, so I'm good.

Mr. Gill: Ok.

Ms. Martin: And you're going removal that wall maintenance?

Ms. Wald: Yes, he already did.

Mr. Gill: Yes, that's what got you down to \$430.57.

Ms. Martin: And you think the condition of the two playgrounds, the two tot lots right now because the one on 50th Terrace seems fine to me but, I haven't inspected it. Do you think we need \$10,000 for repairs?

Mr. Burgess: To me, you don't necessarily have to use it, I thought that since you're getting the massive park in Central Parc, that we could just remove your playgrounds and have less of a maintenance responsibility, but that was just a thought.

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Ms. Martin: Would we need a community vote on that?

Mr. Burgess: I'm not sure.

Mr. Soman: You can't remove an amenity, it's extremely hard to get that done.

Ms. Wald: Wait, hold on, it's from the site plan, so the question is, is that something, do you have the legal ability to remove because it was part of the original plan, so you might not be able to do it.

Ms. Martin: Right but, I think we can cut that \$10,000, what do you think?

Ms. Foster: If you want to do like the minimum, like rocks or something

Ms. Martin: Yes.

Mr. Gill: That brings you down to \$408.32.

Ms. Martin: \$408.32, that's better.

Mr. Gill: Yes, so there's the mail notice that we sent with this number.

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

Ms. Martin: Then we're not putting anything landscaping related.

Ms. Wald: Alright, so if you want it to be \$399, you can do this, \$399, he remove that from contingency reserve when you do your math.

Ms. Martin: Ok, thank you.

Ms. Wald: Does that work?

Ms. Martin: Yes.

Ms. Wald: Ok.

Mr. Soman: Alex, I have a general question, so for the tree trimming cost that you proposed that includes all the palms that are on CDD property.

Mr. Alex: Correct.

Mr. Soman: Ok.

Mr. Burgess: We did those before JLS took over.

Mr. Gill: So, right now Hidden Trails is at \$378.73.

Ms. Davis: Ok.

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

Mr. Soman: So, to approve this or the next meeting is the general meeting?

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Mr. Gill: The next meeting would be the public hearing, so we're going to set it today, and most likely the adoption would be in August.

Mr. Soman: Ok.

Mr. Gill: Residents will show up from the sticker shock of the mail notice that will bring them in.

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

Ms. Wald: So, why don't we, or someone make a motion for a recess.

Mr. Soman: I make a motion for a 5 minute recess.

On MOTION by Mr. Soman seconded by Ms. Foster with all in favor, authorizing to take a 5 minute recess was approved.

Mr. Gill: Alright, we're back on the record.

Ms. Davis: What was the amount?

Ms. Wald: \$364.19.

Ms. Davis: That's a lot.

Mr. Broomer: So playground repairs, do we have something that needs to get done to the playground because we already have repairs and maintenance at \$10,000, can we get rid of the playground repairs?

Ms. Martin: I would say keep the playground and take it from the maintenance and we can maybe go down \$10,000 back to the reserve.

Mr. Broomer: Ok.

Ms. Martin: I say leave the playground.

Mr. Gill: Right.

Ms. Martin: And put the reserve back to \$10,000, and where would that take us?

Mr. Gill: That leaves you at \$339.33.

Ms. Wald: Wait we can't knock it off something, you're going to have to knock it off contingency.

Mr. Gill: The reserve, yes.

Ms. Wald: Yes.

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Ms. Martin: No, I don't want to go under \$10,000 with the reserves.

Mr. Burgess: Are you guys comfortable with the landscape items at least?

Ms. Martin: Yes, I'm thinking increasing the landscaping if that's not enough.

Mr. Soman: So your reserve is \$10,000, and what is that contingency there, you have a contingency as well, right above playground repairs you have another contingency, that's just general?

Mr. Gill: Yes.

Ms. Wald: The question that they have is, can Alex go, or do we have any other questions?

Ms. Martin: Oh no, I have a question, so for this budget it starts October, so can you think of already rescheduling some of tree trimming, I know it needs to happen after November 30th for hurricane season.

Mr. Alex: For the 2027?

Ms. Martin: Well, when do we get money?

Ms. Wald: Ok, if you pay at the end of November, it has to go through a process, and then we have to get it from the Tax Collector, so we don't start getting that money until the earliest, December, and then collection in November, and then there's people who don't pay until March, so now you have March, April and May. So, you keep three months of reserves every single new fiscal year just to keep you above to do your regular things but, anything new, which is the addition that we're talking about here, you're not going to have that money to spend unless you already have lots in reserves which you don't

Ms. Martin: Good to know, ok.

Ms. Wald: That's why you want that money in reserves so you can do those things when it comes up because you have that lag in time.

Ms. Martin: Right, thank you Alex.

Mr. Alex: You're welcome.

Ms. Wald: Thank you Alex.

Mr. Gill: So, just to confirm what Ginger said, likely at the August public hearing we will have a better idea of where you are, and then at that point we may be able to say, oh you do have some reserves.

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Ms. Martin: Ok.

Ms. Wald: So, back to you, so you want to go down that \$300.

Mr. Gill: It would be \$339.33.

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

Mr. Broomer: So, if you're still trying to cut it, my recommendation would be make the reserves \$10,000, instead of \$15,000.

Ms. Wald: We already did that.

Mr. Broomer: Then make the repairs and maintenance, \$5,000 instead of \$10,000, and get rid of the playground repairs.

Ms. Martin: No, I kind of want to keep the playground repairs, I want to keep it as a line item.

Mr. Broomer: I mean if we don't spend it, why are we going to call it playground repairs?

Ms. Martin: Well, we may spend it next year.

Mr. Broomer: Just take it out of repairs and maintenance then.

Ms. Wald: You didn't have it last year.

Ms. Foster: Repairs and maintenance, you've already spent \$4,000.

Mr. Broomer: Yes but between the reserve and the repair and maintenance you would have \$15,000 and then plus whatever our reserve balance is now.

Mr. Soman: (inaudible comment)

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

Ms. Martin: I good with it, I don't want to remove the line items, I just want to decrease them.

Ms. Wald: So, are you good with the \$339.33?

Ms. Martin: Yes, I guess so.

Ms. Foster: You can also decrease it at the meeting.

Ms. Wald: Yes.

Ms. Martin: Ok, so let's think about it Russell, and play with it.

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Ms. Wald: And you can do it at the public hearing which we're not going to do until August so you have as much time as possible.

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

Ms. Martin: That's another thing, just remember Andrew, when you send out the mailing to make sure it says, annual, not monthly.

Mr. Gill: Yes.

Ms. Martin: I think that's the best way.

FOURTH ORDER OF BUSINESS

**Ratification of Central Parc
Pool Pump Replacement by
Crystal Pools Services, Inc.**

(This item was inadvertently skipped over)

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
#2026-01 Approving the
Proposed Fiscal Year 2027
Budget and Setting the Public
Hearing**

Mr. Gill: Ok, so for the budget, I'm just going to go through it again, for Central Parc, we have an increase of \$326.83, for Manor Parc, we have an increase of \$399, and for Hidden Trails we have an increase of \$339.33, and this is for resolution #2026-01 and this will approve the proposed fiscal year 2027 budget with those assessment increases and set the public hearing. So, we can set that public hearing for your August meeting date, which is the third Thursday of the month, so it would be August 20th at 6:00 p.m. and the location we've had it at the hotel before, so that would be the Hampton Inn & Suites, 5701 Madison Avenue, Tamarac, Florida 33321, does that date work for everyone?

Mr. Soman: What was the date again?

Mr. Gill: It would be August 20th.

Mr. Soman: That's fine.

Mr. Broomer: Ok.

Ms. Wald: That's a Thursday.

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Mr. Gill: Ok, so I'm just looking for a motion to approve that.

On MOTION by Ms. Martin seconded by Ms. Foster with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 budget and setting the Public Hearing on August 20, 2026 at 6:00 p.m. at The Hampton Inn & Suites, 5701 Madison Avenue, Tamarac, Florida was approved.

FOURTH ORDER OF BUSINESS**Ratification of Central Parc
Pool Pump Replacement by
Crystal Pool Services, Inc.**

Mr. Gill: Ok, so next we're going to jump back to item No. 4, which is ratification of the Central Parc pool pump replacement by Crystal Pool Services, Inc. and we'll let Jason walk through that item, we had to do somewhat of an emergency repair between meetings, so we just need to ratify that item, and that's on page 57 of your agenda.

Mr. Gitel: Yes, so the guy that takes care of the pools, they had an issue with one of our pumps, and it basically was that there was two filter pumps, and one of them lost time, and I guess the water flows in and out or however the machine works, and it heats up from the motors, and the overheating caused the PVC pipe in the front of the pump to melt, so we had some plumbing that melted, they had to replace two of them because they were not compatible with each other. So, the new regulations say you have to have a certain amount of horsepower, and over a certain amount it needs to be a variable speed, so one of them would be one speed, and without the other one, it would not operate the other one, so they had to upgrade them both and that's kind of where we're at. Also, it could be a health violation as well, so if something happened there, so they came out literally within 2 days to fix it before the weekend, so it was necessary and it had to be done.

Ms. Wald: And you got a discount.

Mr. Gitel: Yes.

Mr. Gill: So, what's the total amount we're ratifying?

Mr. Gitel: \$9,090.

Mr. Gill: So, we're just looking for a motion to ratify.

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On MOTION by Ms. Foster seconded by Mr. Soman with all in favor, ratifying the Central Parc pool pump replacement by Crystal Pool Services, Inc. in the amount of \$9,090 was approved.

SIXTH ORDER OF BUSINESS

Discussion of Procedures for the General Election

Mr. Gill: Next up is item No. 6, discussion of procedures for the upcoming general election. Again, those are seats #1, #3 and #4, up for election, that's Lindsay Foster, seat #4, Russell Broomer, seat #1, and Atherley Soman, seat #3. So, between June 8, 2026 and June 12, 2026 you need to go and qualify if you'd like to remain in those seats, and that will be on the ballot in November. My office can walk you through that process if you've never done it before, it's pretty simple, there's a form you need to fill out, and get it notarized. Generally, you would take that form physically to the location as opposed to mailing it but, you can call my office for assistance, and I think most of the Supervisors here have done it before.

Ms. Martin: When you go make sure you go with cash.

Ms. Wald: Yes, \$25.

Ms. Martin: Yes.

Mr. Broomer: And where do I get the form from?

Mr. Gill: We can send it to you, and it's listed on page 75 of the agenda.

Mr. Soman: Is it in the packet?

Ms. Wald: Let me give you this one.

Mr. Soman: So, when is it, you said October?

Ms. Wald: June 8th at 12:00 noon, to June 12th at 12:00 noon, and that noon is important because they will not take it before then and if you're at 12:01 p.m. on the 12th they will not take it.

Mr. Soman: Ok, so we have to go there after June 8th, 12:00 noon.

Ms. Wald: Yes.

Mr. Soman: Ok, and the location is on the form.

Ms. Wald: Yes.

Mr. Gill: If you have any questions you can call my office.

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Ms. Wald: And everything is on Broward County Supervisor of Elections website, all the forms are on there, you can just go ahead and pull up the form, you can fill them out, get your packet, go down there with your \$25 in hand and get it all done. If you don't have a notary for your oath, I suggest you get that done before you go there.

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

Mr. Gill: Are there any questions on that before we move to staff reports?

SEVENTH ORDER OF BUSINESS

Staff Reports

Mr. Gill: Hearing none, moving on to District attorney.

A. Attorney

Ms. Wald: Nothing to report.

Mr. Gill: Ok.

B. Engineer

Mr. Gill: The District engineer is not here, he's under the weather today but, I can email him if you have any questions but, he didn't have anything to report.

C. Manager

Mr. Gill: Under District manager, I don't have anything specific to report. The Form 1, you should have received your financial disclosure by the state.

Ms. Martin: I didn't get an email.

Ms. Wald: He'll send you the email.

Ms. Martin: Ok.

Mr. Gill: I'll send you the link, you click on it that says I'm a filer, and you login in and it has all your information, and you just update it as you see fit.

Ms. Martin: Ok.

Ms. Wald: And make sure you check that you did the 4 hours of ethics training, that's the only thing that's going to be different this year.

Ms. Martin: Ok.

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D. Field Manager

1) Monthly Report

2) Consideration of Landscape Enhancement Proposals from JLS Tree Service:

a. Hidden Trails South Wall Enhancement Job #17166

b. Hidden Trails Hedges along NW 48th Terr Job #17167

c. Hidden Trails Turnpike Wall Job #17217

Mr. Gill: Moving down to field manager, Jason.

Mr. Gitel: Yes, and this is what I was talking about with the palm trees that were not included, and I'll just zoom in so you can see that, so it's super easy, they come every, and I forget the dollar amount but, I think he said like \$300 every visit, and it's like 3 times a year.

Ms. Foster: JLS does it?

Mr. Gitel: Yes, so JLS will go up there (inaudible comment). All the coconut palms were trimmed, so that happened after the storm in front of the pool cabana. (inaudible comment)

Ms. Foster: I wonder what the long term solution is here.

Mr. Soman: For the next year.

Mr. Gitel: (inaudible comment)

Ms. Foster: I know but like are we going to deed the property lien over to them, like how does that work?

Mr. Soman: So the CDD because that part there they have to make an access point.

Mr. Gitel: (inaudible comment)

Ms. Foster: I don't know.

Mr. Gitel: Then we had an issue a Manor Parc which was brought to my attention, the "A" was falling off and the "M" to Manor Parc, and you can see that was fixed, so we got that out and we got that all ready to go. Russell let me know about this over at Hidden Trails, a little bit of a hazard here, someone could step right through that, so we one of our vendors take that one out, dispose of it, and put a brand new one in there, so we're good on that. This is in the middle of Hidden Trails, it just died, and they're going to replace it for us though, and I'm not sure about that timeframe but, it will be taken care of. We're not even sure if these umbrellas, and I don't know if you guys

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go over there but, they're constantly breaking, people, like you can see here are pulling on them, they're not cracking it, they're doing something else.

Ms. Martin: I've seen what you're talking about, I think umbrellas are, we'll constantly have to replace them when people are not closing them properly, wear and tear, what would it cost to have maybe two on one side, one here on the side, like a standalone, mini one?

Mr. Gitel: Are talking about one that there's a base that comes up and then it hangs over and just sits there so people can't move it?

Ms. Martin: Yes, and it's affixed, and it could be something metal based.

Mr. Soman: So, would it not close?

Ms. Martin: I wouldn't close.

Mr. Gitel: Ok, I can look into that.

Ms. Martin: Yes, so get rid of the umbrellas and all that.

Mr. Gitel: And again I think it's also too we're trying to see if it would work and be cheaper, because we have to get something that's going to be durable.

Ms. Martin: Yes.

Mr. Gitel: Ok, I'll look into that.

Ms. Martin: Ok.

Mr. Gitel: And that's for the Manor Parc, and Hidden Trails doesn't have an issue with it but, it's been Central and Manor Parc. (inaudible comment) So, south wall here from JLS that we were discussing, I know we talked about it when he was here but, we have a project and I remember another vendor that we use that is very trustworthy, and it's like \$2,300 less to do the exact same thing. So, we discussed that this can be something that he can get.

Ms. Foster: Isn't that the south end?

Mr. Burgess: That's the south wall.

Mr. Soman: So, that's the wall you're talking about, ok.

Mr. Gitel: Yes, so we were just thinking, I mean, that hasn't been done for awhile so I think we should do that.

Ms. Martin: This is Hidden Trails?

Mr. Gitel: Yes.

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Mr. Burgess: Alex is really good, all the work he's done for us is great, it's a little pricier but, thinks like this Jason and I felt to shop around.

Mr. Gitel: (inaudible comment)

Ms. Martin: And I forgot to mention, as I saw those little scrawny plants right there too, and I think I mentioned it before too, I can't remember but, at Manor Parc, off Commercial, there was an accident that took out some of the shrubs, and the shrubs were replaced but they have never thrived, they are still miniature sticks.

Mr. Burgess: Yes, that cocoplum, we can take a look at it but, hopefully the growing season will sprout them out.

Ms. Martin: It's been two years now.

Mr. Gitel: If you can take a picture and tell me where they're at and I can bring it to their attention if you want.

Ms. Martin: Yes, it's close to the corner of Commercial and 50th.

Mr. Gitel: Ok.

Mr. Burgess: We'll take a look.

Mr. Gitel: Got it, so this would be that project for that price in there. So, you have JLS proposal, so it's \$7,500, and it would be \$2,600 difference to get that done, and I don't know how we're doing this, is it this year paying, so I don't know how you guys were doing it.

Ms. Foster: Landscape enhancements, and this was \$19,000 for this year and you spent \$17,000, and you haven't spent anything in reserves.

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

Mr. Gitel: Well, no, it's \$7,500 for that one.

Ms. Foster: So, Just Call James, is \$4,990.

Mr. Gitel: Yes, so you could pull that out of your reserves.

Mr. Gill: A little bit of the contingencies.

Ms. Foster: How much is it to do that?

Ms. Wald: It's \$4,990.

Mr. Burgess: We're into next fiscal year, and it's not seen by a lot of people but, it's always been an eyesore.

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Mr. Gitel: Right, and if you just go to the next one here, so this why I say, you should do JLS around here, this is where you know when you're walking down, towards the south wall and that hedge, it goes all the way around along the sidewalk, and then you walk from the pool and go all the way down to the median, so those look really bad.

Ms. Martin: Where is this, Hidden Trails?

Mr. Gitel: Yes, and if you go over there and look at it, it's very tall, it's not in good shape so he recommended putting in a different plant.

Mr. Burgess: This is just dying, so it's either remove it or let it visibly be seen here.

Mr. Gitel: Right, so the cost of that one is \$6,975 and then if you go down to the last one, well I think this is already in the budget.

Mr. Burgess: Yes, this is going to be a part of your services moving forward, this is for the Turnpike wall, this just how they're going to treat it, it's very minimal so we'll be able to do it this year, and not have a big project but, it's built into the maintenance for next year. I think you as you drive by it you can see it, it's just overgrown grass, the wall is starting to get vines on it, so it's getting it cleaned up so it's not a big project for you guys.

Ms. Foster: This is that \$3,000 that budgeted for 2027?

Mr. Burgess: Yes, this cost is included in your maintenance.

Ms. Foster: Ok.

Mr. Gitel: (inaudible comment)

Mr. Burgess: Yes, it was that line item.

Ms. Foster: So, this is included in landscape maintenance that \$120,000?

Mr. Burgess: Yes, it should be and this would be for Hidden Trails.

Mr. Gill: It's \$80,000 for the current year right now.

Mr. Burgess: Yes, and I think I asked her to put it in the maintenance because it's essentially maintenance.

Mr. Gitel: And then they come out every 2 months.

Mr. Burgess: Yes.

Mr. Gitel: And they do just a basic spray for \$550. (inaudible comment)

Ms. Martin: Who's responsible for replacing the place around the FPL boxes?

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Ms. Wald: Where are they located?

Ms. Martin: They're HOA boxes.

Ms. Wald: So, it would be HOA.

Ms. Martin: So, once it's in front of the sidewalk, it's HOA property, no once it's behind it.

Ms. Foster: So, it would HOA, if it's on a person's homeowner's property.

Ms. Martin: Ok.

Ms. Wald: So, with the proposals that you have, these are the amounts, are you interest in doing those now or do you want to wait until we get closer to the end of the fiscal year and see what you have left?

Ms. Martin: Yes.

Mr. Brommer: I mean we have \$12,000 between the reserve and add \$2,000 more for enhancement, I guess, what do you think, do you think we should wait?

Mr. Burgess: I think we could wait until hurricane season ends.

Mr. Gitel: Yes.

Ms. Wald: Ok.

Mr. Gitel: So, we'll work on that. (inaudible comment) And a few more thins, Shearon wanted to bring this up, and I know we discussed this the past so there's a really a bad blind spot at one of the entrances.

Ms. Martin: 50th and 51st.

Mr. Gitel: Right.

Ms. Martin: You have to push your nose all the way out.

Mr. Gitel: So, it's right there and we tried to reach out to the city numerous times, it's been over 3 months, no one will ever answer, we're trying to see about trimming those hedges but, it may be when they trim, it's just so far out it makes it lot harder. So, have a proposal for a mirror here, and a blind spot here and here, so it would be just two up there on the pole. There's two different prices on that, and this is our property.

Ms. Martin: So you see how far you have to stick your nose out to the traffic coming this way.

Mr. Broomer: Yes, it's way out.

Ms. Martin: That's where the line previous line.

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Mr. Gitel: So, if you want to do it there, they're going to be on circular poles, and then you can slide it up and down, and this one right here, there's one for not to exceed \$1,700 if you want that, and that's the proposal.

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

Ms. Foster: So, out of \$32,500 this year you spent \$11,000.

Mr. Soman: Right.

Ms. Martin: And I have \$32,500 to get out of the contingency?

Mr. Soman: Yes, \$32,500.

Mr. Gill: Yes.

Mr. Soman: And we have roughly \$21,000.

Ms. Martin: And how much is this?

Mr. Gitel: So, there's one that's like \$11,500. (inaudible comment) The material is a little bit different, so it would be \$5,000 overall and I could ask them not to exceed \$3,500.

Ms. Martin: I would say yes.

Mr. Gill: Ok, so we would do not to exceed \$3,500 for the two.

Ms. Martin: Yes.

Mr. Gill: Ok, so we'll do a not to exceed and then we can get back to you.

Ms. Martin: Yes, let's do that.

Mr. Gill: So, for the two mirrors we're going to do, looking for a motion not to exceed \$3,500 with FCC Carpentry and General Painting, LLC.

Ms. Martin: Yes, ok to that one.

On MOTION by Ms. Martin seconded by Ms. Davis with all in favor, accepting the proposal from FCC Carpentry and General Painting, LLC to install two mirrors and poles at 50th & 51st for traffic issues not to exceed \$3,500 was approved.

Mr. Gitel: So, I don't know if you guys had have any eyes on it but, Total Cleaning Solutions, the new cleaning company, and in our eyes they're doing a great

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job, we get pictures, they give us information and we went to the bathroom just to do our courtesy checks, for the toilets and everything.

Ms. Martin: Yes, they're doing a really good job.

Mr. Gitel: (inaudible comment)

Mr. Soman: Yes, they've been doing a great job.

Mr. Gitel: That's all I have.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Gill: Moving down to financial reports, we have the check register on page 96, and the unaudited financials on page 102. If there are no questions, I'm just looking for a motion to accept those.

On MOTION by Ms. Foster seconded by Mr. Broomer with all in favor, the Check Register and the Unaudited Financials were approved.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Gill: For Supervisor's requests or audience comment, Supervisors, I know Mr. Broomer had asked for the total reserves, and I'll try to get you the reserves for each of the respective communities, I'll have to get that tomorrow from the accountant. There are no members of the public in person or online.

Ms. Foster: I just wanted to circle back on some of the landscaping things if we want move on those this year, so for Central Parc, some of the proposals that Jason brought to the last meeting that were not in the report. We didn't have a budget this year for landscape contingency, we had landscaping lighting, which we're using \$5,000 to cover the contingency, we also had \$10,000 each, and I don't know if we're planning to do any mulch this year but, I would propose.

Mr. Soman: So, do you want to do the mulching like around November since we haven't done the mulching, we have the money in the budget, so what you were saying was doing the entrance area, and then by the pool, so both entrances here, and the pool area, the roundabout, and then the end of 59th Street.

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Ms. Foster: Ok, did we budget for that or not?

Mr. Soman: Well, we didn't get a number but it was in the budget, we have \$10,000 for mulching which we haven't done any mulching in the year probably.

Ms. Foster: I was going to try to use some of those dollars for the things we talked about.

Mr. Soman: But how much would it be to do that one time mulch Patrick, just the front, the two entrances, the pool area, we have two roundabouts, there's a piece there and then the entrance, so you want to use that money for the other things, ok I missed that.

Ms. Foster: I would love to do it all.

Mr. Soman: Yes, so do that, just that, and what was the cost?

Mr. Burgess: So, common areas excluding the oak trees, exterior perimeter on Commercial Blvd., and he quoted us for next year \$8,820, so I think this year, so you're saying you'd like to do what?

Mr. Soman: Well, we're trying to see because we have \$10,000 budget for that, so we were seeing if we could use it for the mulching or we use it for some of these other special items but, that would use up all of that.

Mr. Burgess: What areas do you want, the entrance, the cabana and that's it?

Mr. Soman: So, the entrances on both sides of the community, east and west entrance, right there by the pool, and then it's just the roundabouts that are at the end of 59th Street, so pretty much what you have there.

Mr. Burgess: Ok, excluding this replacement but, I can get pricing and I think it will cover the \$8,000.

Mr. Gill: Do you want to approve something to have it done between now and the public hearing, is that what you're asking?

Mr. Soman: Well, we have the money for that but, we were trying to see, because we have a list of items that was proposed at the last meeting of some other things so we were trying to see if we could shift the money to do some of those items instead of just spending it on one thing, to see where we can get the most impact.

Ms. Foster: Which one of them, probably we can include in the mulch budget would be the exercise area, I think we approved.

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Mr. Soman: Yes, we approved that, and money has been spent for that, or was approved.

Ms. Foster: Also to do the area by the pool.

Mr. Soman: So, I guess Patrick, for the washout area by the pool, is that the steps you're talking about that keeps washing away when the rain falls?

Mr. Burgess: Yes, remember last year.

Mr. Soman: So, what are we planning to do there sod, because mulch is going to wash away again, so you can't do mulching.

Mr. Burgess: It would be a large drainage rocks to absorb pressure from water running off the pool patio because I think the water comes that way.

Mr. Soman: Ok.

Ms. Wald: What quote number is that?

Ms. Foster: So, proposal #16658 I have for \$1,950 is the proposal that we received, it's not in there.

Mr. Soman: So to do the drainage, so I think we should do that, I agree, I want to approve that.

Ms. Foster: So, #16658 is the proposal number and the amount is \$1,950, so I make a motion to proceed with proposal #16658.

On MOTION by Ms. Foster seconded by Mr. Soman with all in favor, accepting the proposal #16658 from JLS Landscaping for drainage rocks at the south pool gate area in the amount of \$1,950 was approved.

Mr. Gitel: And then also I think you wanted to do proposal #16802, didn't you say that when Alex was here.

Ms. Foster: That was the tree trimming.

Mr. Gitel: I think you said we had the money in there to go ahead and do that.

Ms. Foster: We do.

Mr. Soman: Yes, because we had \$21,000, I think is roughly what we had and that's \$22,500.

Mr. Gill: Ok, so #16802, and the dollar amount is?

Ms. Foster: \$22,500.

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Mr. Gitel: That's all the trees and palms.

Mr. Soman: Yes.

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

Mr. Burgess: The front of the cabana?

Mr. Soman: No, not the front of the cabana, when you're walking in, not the sunny part.

Ms. Foster: It has pictures.

Mr. Soman: Yes, so not the side ones.

Mr. Burgess: And if you want to simplify it, I think he's doing a lot of enhancements, but we could probably do a not to exceed.

Mr. Soman: Yes, so not the side, and go back up, not that picture, not there, because I think the cost for that was like \$7,000.

Mr. Burgess: He's going to put something right here.

Ms. Foster: Right, just something to hide the fence.

Mr. Burgess: Yes, hide it and build a barrier.

Ms. Foster: This proposal, the \$4,000 is not for inside, the \$4,645.

Mr. Soman: No, it's not for inside the fence.

Ms. Foster: So basically the whole front of the pool cabana area, is my understanding, do you agree with me?

Mr. Soman: Yes, and what would be going there for \$4,000?

Mr. Burgess: The clusia would be blocking the fence, you would have green island ficus, bromeliads, mulch.

Mr. Soman: So, that includes mulching there, so that's already shouldn't be taken into the other mulching budget.

Ms. Foster: Exactly.

Mr. Soman: So, that already includes mulching for there, so we don't need to double dip as two costs, that's already including mulching and everything, so when do you want to do that, during rainy season or like October?

Mr. Burgess: I mean you can do it during the rainy season.

Mr. Soman: Do it during the rainy season and then add mulch.

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Mr. Burgess: Yes.

Mr. Soman: Ok.

Mr. Burgess: And I can ask Alex just to make sure.

Mr. Soman: Yes, the planting sounds good it's just about the mulch, I want to approve that.

Ms. Wald: Ok, so let's go back, we already approved \$1,950.

Ms. Soman: We approved the pool drainage which is #16658.

Ms. Wald: Now the tree trimming would be a motion to approve \$22,500 for the estimate #16802 for the tree trimming.

Mr. Soman: Yes.

On MOTION by Ms. Foster seconded by Mr. Soman with all in favor, accepting the proposal #16802 from JLS Landscaping for tree and palm trimming in the amount of \$22,500 was approved.

Ms. Wald: Now you can go to the other one.

Mr. Gill: That would be #16654 that is \$4,645 and what is that for exactly Patrick?

Mr. Burgess: That is the pool cabana landscape enhancement.

Ms. Foster: Yes.

Mr. Gill: And that's for \$4,645.

On MOTION by Ms. Foster seconded by Mr. Soman with all in favor, accepting the proposal #16654 from JLS Landscaping for pool cabana area landscape enhancement in the amount of \$4,645 was approved.

Ms. Foster: Did you also want to talk about those invasives.

Mr. Soman: I don't know.

Mr. Gill: As long as we are touching the contingency now, I think you're fine.

Mr. Soman: Right, so those are things that were already budgeted for 2026 that we haven't used the funds for.

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Mr. Gill: Right.

Mr. Soman: So we have the funds for those.

Ms. Wald: So you're good for this for now.

Mr. Soman: Yes, and we have the budget for the tree trimming because we have \$21,500.

Mr. Wald: Yes, and you do spend about \$30,000.

Ms. Foster: And that that \$8,000 of the other three line items that we just approved.

Mr. Soman: Yes, and we have this.

Ms. Foster: And this is covering this.

Mr. Soman: So basically we're at \$26,500, we have \$26,500 right there of what we just did.

Ms. Foster: Where is the \$26,000?

Mr. Soman: So we have \$5,000 and then if you go back here, we had \$21,000 left for tree trimming, which is \$22,500, so we're about \$1,000 over.

Mr. Wald: You can take that from contingency, which you have in your contingency.

Mr. Soman: Yes, we have a landscape contingency, ok.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Gill: Ok, so I'm just looking for a motion to adjourn.

On MOTION by Ms. Martin seconded by Ms. Foster with all in favor, the meeting was adjourned.

Signed by:

Andrew Gill

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Secretary / Assistant Secretary

Signed by:

Lindsay Rayner Foster

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Chairman / Vice Chairman

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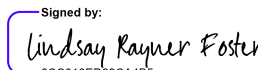
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 lrayner@13fi.com
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