

**MINUTES OF MEETING
BOTANIKO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Botaniko Community Development District was held on Wednesday, November 5, 2025, at 1:30 p.m. at 4000 Hollywood Blvd., Suite 555-S, Hollywood, Florida

Present and constituting a quorum were:

Antonio Fernandez	Chairman
Jai Nandwani	Vice Chairman
Tony Sanchez	Assistant Secretary

Also present were:

Andrew Gill	District Manager
Ginger Wald	District Counsel
Kira Cabrera	Terra Weston Residential, LLC
Susan Reaser	Terra Weston Residential, LLC

FIRST ORDER OF BUSINESS

Oath of Office for Newly Elected Supervisors Elected at the Landowner Meeting- Seat #3, Seat #4 and Seat #5

Mr. Gill: So, prior to this meeting we had a landowners meeting where new Supervisors were elected to seats #3, #4 and #5, and prior to this meeting the oath of office was administered for two of those Supervisors.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2026-01 Canvassing and Certifying the Results of the Landowners Election

Mr. Gill: Moving down to item No. 3 is the organizational matters. The first item is going to be resolution #2026-01. This resolution canvasses and certifies the results of the

November 5, 2025

Botaniko CDD

landowners election. At the landowners election that was held prior to this meeting, we had votes, the results were as follows, Antonio Fernandez received 41 votes, Jai Nandwani also received 41 votes, and Herberto Del Rio received 40 votes. What that means is that Supervisor Fernandez will serve a 4-year term, Supervisor Nandwani will also serve a 4-year term and Supervisor Del Rio will serve a 2-year term. Are there any questions on that resolution?

Mr. Fernandez: No.

Mr. Gill: Hearing none, I'll ask for a motion to adopt resolution #2026-01.

On MOTION by Mr. Fernandez seconded by Mr. Nandwani with all in favor, Resolution #2026-01 canvassing and certifying the results of the Landowners Election was approved.

B. Consideration of Resolution #2026-02 Electing Officers

Mr. Gill: Next is resolution #2026-02, this resolution elects officers of the Board, and whenever new individuals join the Board we can change the slate of officers which consists of a chairman, a vice chairman, treasurer, assistant treasurer, secretary and assistant secretaries. Currently we don't have a chairman now, Tony Sanchez was vice chairman, and so I leave it up to the Board now to discuss. From my office we have Patti Powers who is the treasurer, and so she serves as treasurer, and my name is Andrew Gill, I serve as an assistant secretary as well, and then Paul Winkeljohn, in my office, who is my supervisor also serves as a secretary for instance. With respect to specific officers, the chairman, the vice chairman, assistant secretaries, they all have the same power, generally the chairman receives documents to sign from us digitally but, each Board member depends on their role and I contact all of them if one is more outspoken than others but, I do communicate with all of them. So, it's up to you all to decide who you would like to serve as chairman and vice chairman.

Mr. Nandwani : I would like propose Antonion as chairman.

Mr. Sanchez: I second.

Ms. Wald: Well, let's do the slate, it's easier.

Mr. Gill: Yes, the whole slate.

Mr. Nandwani: Ok, so I will be vice chairman.

Mr. Fernandez: I propose Jai as vice chairman.

November 5, 2025

Botaniko CDD

Mr. Gill: Ok, so Herberto is not here but, he can still be put as an assistant secretary.

Ms. Wald: Yes, that's fine.

Mr. Gill: Ok, so the slate of officers for resolution #2026-02 will be Antonio Fernandez as chairman, Jai Nandwani as vice chairman, Herberto Del Rio, Tony Sanchez and Michael Piazza as assistant secretaries. Then Paul Winkeljohn from my office as secretary, Andrew Gill, myself, as assistant secretary, Patti Powers as treasurer, and Sharyn Henning as assistant treasurer. If that sounds good for you, I'd be looking for a motion to adopt resolution #2026-02.

On MOTION by Mr. Fernandez seconded by Mr. Nandwani with all in favor, Resolution #2026-02 electing officers, electing Antonio Fernandez as chairman, Jai Nandwani as vice chairman, Herberto Del Rio, Tony Sanchez and Michael Piazza as assistant secretaries and all other remaining officers as stated on the record by Andrew Gill was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the
May 7, 2025 Meeting**

Mr. Gill: Next is item No. 4, and if you jump down to page 8 in your packet, so the new Board hasn't had a chance to, or you may have since these are public record and were posted on the website, but after each meeting, at the next meeting we post the actual minutes that were taken at the meeting and the Board reviews those. If they have any edits or changes, they make those known, and then we approve those minutes and then it's saved in our records.

Mr. Fernandez: Ok.

Mr. Gill: So, these are the minutes from the May 7, 2025 meeting, and if there are no questions, I'd just be looking for a motion to approve those.

Ms. Wald: And remember, there's always a recordings based on a summary of what occurred, which is required by local governments to maintain, and they stay in their draft form, it's not that they go away, they stay in their draft form until they are formally approved. The reason why they are important is because if you have to go out and get some type of loan or some type of bond, they want to see that the actions were properly taken by the Board by approving those minutes being certified.

November 5, 2025

Botaniko CDD

Mr. Fernandez: I'm sorry what page was that, page 8?

Mr. Gill: Yes, page 8.

Mr. Fernandez: Ok.

Ms. Wald: Does anybody have any questions about the minutes?

Mr. Fernandez: I do.

Ms. Wald: And by the way because we're back here, you also have the option to defer the minutes to the next meeting if you want to listen the audio before you do this, then Andrew can provide that if you want.

Mr. Fernandez: Ok, because there were a few things I was trying to understand, one is the budget for 2026, it's already approved, right?

Ms. Wald: Correct.

Mr. Gill: Correct.

Mr. Fernandez: So, I would like to have a chance to review it before we approve the minutes.

Ms. Wald: Ok, you can have anything you want, well it's already been approved but, you can get a copy of any documents you want, just ask Andrew he'll provide you with that.

Mr. Fernandez: Ok. Then the second one that I read is about the stormwater management system, it's not clear for me, it's like the CDD is taking part of it?

Ms. Wald: There's two parts of the stormwater management system, and what we'll do is, and Andrew can explain it but, what we'll do is we'll get the District engineer to come to the next meeting so he can answer all the questions as to how that functions but, both the CDD, because I was involved in the beginning, so both the CDD and also Bonaventure District have ownership in different parts of the entire stormwater, and that is actually through an agreement that we have including the City of Weston which we can get you copies of those as well.

Mr. Fernandez: Please, and also one of the things that we will need to understand is, first of all I understand that Botaniko CDD is just the same as the Botaniko HOA limits boundaries and so forth, I mean the District is the same, is that correct?

Ms. Wald: I don't know because I have nothing to do with the HOA.

Mr. Fernandez: Ok.

November 5, 2025

Botaniko CDD

Ms. Wald: So, from the CDD perspective, Andrew is the District manager, and I'm District counsel, so unless there's an agreement with the HOA, we do not get involved with the HOA at all, so I can't answer any HOA questions but, we're more than happy to work with the HOA.

Mr. Fernandez: Ok.

Ms. Wald: We just don't have that information because we're not involved.

Mr. Fernandez: Understood, so then let me rephrase my question. You just said that the CDD owns part of the assets of Botaniko HOA, like the stormwater management.

Ms. Wald: Well, I can answer because I don't know what the HOA has or doesn't have.

Mr. Fernandez: Ok, so then how do we, and let me rephrase it again, can we have list of the assets that the CDD holds.

Ms. Wald: Yes, so we're going to provide you with the information as to the CDD ownership and the CDD maintenance because that's what you're asking, correct?

Mr. Fernandez: Right, exactly.

Ms. Wald: And that could be provided.

Mr. Fernandez: Ok.

Ms. Wald: So, all of that information can be provided, we do have an engineer's report and that really explains everything, and we do that every year.

Mr. Fernandez: Ok, alright.

Mr. Gill: So, if you jump down to page 23, you'll be able to see that.

Mr. Fernandez: And maybe if I ask a question about the storm management for the water, does that have an impact because I saw that you redo the mapping for insurances for water and why that is?

Ms. Wald: We're not going to be able to answer that, when it comes to the operation that you have and how it occurs, and how it has the interaction between those, I would rather have the District engineer explain it in detail.

Mr. Fernandez: Ok.

Ms. Wald: So, we can get as much information from them that would be helpful. So, before we get to this, let's go back to the agenda item because we're skipping around. Do you want to defer this to the next meeting, so you have an opportunity to read it in more detail.

November 5, 2025

Botaniko CDD

Mr. Fernandez: Yes, I would prefer that.

Ms. Wald: And that's fine, you can do that anytime, so we'll do the deferral.

Mr. Gill: Ok.

FIFTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Gill: So, let me jump down to item No. 5 and some of your questions we'll get to when we get to the engineers report.

Ms. Wald: Right, exactly.

Mr. Gill: So, item No. 5 is an engagement letter with Grau & Associates, and that's the District's financial auditor. Each year we have to do an audit and we're required by law to do an audit of our financials, we engage with an independent auditor usually for a 5-year term, and every year they send us an engagement letter say, hey, we're going to actually do the audit, this is the price for it that you agreed to, and that's what's included in your packet. If you jump down to page 16, the cost of that audit is \$4,700 and that's again the audit for the fiscal year which ended September 30, 2025, so every year we'll have one of these engagement letters.

Ms. Wald: And it is mandatory.

Mr. Gill: Yes, it's required, so if there are no questions, I'm just looking for a motion to approve the engagement letter with your auditor, Grau & Associates, to perform the audit for fiscal year ending September 30, 2025.

Mr. Fernandez: The 5 year engagement period for which we're already committed to Grau & Associates?

Ms. Wald: Yes, and we can change at any time.

Mr. Fernandez: Ok.

Ms. Wald: We have to go through what's called an audit selection committee process but, that could be changed at any time, we just need to do it well in advance.

Mr. Fernandez: Ok.

Mr. Gill: And then part of it, that's two meetings with the first meeting that you all can approve the criteria, we would go out for bids, we would receive those and then the Board would select the auditor.

November 5, 2025

Botaniko CDD

Ms. Wald: And there's only a handful of companies that actually do it for CDDs, just so you know, and they're all about the same amount of money.

Mr. Fernandez: Ok.

On MOTION by Mr. Fernandez seconded by Mr. Nandwani with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Gill: So next is staff reports, and this section we just have District staff, generally the attorney, the engineer and the manager will give reports to the Board, so Ginger do you have anything.

A. Attorney

Ms. Wald: Well, you guys don't have to do it yet but, what you are going to have to do, the two of you, now that you're on the Board and Andrew is going to go over this when we're done. You're going to have to fill out what's called a Form 1, and a Form 1 is a statement of financial interest, it's required of every state official, every CDD Board member who takes that oath on this, so you need to get that done within 30 days. Next year, not this year because you just got on to the Board, you will have to do ethics training, it's 4 hours of ethics training, don't worry about it just yet, we put out a summary of the ones that are free that you can just go online and click and listen to them. You have until December 31st to get that ethics training, just so you know.

Mr. Fernandez: Ok.

Mr. Gill: And I'll be circulating that to everyone.

Ms. Wald: But it's good to take it in advance, so if you want to take it now it would be good for you and it also helps you as to training, it is training for public officials so I do recommend that to the new Board members to do now, and not wait.

Mr. Fernandez: Once you do it, then you have to repeat it?

Ms. Wald: It's good for the year but, you're going to have to repeat it every single year.

Mr. Fernandez: Ok.

November 5, 2025

Botaniko CDD

Ms. Wald: They finally caught up to CDD Board members and other Special District Board members two years ago. That's all I have today.

Mr. Gill: Ok, thank you Ginger.

B. Engineer – District Engineer's Report for Fiscal Year 2025-2026

Mr. Gill: So, moving on to District engineer, that's item No. 6B, and we're required by law because there was on this property to have the condition that he provide us with the engineers report of the infrastructure, and he's provided that report and that starts on page 21 of your packet. Earlier your questions about ownership and maintenance responsibilities that is shown in this engineer's report which may assist in some of your questions.

Ms. Wald: But we'll definitely get you the engineer for the next meeting so you ask him all your questions.

Mr. Fernandez: Ok.

Ms. Wald: He'll be able to answer all of them. This report as Andrew said, you're not approving it, you're saying you received it, so it's really just receiving the report, it's already been submitted to the trustee on behalf of the bondholders and as Andrew said, it is required by the bond contract. So, this has already been provided but, it's given to the Board so the Board says they have received and accepted it.

Mr. Fernandez: And then the next meeting we can discuss it.

Ms. Wald: Oh, you can discuss it in detail, so that's all you're doing here is making sure that the Board is aware of it and what was done.

Mr. Fernandez: Ok. Can I just ask a question about how this works because I read here that the maintenance of what's owned by the CDD is funded by the HOA, or that's what it looks like here.

Mr. Nandwani: Which page is that 21?

Mr. Fernandez: So, it's item #2 on page 21, it says here that the District entered into a maintenance agreement with Botaniko Westin Community Association, our HOA, for maintaining the lands and the infrastructure from fees assessed to the residents by the HOA, so even though the HOA doesn't own these assets, they're paying for their maintenance.

Ms. Wald: So, the CDD entered into an agreement with the HOA for the HOA to go ahead and maintain those assets.

November 5, 2025

Botaniko CDD

Mr. Fernandez: At its own expense even though they don't own the assets.

Ms. Wald: Correct.

Mr. Gill: So, for some CDDs they been created the CDD as purely administrative, and the HOA, and it depends on the homeowners, the homeowners say, hey we want to take control of the maintenance, we don't want the CDD to do it, and this instance is what occurred here, the CDD said, sure, the HOA can handle it, you all can handle maintenance instead of having it be assessed through the CDD.

Mr. Fernandez: So, this is already in the budget of the HOA.

Mr. Gill: It's not in the budget of the CDD.

Ms. Wald: So, it should be.

Mr. Fernandez: Ok.

Ms. Wald: And what we can do is we can provide you with a copy of that agreement as well, so make a note so they can have a copy of that agreement. As I like to always explain to Board members, it has to be done, so it's either coming out of your right pocket, CDD, or it's coming out of your left pocket, HOA but, it has to be done regardless, and it's up to really do as the homeowners to decide which way you want to pay for it, left or right pocket, and we have a variety of different ways.

Mr. Fernandez: I have question in that scenario, if it's done by the CDD how it comes back to the homeowners.

Ms. Wald: So, if it's done, if the CDD is going to maintain the property, then what we will have to do is for the next budget, we will have to make a determination of what that is going to cost to maintain the stormwater management system, and then we'll have to go out and get proposals for this Board to review and then engage the services of a contractor to provide those services to maintain that stormwater management system. Let's say for sake of argument for the year it's \$50,000 and I'm making a number up, I have no idea what it is, if it's \$50,000 we would put that \$50,000 in our budget for next year, you would have that approved when you folks approve the budget and then whatever that is going to be per household, that is going to be added to your maintenance costs which is added to your Non-Ad Valorem Special Assessments that you see on your tax bill.

Mr. Fernandez: In equal parts?

Ms. Wald: In this community I believe the ERU per maintenance is 1 to 1.

November 5, 2025

Botaniko CDD

Mr. Fernandez: So, something already is being done, this is just a new cycle that's restarting, I guess.

Ms. Wald: Correct, I believe it's 1 to 1, and what I mean by that is I believe it's all equal for operation and maintenance for every single unit.

Mr. Fernandez: Yes, and I'm asking because the bonds are not repaid equally.

Ms. Wald: That's different, and I'd have to look at the report, the special assessment methodology report to see what it says but, if I remember correctly it's 1 to 1 but, we would have to review it.

Mr. Fernandez: Ok.

Ms. Wald: And we can answer that question more clearly next time.

Mr. Fernandez: Ok.

Ms. Wald: So, with this and then you'll have this and then you'll have more time to look at the report itself and then you can ask the questions of the engineer, really in this instance you're just receiving the engineers report, that's it.

Mr. Fernandez: Ok.

Mr. Gill: So, I'm just looking for a motion to accept this engineers report Ginger?

Ms. Wald: Yes, it would be a motion to receive and accept the engineers report, you're not approving it, I want to make that clear.

On MOTION by Mr. Nandwani seconded by Mr. Fernandez with all in favor, accepting the District Engineer's Report for fiscal year 2025-2026 was approved.

Mr. Gill: I'll also give you my email, and any general questions you have between meetings, you can send them to me.

Mr. Fernandez: Thank you.

C. Manager

- 1) Final Approval of the FY2024-FY2025 Report Performance Measures and Standards**
- 2) Consideration of FY2025-FY2026 Performance Measures and Standards as Required by Florida Statute 189.0694**

Mr. Gill: So, under District manager, two things from me, first the Florida Legislature has required recently, and I think it's only been a year that Florida based CDDs

November 5, 2025

Botaniko CDD

come up with performance measures and standards that they will meet throughout the year, we didn't have that before of what they're asking, it's sort of similar to what corporations have to do, they set these goals, these matrix and they say at the end of the year that they've met them. So, my office created a template very basic that we would meet at least 3 times per year, we would notice all of our meetings as required, that we would do an engineer's report as required. All of those have been met this year, and so if you jump down to page 28 that is a memo from my office with the final report. So we achieved them, we held the necessary number of meetings, they were noticed correctly, we have the engineer's report, the engineer did the inspections, the financial reports on the website is up to date, we also did the audit. So, if there are no questions on this, I'm just looking for a motion to approve this final report, we're also required to put this on our website as well.

Mr. Sanchez: Can we have the chance to go through the report prior to approving it?

Ms. Wald: This is the report. So, what happened, and the legislature almost did away with this last legislative session. So the legislative session before in their infinite wisdom, the State of Florida Legislature decided to have goals, standards and objectives for Special District, not just fire departments and other governmental entities, and they gave no guidance whatsoever, there was no penalty, they just said do it and these are the dates you have to do it by, date number one, and this is last year, by October 1, 2024 you had to adopt goals, standards and your performance measures. So, what happened was, this Board went ahead and did that, and this is what you're seeing in front of you, so that's number one. Number two and that's what was adopted by the Board. The second part of the law is by December 1st of the following year, so that's now, December 1, 2025 you have to report whether you met those goals or if you didn't meet those goals, and you have to put that report on your website. What these two pages are, are those goals, and whether they were met and what Andrew just went over is, every single one of those goals were met, so it's really just putting that on the website, you're really not attesting to anything other than that, so Andrew said you met them, then you met them because he's the one that did them all, that's all this says.

Mr. Sanchez: Ok, thank you.

November 5, 2025

Botaniko CDD

Mr. Gill: So, if there are no questions, I'd just be looking for a motion for a final approval of the performance measures for the last year.

Ms. Wald: To approve the report.

On MOTION by Mr. Sanchez seconded by Mr. Fernandez with all in favor, final approval of the FY2024-FY2025 Report Performance Measures and Standards was approved.

Mr. Gill: Ok, next, we need to come up with performance standards and measures for the following year, for next fiscal year. I think we should keep the same template that we used before, and if the Board is ok with that, I'm sure we'll be able to meet it.

Mr. Fernandez: Sure.

Mr. Gill: I'm just looking for a motion to keep the same standards and measures.

On MOTION by Mr. Fernandez seconded by Mr. Nandwani with all in favor, accepting the FY2025-FY2026 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Mr. Gill: Next are financial reports, so during every meeting we provide the Board with a, we call it a check register, it shows all of the check numbers and the dates that were paid for by the CDD. We also provide the accounts payable showing where all the money went, and if you jump down to page 37 through 42 you'll see that. So, with this, the Board usually reviews and then approves the check register.

Ms. Wald: But since you just got this, you can defer this as well, I would recommend that.

Mr. Fernandez: Yes.

Ms. Wald: Same as you did with the minutes, and it's based on the budget, so you'll look at the budget and you'll look at the financials and you see how you're meeting with the financials.

Mr. Fernandez: The CDD pays for?

November 5, 2025

Botaniko CDD

Ms. Wald: A variety of different things, if you look at the budget, you will see every one of those line items. There's advertisement that you have to do for budget hearings, advertisement that you have to do for meetings, right now there's a rental of this space to meet but, you can always change that to meet elsewhere which we can talk about is the next thing that we're going to deal with, and so a lot of things that are just operational expenses are most of what you'll see.

Mr. Gill: Because this Board doesn't meet every month, we sometimes go a span of 3 to 4 months without meeting, the check register is a little bit larger than the average.

Ms. Wald: So, you just defer that until next time.

Mr. Fernandez: Yes, I would like to do that.

Ms. Wald: That's what I would do.

Mr. Gill: So, I'm going to do that both for this and for the unaudited financials. In addition to the check register we also provide the audited financial statements generally for the month prior, so this is through September 30, 2025.

Mr. Fernandez: Ok, which is the close of the year.

Mr. Gill: Yes, so you usually accept this, we approve the check register and you guys accept the unaudited financials but, again, the financials are ultimately audited by Grau & Associates so the Board is just saying, hey we received the financials through this particular month, so I'll just defer this as well.

Mr. Fernandez: Ok.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Gill: The next important one is Supervisor's requests and audience comments, item No. 8, so this where if the Supervisors have any questions, anything that was not on the agenda and you'd like to bring that to our attention. Also, these meetings are always open to the public, I've had the meeting open virtually on TEAMS since we've started and no one has joined from the public.

Ms. Wald: So, where you're going to see this noticed, just to provide that information is the on the District's website because it's required by law, and then the other place that's required by law is we have to do once a year, the meeting schedule because there's advertisement costs so we're required to do all of your meetings for the fiscal year and you advertise the dates and the times and the location. You can always change that

November 5, 2025

Botaniko CDD

is what I was stating before, so you don't have to meet here, you do have to meet by law in Broward County, so that is required and I think we used to meet in your offices way back when but, you do have to meet in Broward County. You have to have at least 3 or 5 Supervisors in person, or live bodies as I like to call them but, the other two can attend through the website or through a phone call but, you must have 3 live bodies.

Mr. Fernandez: That means in person, you're saying, not virtual.

Ms. Wald: No, the only time you were able to do that was during COVID and the Governor allowed us to do it, and that's not going to happen again, so it has to be 3 people in person, that's why if you weren't here we couldn't have had this meeting. With that being said, you might want to discuss, I mean we just started our fiscal year, today was the first meeting of it, is if you do want to change, and you don't have to make the decision today as well, but that is something you can put on the agenda if you do want to change the date, the time, or the location, because a lot of people when we start transitioning over from developers to residents I always move from some location like this or your office, or the developer's office, to the District like in a clubhouse like Monterra. So, it moves over to the District, so if you want to have it in the District, get the information to Andrew.

Mr. Fernandez: What type of information would be good?

Ms. Wald: Location, if you want to change the date, if you want to change the time, all of those things so he can make sure all that is done the Board can go ahead and approve that and the advertisement can be done.

Mr. Fernandez: What type of a location do we need, just a small Board location?

Ms. Wald: I have met and I do meet still in a park.

Mr. Fernandez: Can we move it to my home?

Ms. Wald: You don't want to meet in your home and I'll tell you why, yes you could but, you don't want to because any member of the public is allowed to be there and invited, so I don't recommend that.

Mr. Fernandez: Ok.

Ms. Wald: But I have a pool area up in Palm Beach where they just have like a pool with some chairs and it's at the back of their mailboxes, and we do it there but, wherever you want to have it as long as it's open and available to the public. Your streets are private, right?

Mr. Fernandez: Yes.

November 5, 2025

Botaniko CDD

Ms. Wald: So, here's the problem, you're going to have to tell your guard, and I don't know if you have a live guard or not.

Mr. Fernandez: We do have a guard.

Ms. Wald: Ok, so you're going to have to tell your guard on those dates and times everybody has to be let in.

Mr. Sanchez: But we held a meeting a year or two years ago very close to the District, just one block.

Ms. Wald: It's up to you guys, if you can think of a place that's close by, the town sometimes lets you as well, so the town may allow it but, if you have a space that there's, tell Andrew so he can go ahead and review it and let's get it if it's ok, then we can do it there. When you're dealing with private roads, I mean I've had problems getting into some communities for the meeting, and I've said you're not having this Board meeting if people can't get in.

Mr. Fernandez: Ok, so we'll consider that.

Ms. Wald: Ok, so let's just look and see and you can do it for the next meeting.

Mr. Gill: So just for logistics right now we've advertised January 7th in this location and then after that we have March 4th, May 6th, June 3rd in this location, and what we could do is if by January 7th you all know the location and the time that you'd like to change to, we could have another meeting here on January 7th and then at that meeting can go through it, we can have the engineer here, we can also decide on a location if you have it by then and if not, we can do it in March. This Board often doesn't meet unless we have business.

Ms. Wald: But you have a lot of questions so we need to meet.

Mr. Gill: Yes, so January we'll meet here, if you're ok with that unless you know right now that you would like to change location.

Mr. Fernandez: What time January 7th?

Mr. Gill: It's 1:30 p.m. in this location, January 7th which is a Wednesday, the first Wednesday of January.

Mr. Fernandez: Ok.

Ms. Wald: Right now we meet the first Wednesday of January.

Mr. Sanchez: So, we can change the January 7th location right now?

Ms. Wald: You would have to advertise it.

November 5, 2025

Botaniko CDD

Mr. Sanchez: What does that mean?

Ms. Wald: There's a cost, you have to advertise in the Sun Sentinel, there's a cost and I don't know how much it is.

Mr. Gill: Right, and we can also advertise a special meeting.

Ms. Wald: Right which you still advertise it.

Mr. Sanchez: Let me ask you for the advertisement, how far out do you have to do that?

Ms. Wald: Oh, you have time before January, you have plenty of time.

Mr. Sanchez: Ok.

Ms. Wald: So, it's completely up to you, I mean if you want to have a special meeting, then I would suggest for you to send out an email to each one of the Board members and say, we had discussed at the meeting you were interested in having a special meeting, these are the dates and times that are available with your schedule, because you need him, and you have to have somebody from my office but it doesn't personally have to be me, and we also want to make sure we can get the District engineer to come.

Mr. Sanchez: But why does it become a special meeting?

Ms. Wald: Well, the only difference is, you're not having it on the date that's already advertised.

Mr. Sanchez: Ok, so if we don't change the anything then the engineer can come.

Ms. Wald: So, we would just leave it and we don't have to do any advertisement, so if you're ok with January 7th at 1:30 at this location, no cost.

Mr. Sanchez: And others have not been paid anyway up to now, like the meeting after the 7th of January.

Mr. Gill: So, to save costs we do one advertisement with all the selected dates and if something changes then we have to do a special meeting.

Mr. Fernandez: That's what they're saying, it's already been advertised.

Ms. Wald: Yes, that's why I was recommending to just talk to Andrew about the location, what makes the most sense for your own individual schedules, you can talk to each other about it outside of a meeting but, for your own individual schedules so you can provide it to him and then he can go and individually tell everybody, hey this is what I have determined.

November 5, 2025

Botaniko CDD

Mr. Gill: And to piggyback on this. as Ginger just mentioned, we didn't go over the Sunshine Law, the Sunshine rules, which is very different from being on a HOA being on a CDD Board you can't speak to each other outside one of these meetings about CDD business, or business that would come before the CDD at all. So, if you have general questions feel free to email me, and I will answer all of them but, in a way that you communicate with each other if you're both on the HOA, you can't talk about CDD business.

Ms. Wald: That's why it's good to do the ethics training, there's two parts to the Florida Sunshine Law, and that's what it's called. The first part is communication, so as Board members, since there's only 3 of you, the 3 of you cannot discuss, and what does discuss mean, sending text messages, emailing, passing notes, hand signals, whatever it may be, discussing of course any business that comes before the CDD or may come before the CDD. So, as we were talking about some of these items and talking about the financials, and talking about the stormwater management system, the 3 of you guys can't talk about it unless you're in a room like this where it's been advertised for the public, the public can see and hear everything that's going on and of course we let you talk, and that's the only place you can do it. The only difference is, you can talk to this guy, Andrew, you can talk to me, and you can talk to the engineer who would be able to answer your questions because we're not public officials.

Mr. Fernandez: But we can copy each other on emails.

Ms. Wald: No, you cannot copy each other, that's communication.

Mr. Fernandez: So, when you respond and say I will attend the meeting, you just reply to one person.

Ms. Wald: Yes to Andrew or whoever sends the email.

Mr. Sanchez: So, only reply to that individual you can't do a reply all.

Mr. Fernandez: Ok.

Ms. Wald: And it's just safety thing, and then the other thing that's part of the Sunshine Law that, as I said it was two parts, is records. So, the good news is, this is your records custodian, so the District management office is your official records custodian, so I print out my agenda, so these agendas which you have them in those tablets, you don't have to keep these, they're not your responsibility, they're his. The oath of offices that you just did, he has them for his records, his responsibility. If, and I do suggest you do this, is

November 5, 2025

Botaniko CDD

set up your own email account as just your CDD Board member account, and he can help you with that as well. Any communication that you receive, or that you send out, is a public record unless it's an exemption, and I would determine if it was an exemption.

Mr. Fernandez: Who defines that email?

Ms. Wald: He'll help you with that.

Mr. Gill: I'll help you with that, usually what the Supervisors will do, they'll use their normal email address and add CDD at the end of it, and then they'll receive all their emails there.

Mr. Sanchez: Ok, so we have to send you an email with our new email address after this meeting.

Ms. Wald: Yes.

Mr. Fernandez: So, what should I use?

Ms. Wald: You can do either but, the reason why I say to set up your own separate one is because if somebody makes a public records request, and you now have to respond to it, you have to go through all your emails everywhere, and trust me I've had a mayor once who had his old AOL account, even though he had a city account, he refused to use his city email address, and he used his AOL account and when that public records request was made, it was a nightmare and then he wasn't happy about some of things that were on his AOL account that had to be looked at, so that's my suggestion.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Gill: Alright, we can continue talking, but I think we can conclude CDD business, so what I'm looking for now is a motion to adjourn.

On MOTION by Mr. Sanchez seconded by Mr. Fernandez with all in favor, the meeting was adjourned.

Signed by:
Andrew Gill
996FCF5DA76943E...
Secretary / Assistant Secretary

Firmado por:
Antonio Fernandez
897E33382ABA450...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 39B506EB-3D83-4BF2-ACD8-D8F0627B93F0
 Subject: Botaniko: Complete with Docusign: 11-5-25_Minutes-A.pdf, 01-07-26-A.pdf
 Source Envelope:
 Document Pages: 70
 Certificate Pages: 1
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

 Envelope Originator:
 Ellen Acosta
 1001 Bradford Way
 Kingston, TN 37763
 eacosta@gmssf.com
 IP Address: 162.199.192.217


Record Tracking

Status: Original
 3/6/2026 12:39:53 PM
 Holder: Ellen Acosta
 eacosta@gmssf.com
 Location: DocuSign

Signer Events

Antonio Fernandez
 afbotanikocdd@gmail.com
 Charman
 Security Level: Email, Account Authentication
 (None)

Signature

Firmado por:

 897E33382ABA450...
 Signature Adoption: Pre-selected Style
 Using IP Address: 134.56.42.213

Timestamp

Sent: 3/6/2026 12:41:28 PM
 Viewed: 3/6/2026 3:39:43 PM
 Signed: 3/7/2026 8:58:58 AM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Andrew Gill
 agill@gmssf.com
 DISTRICT MANAGER
 Security Level: Email, Account Authentication
 (None)

COPIED

Sent: 3/6/2026 12:41:29 PM
 Viewed: 3/6/2026 12:41:51 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	3/6/2026 12:41:29 PM
Certified Delivered	Security Checked	3/6/2026 3:39:43 PM
Signing Complete	Security Checked	3/7/2026 8:58:58 AM
Completed	Security Checked	3/7/2026 8:58:58 AM

Payment Events

Status

Timestamps