TIMELINE OF EVENTS in SIERRA RANCHES PRESERVE CASE - Part #1

July 13

Sunil and another neighbor ask about the 35 ft open water channel at the Sierra Ranches HOA meeting; an HOA board member says it's between Lennar and Town of Davie and the HOA does not seem inclined to take it up

July 17

Sunil writes to SFWMD that the preserve is not compliant from a build perspective and maintenance perspective. Darryl Stoddard is assigned to case by a responsive SFWMD. July 26

Gary Tenn, District
Engineer CBWCD, from
Craven Thompson
confirms plan depth
numbers of channel
around residential lots
to Sunil via
Commissioner Pulcini
but also alerts the
CBWCD Distict manager,
Jace Selby (who has
since resigned) that
Hans Murzi is the
reviewer

Aug 16

Chad Edwards from Craven Thompson puts his fresh time stamp on the old survey after as-built approval date Aug 22

Sunil shows up to his first CBWCD meeting and flags the Sierra Ranches Preserve problem in the resident speaking opportunity. Chris Fardelmann advises that there a pending bond release coming up, and asks Jace to get with Sunil

Sep 12 Sunil writes his first bond release opposition letter to CBWCD and Davie in personal capacity Sep 20

Chad Edwards (EOR), Hans Murzi (Reviewer), Ashley Foster (Acting District Manager who has since resigned) walk with Sunil, Jason (Pillar Consultants) and Michael (Pillar Consultants) around the preserve. The EOR and reviewer inform that the shorelines and open water buffer should not contain wetland plants. Sunil informs Chad, Hans and Ashley of the 10 ft min depth regulation which makes them concerned.

Sep 27

Sunil and 20+ residents from Sierra Ranches show up to get bond release extended for 30 days pending due diligence, corrective action and maintenance standard clarification

Separately earlier that day, SFWMD (Darryl+1), Broward County (Michelle Decker), Lennar (Marlon and Ken) and HOA Board member (Tamir Ness) tour the preserve. Sunil is alerted by another neighbor and walks with them for half the preserve informing them that the channels around the residential lots have shallowed out.

July 22

Sunil asks M. Pulcini if max depth in 35ft open water channel is 7ft, and he promptly sends it to Jace who forwards it to Gary Tenn from CTA

July 14

Sunil physically goes into Town of Davie
Planning and Zoning,
Building,
Code Enforcement departments asking about the open water channel. P&Z gives him the
SFWMD permit information.

July 25

Joseph Martin, Surveyor puts new signature on old survey from 2021?

But from the notes it says the document is not valid without a raised seal. No raised seal visible in the CBWCD version. Aug 9

CBWCD approves asbuilts that are old and marked fresh with new dates to confirm to CBWCD rules but old data from 2021

District Engineer incorrectly approves this as-built that does not match field condition, and has other irregularities.

Aug 15

SFWMD employees (Darryl Stoddard and Natalie Cole) get on a phone call with Sunil to address his issues after he inquires about the status of the July 17th inquiry. They convey that the asbuilt has been approved. Sunil asks for a copy which he gets on Aug 16. Sunil disagrees with explanations from Darryl, who ultimately dismisses his concern as an individual's opinion. They part ways agreeing to disagree.

Aug 24

Sunil starts documentation process with CBWCD and SFWMD and researching with experts.

Sunil sends detailed email to CBWCD District Manager, Jace, on Aug 24 and September 5 but does not get a response.

SFWMD and Sunil start exchanging questions and answers over the next several weeks.

Sep 22

Sunil sends CBWCD bond release opposition letter to CBWCD and forwards it to Davie. The signatures are from residents of Sierra Ranches (148 adults representing households with 90 children and over 85% of homes)

Independent survey is done by Pillar Consultants on Sep 22 and 25 in channels around residential lots covering >50% of lots. Survey shows substantial shallowing and Sunil sees the surveyors walk the channel outside his home without being submerged.

Oct 13

SFWMD sends a notice of non-compliance to Lennar and copies everybody who walked the preserve on September 27th including Sunil.

TIMELINE OF EVENTS in SIERRA RANCHES PRESERVE CASE — Part #2

Oct 17

Sunil asks Sierra Ranches HOA Board to get in touch with his attorney about the defects in the Sierra Ranches Preserve

Oct 19

Brian K (Sunil's lawyer) sends Wetlands grading and paving analysis done by independent engineer, Pillar Consultants and cover letter to CBWCD

Oct 25

CBWCD releases 90% of the bonds despite evidence that the as-built does not reflect field conditions per CBWCD regulations and, the price tag to fix per Engineer recommendation is likely to be over \$1.7M. Depth discrepancy between environmental plan (10ft) and engineering original depth (7ft) is ignored; substantial shallowing (3.5-4.5 ft vs. 7 ft) is ignored and width discrepancy (19 ft vs. 34 feet) is ignored. CBWCD 10 ft minimum depth rule for excavations in wetlands is ignored.

Oct 31

Brian K/ Sunil ask for transmittal data of as-built surveys per CBWCD procedures and Open Records. Data not yet furnished despite reminder.

Nov 10

CBWCD counsel sends email to Brian K that the commissioners did not take up the appeal; so Oct 25th decision is "deemed" final

Nov 29

Cooper City Engineer flags that as-built for Sienna Cooper City does not reflect field conditions. Thereafter, Developer EOR and District Engineer agree after initially not engaging reportedly

Oct 16

Pillar Consultants sends Sierra Ranches Paving and Grading analysis report to Sunil and his attorney

Oct 18

Michelle Decker From Broward County Environmental group transmits two documents to Tamir Ness (HOA board member) and Lennar. One is a Time Zero evaluation report and another is the acceptance of as-builts by Broward County. She however does not transmit what as-built survey she got and her inspection data.

Oct 23

Sunil transmits Oct 19 letter from Brian K to Davie, SFWMD and Broward County

Sierra Ranches HOA Board sends Sunil the Oct 18 letter from Michelle Decker and the October 13 letter from SFWMD

Sunil immediately makes an Open records request to Michelle Decker asking for the as-built she used as well as the inspection data. Sunil follows up on Nov 28 asking for this data.

It is also understood that the Sierra Ranches HOA has independently requested the survey and inspection data but has not received it.

Oct 26

Brian K/Sunil sends appeal letter appealing specific parts of application of district criteria per their regulations

Nov 8

CBWCD approves as-builts for Sienna, Cooper City, that do not reflect field conditions

Nov 21

Brian K reminds CBWCD counsel in writing that their regulations mandate a dueprocess hearing with the appeal as an agenda item where the parties are called to explain their position. This is especially critical in light of the Sienna issues that surface of the approved asbuilt not reflecting field conditions and demonstrating a pattern that trickles mistakes made by CBWCD down downstream to other agencies that blindly rely on them.

Nov 30

Sunil goes to the CBWCD meeting and raises concerns and transmits this document