

**MINUTES OF MEETING
SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South-Dade Venture Community Development District was held on Thursday, May 14, 2009 at 3:00 p.m., at the Watersone Clubhouse, Phase II, 1355 Waterstone Way, Homestead, Florida.

Present and constituting a quorum were:

Alex Diaz de Villegas	Chairman
Kimberly Felipe-Ochoa	Vice Chairman
Monica Elliott	Assistant Secretary
Sonia Castro	Assistant Secretary

Also present was:

Mike Pawelczyk	District Attorney
Paul Winkeljohn	District Manager (by phone)
Dennis Baldis	Governmental Management Services
Corine Ferre	ValleyCrest
Kristina Wiggins	DeMarco & Associates
Gerry DeMarco	DeMarco & Associates

FIRST ORDER OF BUSINESS

Roll Call & Pledge of Allegiance

Mr. Diaz called the meeting to order, called the roll and the Pledge of Alliance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

**Ratification of Agreement with
Nikko Consultant, LLC for
Guardhouse Bid**

Mr. Diaz: Moving on to item No. 2, Ratification of Agreement with Nikko Consultant, LLC for Guardhouse Bid, Mr. Manager?

Mr. Winkeljohn: Yes, the original version of the contract was executed last week in DeMarco's office, we have our original copy of it and there were no changes to the document that was provided to you the first time we looked at this and so as a matter of practice we bring it back to you and ask you to vote one more time to approve the contract, so we would just need a motion to ratify that agreement.

On MOTION by Ms. Elliott seconded by Ms. Castro with all in favor, ratifying the agreement with Nikko Consultant, LLC for the guardhouse bid was approved.

Mr. Winkeljohn: Alex, as a matter of courtesy, because we have guests here today, if we could suspend the items on today's agenda and just jump down to item No. 6?

Mr. Diaz: Not a problem.

SIXTH ORDER OF BUSINESS

Discussion of Final Plans for Waterstone Blvd. Entrance

Mr. Diaz: Then moving on to item No. 6, Mr. Gerry Demarco & Associates.

Mr. DeMarco: Ok, we are here to present the suggestions for the monument sign and the walkway shelters, we will now show you that and I'll have Kristina explain what's going on.

Ms. Wiggins: Hi, my name is Kristina Wiggins and here we have the Waterstone Blvd. improvements as you can see. We have the sign improvement which would include heightening the existing sign for grandeur proportions, adding ground landscape beds in front to match the other existing monuments on the other two entrances, matching also the decorative motif, removing what's currently there and adding the triangle protrusions like all the other columns on the existing monuments and also adding the stone veneer to also match. The estimate that we received which is not written in stone, just the general estimate was about \$8,000 for the sign improvements and our second improvement which you can see in the top left corner, the pedestrian gazebo that we're going to put next to the guardhouse on Waterstone Blvd., it can serve as a shaded area for pedestrians to wait to get picked up by vehicles, as well as additional security for not only the cars coming in, but also the

pedestrians coming in at that entrance and also this will have the same decorative motif as all the existing monuments around the community and these are estimated at about \$20,000 each and there are two of them in this plan. Here is a conceptual perspective of what the sign as well as the pedestrian gazebos and the guardhouse will look like on Waterstone Blvd. from 137th Avenue. Another upgrade we were talking about for the existing monuments as well as the Waterstone Blvd. improvements would be to update to LED lighting, which has low operational power consumption, averaging about 30% of conventional lighting, as well as minimal maintenance. The lamps have about 50,000 hours of lamp life which calculates for 8 hours a day, seven days a week, they last about 17 years. There are endless color possibilities for easy reprogramming for holidays, or if it's just simply out of date and you want to change it and it is very easy to change and to reprogram.

Ms. Elliott: Is there a warranty on these?

Ms. Wiggins: For the equipment, there is a one year warranty on them, but as far as who installed them, I'm not sure.

Ms. Felipe-Ochoa: What is the exact cost of that piece only, which is only a one year warranty?

Ms. Wiggins: Well let me move on to the projects we would be doing with the LED lighting. We would be updating the existing monuments and for the existing monuments they estimate about \$12,000 each and that's for equipment and installation and labor and fees, everything included, so about half of that is equipment and signage on the monuments as I've been talking about and the channel lighting, that would be back lit with LED lights as well. We were also thinking about introducing lighting productions of rippling water on the entrance signs to add more pizzazz for the entrances and to reinforce the water aspects of it.

Ms. Castro: I'm sorry to interrupt, this \$12,000, this is for the three signs, not only for one?

Ms. Wiggins: Well, it's \$12,000 to upgrade the existing monuments, that's actually not including the signs, those were separate.

Ms. Castro: No, I'm sorry I meant the monuments, but it's the three monuments that we have, not just the one on the Boulevard?

Mr. Winkeljohn: Well it's the entry features, don't mix monuments with entry features. We have two main entry features, as you know there is a north and a south side on each road which has a large monument, but it's an entry feature. Then the Boulevard has a monument sign and the lighting on that would be the existing level of lighting but to convert it to LED and now she's moving into an animated feature that can be added to the system which gives it a rippled water affect.

Mr. Diaz: I'm a little bit confused on the presentation and I think that's why everybody else is confused also, so I want to try and define, like Paul was just trying to do just now, the different presentations and all options that you're providing. Option A is to just have spot lighting or direct lighting on to what's already there, or similar to what we already have but changing it to LED, correct?

Ms. Wiggins: Correct.

Mr. Diaz: How much is that just for the Boulevard?

Ms. Wiggins: Just to change from the existing entry features, it's \$12,000 to upgrade to LED.

Mr. Diaz: For all three entry features?

Ms. Wiggins: Well isn't there a total of four, is there only three?

Mr. Winkeljohn: There's two on each side of the road.

Ms. Wiggins: Yes, so there's a total of four, so those are the prices just for the existing to change to LED which includes tower lighting, sign lighting, etc. of just these four.

Mr. Diaz: Ok, got it.

Ms. Felipe-Ochoa: Yes, Dennis?

Mr. Baldis: How many fixtures is that?

Ms. Wiggins: What we specked for the existing entry features, we had just the three linear feature lighting signs which I feel now that we will not need because the sign is back lit and then we're going to put this projection up there, so we won't need these so that could be changed, also ceiling lights from the slab that would reflect the light on to the ceiling.

Mr. Diaz: Which we currently don't have that.

Ms. Wiggins: Right and then also the lights in the cupola shining out, those are the lights that we specked and that's the \$12,000.

Mr. Winkeljohn: One of the issues with LED lighting is that it doesn't have the overall intensity of typical lighting so you have to either increase significantly the number of bulbs in the same amount of area.

Ms. Felipe-Ochoa: Are these above the ground or below the ground? How are they encased and what do they look like? Are they hidden with foliage?

Ms. Wiggins: Ok, well what we have here in the bottom left side, those would be the ones in the soffit wall washing the bottom, they would protrude about four inches down from the soffit.

Ms. Felipe-Ochoa: When you say soffit, I'm sorry I don't understand that term, is that built into the structure itself?

Ms. Wiggins: It's at the top.

Ms. Felipe-Ochoa: If you use that, that would be a whole lot easier for us to understand because you still don't have a number of fixtures we're going to need. One of those boxes up there, how many lights does that piece actually light up?

Ms. Wiggins: Ok, so that light in the left bottom, that would be screwed into this part here and pointing down so it would wash these columns in this wall and there would be one on each corner, so there would be a total of four. Then the one over, that was our sign illumination, so say there would be three here, and it would be pointing up towards the sign and as I said we were going to change that if we go with the rippling effect and the letters would just be back lit, and there will only be one fixture of a projection on the sign for the existing entrance features.

Ms. Felipe-Ochoa: So it is going to be covered by foliage and that's going to be right there where the guard is?

Mr. Diaz: Well she's saying there are two options, there's the traditional way where we're doing it now, where you are lighting up a sign and then there's the other option which is the one I presented before which is lighting up behind the letters themselves so they're back lit so you don't have anything showing at all.

Ms. Felipe-Ochoa: Right.

Ms. Wiggins: And remember this is at the entrance features and as I said I didn't get a price for the projection piece with the ripple. The feature in the middle with the blue light, those will be lighting up the ceilings, and they can be changed to white, yellow, blue, green or whatever color you want and they would just light up the ceiling and give a 3D affect for the towers. The image right on the top, that's the projection of the ripple and that's what will be on the floor pointing up towards the signage and I had talked to Paul about this, we were also thinking about coming up with some kind of security measures and we haven't detailed them yet but when we decide to go to this lighting if we do we will be able to detail security measures so hopefully they will not be removed.

Mr. Winkeljohn: All these lights actually have the ability to be programmed, correct?

Ms. Wiggins: Yes and colored.

Mr. Winkeljohn: And that's the beauty of an LED system is that once you cast them and point them, now the next decision would be what do you want them to do, so we'll try to define in the final design and what actually gets stuck in there to work, so we'll have to balance everything out.

Ms. Wiggins: As far as controlling and reprogramming, I know there is going to be a control at the entrance feature, it will be in a box and secured and locked. I'm pretty sure you will be able to program it from a laptop. I was just going to show you two short videos that the company gave me, which again are not set in stone, these are not the colors, they could be slowed down or made to go faster, and things like that, this was one of them, the rippling effect you can see on the little round candles in the back. There's no guarantee that the contractor would choose to use this company that I've been working with, but he has talked to be me before about the actual purchasing of equipment he would be open to having an opportunity to come down here with the things you want and test and you can come to the test and view these to see what's going to work and if you need more or less fixtures, and so forth.

Mr. Winkeljohn: One of the other contractors topics that's out there is we already have a contractor that does LED lighting for us, our holiday lighting contractor, and Dennis

is already in conversation with that individual about doing some work in other communities to demonstrate their capabilities and so perhaps because they are demonstrating they could send people over here and perhaps even our landscaping contractor might be interested in partnering a little bit on this project because if we can enhance the look of the landscaping because of this LED purchase, they may use it possibly to demonstrate to customers.

Ms. Wiggins: This is the second video of a different aspect of it. This just gives you multiple feels of how this would look and as I said, these aren't the only options, there are other options and when he comes to demonstrate and talk to everybody to find out exactly what colors and motions and feels what you want, they will customize it for what you would like and I believe this can also be reprogrammed if you wanted to change it for example red for Valentine's Day or something like that.

Mr. Baldis: May I ask a question, is there a location that they already have this in place that we could go view it? I've seen this indoors, but I've never seen outdoor and I wonder if they have work they've already done and we could go view it.

Ms. Wiggins: As far as I know, they don't, that's where the conversation of the demonstration came into play, that every project is going to look completely different and even placing it a foot back from the sign or a foot forward is going to completely change the look of it, so it really needs to be specifically on your site.

Mr. Baldis: And these lights are just for the structure, they're not for actually lighting up a tree or anything?

Ms. Wiggins: No, I don't think I did any landscape lighting, and no they wouldn't be for security lighting, it would be accent lighting.

Mr. Baldis: Right, ok.

Ms. Wiggins: Well, they do have those, they have up lighting ones but I did not put that in this project, but they do offer those, up lighting for trees.

Mr. Baldis: Who is the manufacturer?

Ms. Wiggins: I worked with Acklane Lighting which I believe is the manufacturer and the representative that I worked with was from Freed Sales, who is the southeast manager and again with the contractor he also has an LED company which he might be able

to get the equipment for less or might be able to work with them easier for less labor, I don't know his price, he has not given me a price yet, so we just went off of what I had researched.

Mr. Baldis: Ok, thank you.

Mr. Diaz: Very good and just for a side note, one, in case you don't know, this is Gerry DeMarco and he's our architect who designed our gatehouses and Kristina works in his office and she did most of the work on this project as well and two, we went to them originally about a year ago or maybe even longer than that and one of the things we wanted to do was to upgrade the Boulevard sign over there and so they were working on that as well as upgrading our regular monuments.

Mr. Winkeljohn: And just a little added piece of history and why it turned into this concept is because the real estate that's available to the District on the north and the south side of 137th and the Boulevard intersections are very small ones, and two riddled with extensive electric line runs, and the ability to build a typical structure like what is on 137th and Waterstone Way or Campbell and Waterstone Way, was virtually impossible, it would have to hover above the ground and it would also entail dealing with somebody else's property, so we thought of moving a feature closer to the gates, to the proposed gate at that time, and Alex brought up the pedestrian concept at that time that it might be a way to incorporate the architectural elements that are not in the Boulevard because of the real estate constrictions and restrictions so that's what got us to this point, so we've been through several meetings with the electric company or utility department from Homestead and that's how we got them to agree to the boxes being moved.

Ms. Castro: Thank you for the presentation.

Ms. Wiggins: Thank you.

Mr. Diaz: Thank you and we've also asked as part of this, because as you can see the design DeMarco has goes as far as the architectural features and everything looks very plain on the sides, so as you know we are going into a major landscape upgrade at the Boulevard as needed and Ms. Corine from ValleyCrest is to do that portion of the presentation. Let me just take a quick poll, is this the direction the board wants to go?

Ms. Castro: Yes.

Ms. Felipe-Ochoa: Yes.

Mr. Winkeljohn: I have talked to our current vertical contractor and his pricing on the vertical portion, he thinks he's going to be able to do even better than his estimate that he gave Kristina and he called me today and let me know and so he gave her a number for walking around budget purposes.

Mr. Diaz: Very good and one of the things I talked to Paul about also, we touched on the issue as a security measure is putting a camera actually inside these little pedestrian shelters, so you will actually be able to identify pedestrians that are going through the system and that enhances security.

Ms. Felipe-Ochoa: I like that idea a lot.

Mr. Diaz: I'm just saying this is something that we're going to have to add on to the plan, number one, and they need direction to go forward with it, so do we need to do a vote to go forward to add as a change order?

Mr. Winkeljohn: No, it's the intent of the board, you already have construction, it's just the scope.

Mr. Diaz: Also the new graphics that we adopted as a board, about a year and a half ago now when we changed our logo and everything, that's the new graphics.

Mr. Winkeljohn: Well, I would appreciate a motion from the board authorizing staff to increase the scope of your construction project to incorporate the Waterstone Blvd. features as discussed as well as lighting.

Ms. Felipe-Ochoa: Well, we need a price on everything.

Mr. Winkeljohn: Well we don't know the price of a lot of things that we're doing in this project.

Ms. Felipe-Ochoa: Well we have to have a maximum at least, we can't just say go ahead do the work.

Mr. Winkeljohn: Well that's not true actually, we just don't know the price, so your motion is to authorize the expansion of the project, we'll come back to you with pricing like everything we do, we'll show you what we think it is, it will be a change order so you'll have plenty of time to discuss the price.

On MOTION by Ms. Castro seconded by Ms. Felipe-Ochoa with all in favor, authorizing staff to increase the scope of the construction project to incorporate the Waterstone Blvd. features as well as the lighting project as discussed on the record above was approved.

Mr. Diaz: Thank you very much for your presentation. Now, moving on to Corine from ValleyCrest.

Ms. Ferre: Ok, I did not introduce anything new, I just kept it going by using the same type of plant material we've used at the other entrances and repeating our character plants. This is one of the most important plants that we are using all throughout, naturally this sign on the Boulevard should carry the same type of plant material. We've been using a lot of the same thing and we know it's working for us, so let's keep using it is what I am suggesting. We are in the process of using a computer program and what I wanted to show you is three different options. So option number one would be what we have been using a lot, the famous orange plants that always provide you with color, so we would have one on either side of the column and then we would go with the annual beds which are going to be constant. Presently you have green island ficus at the base of the sign.

Mr. Diaz: We'd eliminate that I would imagine?

Ms. Ferre: Well, I did on one and I did not on the other, green island ficus are not going to keep, they're not expensive, they're reliable, they don't catch all kinds of diseases, I know they're not the most exciting plants you can have but we have them and they are working and we could use them for contrast, so this was choice #1. Choice #2, we had successfully used different plants on Campbell, at the Campbell entrance, so I've used them again, but it would be a very different look. Here we are keeping with the hard colors, the yellows, the oranges, here we're going into the cooler colors, a blue or a purple. On this third option I did not use any character plants, I just went ahead and used a whole bunch of crotons which we already have at the other entrances, a croton is a plant which we provide you with color all year round, we've used it, it's working for us, it is not letting us down, it is not expensive either, so this was one of my three options.

Ms. Elliott: The idea of the character plant is nice because it gives you the illusion of something more regal even if the price is the same. The warmer colors are always beautiful because you've got vibrant warm colors.

Mr. Baldis: Are all the yellow areas, annual areas?

Ms. Ferre: Yes sir.

Mr. Baldis: How big of an area is that?

Ms. Ferre: That's pretty big, now as for the design, they may be quite large, they made it go all the way to the border.

Mr. Winkeljohn: It's as wide as the existing median, so if you take the sign and you already have that space, it's not new space, it's just that they drew an arc planter.

Ms. Ferre: I don't think and I had mentioned this to Paul, I don't think we can do quite the semi-circle, I think it would be more of an oval. If you look at reality, you don't have that much room to make a half circle.

Mr. Winkeljohn: Yes, it's not a very big area, it will be actually less flowers because of the oval.

Mr. Diaz: Right, if I could just point out an observation here, I want to try and keep it the same as the other monuments and in the other monuments you don't have that background plant, you just have the flowers that abut right above the wall of the coral.

Ms. Ferre: But you also have a two step affect that you don't have here.

Ms. Elliott: The accent plant is going to make it look more real.

Ms. Ferre: Now if you wanted, as I've done in the third case, eliminate the green outer ficus thereby creating the illusion that the bed is bigger when in reality it isn't.

Mr. Diaz: That's what I was getting at, and also inclining it like I've been trying to do for a while now, inclining them at an angle so you're displaying the flowers better.

Ms. Ferre: Yes, and this is what it would look like and we're trying to make a semi-circle where truly we don't quite have the room, it's really going to be more like this, I don't think you can do the semi-circle, that's why I did this and I also eliminated the turf after I had the conversation with Paul, just trying to give you this enlargement from a maintenance standpoint, not having the turf is nice because wherever you turf you have to edge it, you

have to weed it, you have to mow it, you have to irrigate, you have to fertilize it, but now we just have plants. This is just plants now, so you already have those golden plants and I know we have used them sparingly, but they're already there so we just add a couple more to fill in your existing bed.

Ms. Felipe-Ochoa: What do we have at the other monuments that would make it look the same? I want it to look the same too, at all three entrances, as much as possible.

Mr. Baldis: If I could say, this is the first one you are doing, the other entrances are going to be redone off of this, so whatever is here will be introduced, there is not vice versa because we've talked about redoing the entrances on Waterstone Way and Campbell before and now they're coming second after this, because this one is happening first, that's how I see it, so on the pallet of plants we have that's what's going to be added to that pallet and introduced to all the signs.

Mr. Diaz: I agree because I think the other entrances need something different, it's not working out, especially on the Campbell Drive side, it's not working.

Ms. Ferre: But you know all three are always going to look different because they don't have the same configuration, which is ok, it's like trying to always been symmetrical when truly you can't be. As long as there is rhythm, as long as you keep it symmetrical, there is a rhyme and reason behind what you're doing, it's all going to work.

Mr. Diaz: I'm just saying, in general, try to keep each monument the same so not to do something totally different.

Mr. Winkeljohn: To keep it consistent.

Mr. Diaz: Yes, some type of consistency, thank you.

Ms. Elliott: Out of these three options I prefer #1 and #2 versus just the crotons, because I feel crotons are really boring because we see them everywhere.

Mr. Winkeljohn: Yes, and they work in the large open areas.

Ms. Ferre: But you have a variety you don't see everywhere.

Mr. Baldis: I agree. I have a question.

Mr. Diaz: Ok, Dennis has a question.

Mr. Baldis: On the two structures that are going to be in the back by the guardhouse, the pedestrian walkthrough, is there anything for that yet?

Mr. Winkeljohn: We've already looked at that.

Ms. Ferre: I designed that about 8 months ago.

Mr. Baldis: Ok can we see that? This is the same plant material that's going to be at that but it's just this?

Ms. Ferre: Yes.

Mr. Winkeljohn: One of the things that will be different with the Boulevard is that there will be a concentration that's different, for example, when you come in off of Campbell you have almost a half mile or a quarter of a mile before you even get to the guardhouse you have a long stretch and the landscaping is spread out and so you can afford on the Boulevard to have a much denser and more filled in landscaping, so it's going to look a little bit different.

Mr. Diaz: But it uses the same plants.

Mr. Winkeljohn: Yes, using the same plants, but once you can make it more concentrated, it may adjust your frequency of each plant a little differently because of pricing, but the concepts of a signature plant or a character plant, the rhythms of stone, the rhythm of a bright orange plant, those rhythms are what you want to repeat frequently and if you decide that a particular area can be more concentrated we can fill that in with crotons, so you would have a fill plant, a signature character plant and then you have an element rhythm like a stone or something like that, so that's what you're trying to do, but it's going to look different there simply because of the fact that it's just not as wide and not as long.

Ms. Felipe-Ochoa: Right.

Mr. Winkeljohn: So there's no action on this, it's just getting our minds together.

Mr. Diaz: But we want to approve the direction that it's going in, especially with Sonia being on the Boulevard, so this is making up for the inadequacies that were provided by the developer initially. Paul, how soon can they start doing the landscaping portions of this project?

Mr. Winkeljohn: Well since we just tore the median and the sidewalk out, I prefer to always do it last because you'll have to redo it several times, the irrigation will get interrupted and lots of different things may go wrong, but I will look at it with our contractors to see if there is anything we can do, but I'm 90% sure that you should wait which would be the best approach.

Ms. Castro: Ok.

Mr. Diaz: Well, the only thing I would say is that when you have that heavy machinery in there, I would prefer that they be in there before they put the sidewalks back in again because they chip and break.

Mr. Winkeljohn: I see what you're talking about, absolutely, so we'll look at that. The earth work should all be done together, the concrete work should all be done together, yes you're right.

Mr. Diaz: The question that I had was, I just want to make sure, and I know that I've said this a couple of times that there will be a good size landscape buffer because where we last left it off there was a big plan to put these large trees in there, then Paul came in and downsized a little bit.

Mr. Winkeljohn: I cut down the vertical size of the palms to eliminate the use of a crane.

Mr. Diaz: So at impact what are we talking about as far as height, what are we looking at?

Ms. Ferre: Well the royal palms originally were very large because we brought them down to somewhere around 20 feet, we do have eight 14 foot triangle palms which isn't bad, they have a great big head and we have 16 foot oak trees.

Mr. Winkeljohn: It's going to be thick and lush.

Mr. Diaz: And that's going to be on top of a berm?

Ms. Ferre: Are the berms about 5 or 6 feet?

Mr. Diaz: How high are the berms?

Mr. Winkeljohn: I think they're 3 to 5 feet as they curve up.

Mr. Baldis: How many royal palms?

Ms. Ferre: We have 20, naturally this is the active growing season, the sooner we install the more growth you will have before the year is over. If we install this around September, think of Friendship Park when we installed them right before the winter came, and then the trees defoliated.

Mr. Baldis: Can you buy them now?

Ms. Ferre: I could if I have to, I'm sure, put down a considerable amount of money for the nursery man to hold onto it for me.

Mr. Winkeljohn: We can do that.

Mr. Diaz: And have we already budgeted for this Paul?

Mr. Winkeljohn: You already approved it.

Mr. Diaz: Ok.

Ms. Ferre: Another possibility would be install the large material and then prepare it with the orange barrier to keep the contractors away from the trunks of the royal palms, and they could start establishing themselves.

Mr. Winkeljohn: I'll have to look at it with you because we've changed the management of traffic which required us to put in a temporary road which is starting right now so that the area to landscape is going to be infringed throughout the project, so I doubt it will work out and that's at both sites, there will be a wraparound road where there is now a curb and a sidewalk, that will become a temporary road because of the support structures that have to hold the gate up while it's being built to go into that lane so the existing lanes won't be wide enough for traffic so we're going to go on the outsides.

Ms. Ferre: Right.

Mr. Diaz: Very good.

Mr. Winkeljohn: Either way we'll bring this back, I have the pricing on this and there's no action for you at this time but the concepts have been pretty detailed out and my approach would be and if Dennis during the drive by tour finds a plant that they want to start trying and by the time we start to plant it if that plant were to become an element that we want to repeat we would quickly make that adjustment, so you don't have to worry

about that, everyone has the same intent I think which is to recreate the elements and be consistent.

Ms. Elliott: Yes, it seems like we're all on the same page.

Mr. Diaz: Well what I want, because we haven't seen a presentation of what the Boulevard is going to be like and it's good for the board to be informed of what's going to be taking place.

Mr. Winkeljohn: Right.

Ms. Elliott: The job you guys have done down there looks really good since all the construction is done and you have all your material in, it looks beautiful, you did a great job.

Mr. Winkeljohn: Thank you Corine.

Ms. Ferre: You're welcome.

THIRD ORDER OF BUSINESS

Dissolving Portofino Pointe POA and Portofino Lakes POA from previous Encroachment Agreement and Approval of First Amendment to Encroachment and Maintenance Agreement

Mr. Winkeljohn: The next item for you today, and I don't know if you want to jump to Dennis' report or not.

Mr. Baldis: No, that's alright you can go on.

Mr. Winkeljohn: Ok, we don't have a lot on today's agenda. The Portofino Pointe POA and Portofino Lakes previous encroachment agreement, and the approval of the first amendment and I have copies of it and I don't think you really need to read it. It's basically an amendment that allows the balance that we've established, eliminating one group and retaining the other two groups from the agreement, the one group that wants out.

Mr. Pawelczyk: Eliminating two groups.

Mr. Diaz: Yes, two groups.

Mr. Winkeljohn: Two yes, excuse me, and keeping one.

Mr. Pawelczyk: Yes, I'll just give a brief overview. The first amendment to encroachment, we have an existing encroachment agreement between South-Dade Venture

CDD, Portofino Lakes, Portofino Oaks and Portofino Pointe POA's. Portofino Oaks desires to remain a party to that agreement for their portion of the fence that was covered under that encroachment agreement, their fence portion. That being the case, the fix is because this document was recorded in the public records and we need to basically remove Portofino Lakes and Portofino Pointe POA's which we've done in this document and basically leave Portofino Oaks responsible for the fence that it installed which is, from my understanding the only fence that was installed under the agreement.

Ms. Elliott: So this is a technicality to remove the other two so they can go ahead and finalize?

Mr. Pawelczyk: Yes, and I have it, they have it here, the only thing that we need to do is, and I can coordinate with Alex after the meeting, just to confirm the exhibit with respect to which fence I'm looking at on this map, but otherwise I request that it be approved. The request came to us from those POA's to get out, they had no intention of installing the fences now.

Mr. Winkeljohn: And Portofino Pointe has already executed their copy of the document pending your approval.

Ms. Elliott: Is it ready to be approved?

Mr. Pawelczyk: Yes.

Ms. Elliott: We just need a motion to approve?

Mr. Pawelczyk: Yes.

On MOTION by Ms. Elliott seconded by Ms. Castro with all in favor, dissolving Portofino Pointe POA and Portofino Lakes POA from the previous Encroachment Agreement and approving the First Amendment to Encroachment and Maintenance Agreement was approved.

FOURTH ORDER OF BUSINESS

**Discussion Regarding
Maintenance/Conveyance of
the Three Lift Stations
within the District**

Mr. Winkeljohn: The discussion of the conveyance of the three lift stations, Mike did you have anything on that or are we still waiting for Juan?

Mr. Pawelczyk: Let me just take a look real quick. I think we're still waiting, I had sent all the information I found to Paul and I think Paul is trying to coordinate with Juan. The essence of it is, there are certain parcels owned by the District, those include the Floridian Bay lift and the Florida Isles lift station. The question there, they're definitely owned by us, we can't find any conveyance documents that conveyed them over to the city. It also doesn't appear that there's an easement that grants the city the right to use those, so I think what Juan is doing through his contacts at the city, he's trying to determine, number one, what does the city normally do in this situation and I have no idea what that is. The county always wants to own the parcel where the lift station is located, but the city might just want an easement over that and so they're coordinating and the reason this is interesting is because at the same time we're trying to coordinate the maintenance of any landscaping around those lift station parcels because you'll recall the one that we drive by here on Waterstone Way, where we put the vine in, apparently someone came in and in an effort to make sure there were no weeds around the lift station, may have got some Roundup or other chemical treatment on that vine and destroyed it, so what we're trying to do at the same time while coordinating who is going to own the lift station site, and who's going to have an easement over it. As far as the District is concerned they could have an easement over the whole parcel, but I think what we're looking at, let us maintain it, don't go out there and spray anything, you've lost the right to go in there and do Roundup around the rocks, so we don't destroy any landscaping that we have as we try to screen those particular lift stations, so I would assume at the next meeting you'll have a better report because I don't have anything further to report.

Mr. Diaz: Quick question, there was one thing I had a question about, particularly in Friendship Park, ValleyCrest was looking to have some type of pressurized water with a

hose to wash down the bird droppings on the benches and on the pavers themselves and at that particular lift station, next to it, it has a water spigot that we want to be able to get a permit or something to tap into that, so that when we're doing these negotiations that might be something you might want to look at either as an electrical source or a water source for those remote areas that we might need for maintenance issues for pressure cleaning in the future or when we have pressure cleaning services come out here, contractors are always looking for a water spigot for various reasons.

Mr. Pawelczyk: I think that's a good healthy exchange of consideration for maintenance of the landscaping around it, so they never have to send anybody out to spray. Just to report, there was another lift station, that's in Christy's home section, that one is actually according to the Miami-Dade County Property Appraisers is still owned by Caribe Homes, so that's another item that the engineer is following up on as well, they'll have to convey that lift station to somebody but we're trying to get Caribe to convey it to somebody and we want to see what the city wants to do. If the city wants us to own the lift stations we'll have that one conveyed to us, if they just want an easement over it, we'll act accordingly so let me just see what the city wants to do. Unless the board has any specific direction you want us to take, I don't know if you care whether we own them or not, but I just think we're trying to look at the maintenance of the area in question.

Mr. Diaz: I think for us to own it would make more sense wouldn't it, and then allow them to have an easement right.

Mr. Pawelczyk: It's not going to cost you anything to own and there's no tax on it.

Mr. Diaz: Well, don't you think so Mike, logically to own it and allow an easement gives us a lot more say over the maintenance of it, the exterior of it or whatever, we set the conditions for it?

Mr. Pawelczyk: Yes, I think so.

Mr. Winkeljohn: Right, when you draft the easement you can put in maintenance.

Mr. Pawelczyk: Well, one of my concerns is that part of the development approval and this is what they're looking at, is a lot of time the development approval says you'll build the lift station and you'll convey it all to us, the site, the land, the real property, and to

me I just think this is an oversight from the city of Homestead at that time, they should have never accepted the water and sewer improvements until this was cleared up, so I just think it was an oversight by maybe their inspections department in accepting the water and sewer from the District at the time and that was when Juan was not the engineer either, you had a different District engineer at the time.

Mr. Winkeljohn: Thank you Mike, so as soon as Juan has it all nailed down and together, and it will take awhile to get that clarified but once he does we'll bring it back to you ready for execution of one option or the other.

Mr. Diaz: Great, could you just do me a favor and touch base with the Homestead water and sewer department? They had mentioned two things, one that they were going to put some type of those little slates through the fence for more privacy or to conceal it more.

Mr. Winkeljohn: Like a green slat?

Mr. Diaz: Yes, and two they were going to replace all the parts that they damaged.

Mr. Winkeljohn: Ok, are you talking to Sergio?

Mr. Diaz: No, I think it's Landon.

Mr. Winkeljohn: Ok.

Mr. Diaz: Ok is that it Mike for that part?

Mr. Pawelczyk: Yes, I don't have anything further on that point.

Mr. Diaz: Ok now going back to item No. 2, ratification agreement with Nikko Consultant, LLC for guardhouse bid.

Mr. Winkeljohn: We're done with that, we've done items 2, 3, 4 and now we're on 5.

Mr. Diaz: No, we skipped 2 I think.

Mr. Winkeljohn: No, we didn't, I even have a motion from Monica, seconded by Sonia.

Mr. Diaz: Ok, I'm sorry, I didn't mark it off.

FIFTH ORDER OF BUSINESS

Discussion of Expanding Security Allotted Budget for Summer School Break (beginning June 8, 2009)

Mr. Diaz: Ok, item No. 5.

Mr. Winkeljohn: I think that's your item.

Mr. Diaz: Discussion of Expanding Security Allotted Budget for Summer School Break beginning June 8, 2009. I asked to put this on the agenda because we've been holding back on the hours that we have the off duty roving police, but I thought it would be a good idea since burglaries traditionally go up and property crimes go up when school summer break is out to actually do it 24 hours a day during those days in the summer and I know it's going to increase our budget dramatically, but we've been trying to prepare for it. Do we know what the status of our budget is now with regard to the security proposal?

Mr. Winkeljohn: I don't have financials this early in the month so I don't know exactly where we stand. We were tracking slightly ahead of budget at the end of last month. We had about three to four weeks of invoices that would have come in a little bit lower hourly quantity, so that would only have a small impact. My thought was to take June and peak back up maybe for the first two weeks in June and then start to decline it again, except for the 4th of July holiday and then decline it again and try to keep it that way in the last three weeks of July and the first two weeks of August and then school starts again, so then come back up, so that would give you a full six weeks, plus two weeks in June, so eight weeks of a reduced frequency, so that would be my suggestion.

Mr. Diaz: Right, and then also I just remembered why I put this on the agenda was because initially Kim had suggested to keep the budget at \$60,000 and then revisit it at a later time and I know that we're going over that budget.

Mr. Winkeljohn: That was last year.

Mr. Diaz: Right, that was last year but I think this year our budget holds it at \$60,000 for the year.

Mr. Winkeljohn: Ok.

Mr. Diaz: So because it's going to go over that budget that we need the board's approval to do that.

Mr. Winkeljohn: Sure.

Ms. Elliott: I personally would love to see more of the roving cops around the area, especially in the summertime.

Mr. Diaz: Ok.

Ms. Felipe-Ochoa: But how much is it going to cost, we have to really look at that cost because then we're talking about the budget going up.

Mr. Winkeljohn: Well there are two things in your budget, it's one pot of money that you've divided in half. Right now you have \$200,000 in security services that are not being spent, but you had \$60,000 in off duty detail that's being spent. In my mind, that's the same money and because you're not hiring security services obviously, you're hiring off duty officers, so to me, I took your budget this year and in the verbal discussions as about a \$200,000 expectation of off duty work and that was the frequency we were on. Now that we tried to throw in some random off days and things like that because you weren't going to get more benefit by having someone there all the time, so if you just give me a number to hit we can do that. I think after three or four months and now after six months of pretty intense and pretty obvious off duty officers, you do not need to spend that amount at that frequency any more.

Ms. Elliott: I like that train of thought, because it gives us the concentrated amount of coverage and then you back off and we save a little bit of money, and then put it back on.

Mr. Winkeljohn: Right, we know the holidays and the first few weeks after school are going to be surges and we should be at our full capacity, but I think you're not going to get anything by spending money on those other times, other than more good will with the city of Homestead officers.

Ms. Elliott: That's a good idea because it will help us save a little bit and also gives us the coverage that we need.

Mr. Winkeljohn: Yes.

Mr. Diaz: Plus we could tweak the hours too because currently we have them starting at 7:00, I believe that extra hour in the morning to do traffic which you don't need anymore because school is out, so we can adjust the hours, let's say maybe like 8:00 or 9:00 o'clock in the morning.

Mr. Winkeljohn: Yes, that's a great idea.

Mr. Diaz: Yes.

Ms. Castro: My main concern then would be a faster response from the cops when we call because if you call the Homestead headquarters directly, it takes them about 20 minutes to dispatch the Waterstone officer to where we are, so if can get them to patch us through faster that would be awesome.

Mr. Diaz: I think she's saying from the point of the call.

Mr. Winkeljohn: Right I understand the problem and we talked about it before, I don't know that anything we've asked them to do is helping, is what it sounds like, so I'm wondering what other ideas we can come up with.

Mr. Diaz: I think that's an issue that should be brought up to Major Kennedy directly and then for his response to it, it's a performance issue.

Mr. Winkeljohn: Ok, very good.

SIXTH ORDER OF BUSINESS

Discussion of Final Plans for Waterstone Blvd. Entrance (Cont.)

(This item was discussed earlier at this meeting.)

SEVENTH ORDER OF BUSINESS

Staff Reports

Mr. Diaz: Ok, moving on to Staff Reports.

Mr. Winkeljohn: Anything else Mike?

A. Attorney

Mr. Diaz: There was a license agreement with Portofino Pointe, correct?

Mr. Pawelczyk: Yes, I was asked to re-send it, and I did and I do not have executed originals yet, that was for Portofino Pointe and I still have not heard anything whatsoever from Stonebrook HOA, no questions, no comments, no nothing. Like I said, if you want to

give me his or her contact information, I will track them down and ask them what the problem is, but as far as I know I think Portofino Pointe is going to sign.

Mr. Diaz: I think they mentioned they were going to sign it at their next meeting.

Mr. Pawelczyk: Ok, and Alex and I exchanged emails late last week on the 11th of May, so Monday, I sent it to him and assume he's put it on his agenda, so that's the story on those revoking the license agreements. That's all I have to report today.

Mr. Diaz: Thank you Mike.

B. Engineer

Mr. Diaz: Do we have any engineer's report today?

Mr. Winkeljohn: Well, just a project update real quick for you, as you guys may have heard, last Friday Miami-Dade county gave us all of our permit approvals and a very important set of allocation letters which give us permission to go to the city of Homestead. We submitted early this week to the city of Homestead and they actually had a couple of comments as they looked at our plans. We've corrected those comments and they expect final review and return of approved permits by the middle of next week. As you know we've already started the demo on the Boulevard, as soon as he's done there he's going to move over to Waterstone Way and 137th and do the same demo, the curbs and the sidewalks and put in that temporary road that we described. After he finishes the temporary road the water and sewer lines will begin to run and you'll start to see the contractor actually digging holes for about three weeks, that's what it will look like, but they will actually be putting in the footers. That's what they'll be doing for about three weeks after they get in there, and they're going to be staggered, just so you know, they're going to start on the Boulevard, but they'll start a week later at Waterstone Way and 137th and then one or two weeks later they'll be over at the school site, so there will be a sequence.

D. Manager - Number of Registered Voters in the District - 2,188

Mr. Winkeljohn: Moving onto the rest of my report, I've been working diligently with the computer programmer and the security consultant and it's come back to us that because we're going to be using an internet network as opposed to a hard conduit, we

don't have fiber optic dedicated lines, we could possibly use the cable companies lines, but by the time we get that resolved and get them educated as to how we want to use their lines, we can't really rely on that, so I have a plan for an internet connection at each site and then a secure network through the internet. There's a subtle difference but it's very important and what that will cause is the need for a server system basically, where there will be a networked computer at each gate, as well as one at each clubhouse which will basically connect all the data together, because it has to move instantly between all three gates otherwise somebody could come in one gate or the other and not be allowed in someplace else, or not have the same data. Also, because of the technology that we're using, you may remember we have a camera that captures a license plate, we have a camera that captures the imagine of the driver in the car, and we also have a swipe of a driver's license or a manual entering of some form of ID and all those pieces of data are completely different pieces of data. Well the software that combines that together has to live somewhere and it also has to store very large files, and fortunately today our computer memory is very inexpensive, but that networking process is rather intensive, to make sure that all systems are talking to each other, the security guy, his part is easy to say, that camera does this, but to say the resident data is connected to that and to keep it all connected time-wise and to meet the public records laws, we have to keep for 30 days, those images, and to convert them into a searchable data base, so there's a lot of steps that make all that happen and then to connect that to when a person drove through and then to their ID, so it's a pretty complicated huge data process. It looks like we're going to need a little bit more robust programming than the security company I thought would be able to provide. It was not expensive, and so there was no monetary change to switch the type of gate software that we're going to buy. There's two types of gate software, there's one that runs one gate, and then there's software that runs a whole community, so we always had planned a community size software, so that's not a problem, but we need somebody to write the little programs that make it all fit together and I'm working on getting a design of that because I can't buy it if I don't know what I'm buying because then they could sell me anything, so I've been really busy with that aspect of it and it's intensive. We've

started programming a web presence where residents will be notified in the next three months or so that if they would like to pre-register their cars, this is where you go, you go to the website, etc., etc., and it pulls that data into our gate system software and then the clubhouses would verify that data and then put the stickers on the car. That whole process we've been working on and I talk to Curtis pretty regularly about how we want to roll that out. I want to build the model first and then present it to the HOA's and to the committee because if I just walk out and say, how do you guys want to do this I'll probably get five different answers, so I'd rather give them something and then have them fine tune it and so that's the sort of thing that we've been working on and it actually does eat up a lot of time, but it's going very well. Does anybody have any questions about where we are with the project?

Mr. Diaz: How far are you from having that website registry done?

Mr. Winkeljohn: He should be ready to present that in the next two or three weeks. I think he's been working on it, to the point where I'm ready to look at it and walk through it with him and see what aspects he's gotten correct and what needs a little bit more work, that first wave of things, but then to pull a meeting together with a couple of HOA people, the two masters, and with the committee with Curtis, so probably within the next three or four weeks.

Mr. Diaz: I'm surprised there isn't something out there already, this type of program, we can't be the first community doing this.

Mr. Winkeljohn: Well most communities have their gate system at the beginning, so when somebody signs up or becomes a member, they ask and it's already there, but in your situation you're coming in after, not only are they established residents but they're already established in another database and 13 or 14 databases, so it's a little bit more difficult. One of the goals is to create our database so that they have to prove that they are the resident, that the resident has given them permission and we're going to keep that threshold because our world is off the property appraisers ownership records, and as you may know those lag behind and so we have to develop a process that keeps the honesty of

the property owner and cooperates with the reality of real estate changing hands and the only way to do that is to design your own program basically.

Mr. Diaz: Ok, fair enough.

Mr. Winkeljohn: That's it on that issue. Another topic I have today is that your next door neighbors, Malibu Bay, we actually call them Stonegate, but I was approached by two presidents of the association and one member of their CDD board and GMS as their management company is trying to figure out a way to better utilize Dennis' time and Luis' time with the time that I'm already down here, and so a little bit over the horizon it looks like I'll be the manager of that District and we're going to ask them to ultimately move the meeting date to coincide with yours, so that Dennis is down here doing field site and meetings and then it's basically more consolidated because it's quite a bit of effort to come down here two days a week for short meetings because of the traveling time and traffic patterns which I know you guys know all about. There's a bigger picture that I have that I talked to these board members about and that is, there's a lot of synergies between the two of you and they have a lot of goals that they didn't realize how clearly you all have already started the process of achieving those goals and mainly security is the biggest one and cooperative security where you have a common property line which lends itself to sharing information, to sharing and consolidating perhaps what we were talking about earlier, the off duty detail. They could buy a few of those hours from you and that officer could just add them to a couple points on your inspection run and then you have a benefit, and that would save everybody money, they would get a benefit and vice versa. One of the things I talked to them about was that your website has become a significant instrument in communicating to the residents and one thing in my world it eliminates, is you never told me conversations, because it's on the website, so as soon as somebody says that, I have an answer for them. Well I can't say that at Malibu Bay and they are interested in purchasing a little bit smaller version than what you have and they also have a clubhouse that we manage as part of our process so there is a lot of clubhouse type information that lends itself to a website presence, so what I'm going to be working through with them is some cross synergies and pollination basically of information on

each other's websites and basically just to try and integrate your two communities together for information sharing and cooperative environment. There are some things that you have that they can't afford that they might need to ask you for, but there are also some things that they have that you don't want to start and so as these opportunities come together I'll bring them to you and get your feedback.

Ms. Elliott: Very good.

Mr. Pawelczyk: And just a couple of things, I'm also District counsel for them so that would save a little bit of cost as well on those days you have meetings because there would only be one travel fee for that, but from a better standpoint at the time either one of you feel you need to bid your lake maintenance, they have to manage their lakes, we have to manage our lakes, you could just put it out as one bid and hire one contractor.

Mr. Winkeljohn: We can do joint bidding and things like that.

Mr. Pawelczyk: So you might get a better price because you have a larger area and landscaping is a little bit different because they have a HOA that does the landscaping.

Mr. Winkeljohn: You know you reminded me of a strategy that local governments use all the time, is that when one person sends out specifications and a bid, you can hire their contractor because they've already done the public bidding and so you don't have to join their contract, you have your own contract, but you can use that pricing so that's a little piece of the puzzle also and you're much more robust on the public CDD side than they are, but there are synergies and there are opportunities and one of the biggest ones that I pointed out to them is, I said my goal as CDD manager is to have the board members not waking up every morning and saying what do I need my CDD to start doing, it's to move to the next step as taxpayers in the city of Homestead, is what do we need to be doing to get the services from the city of Homestead equal to what we're paying, because the CDD, once it gets functioning like you've started to see, it really shouldn't be a daily job for you as supervisors, whereas it was at one point, but together the responsibility of all these homes around here and there are other communities to your south that we manage that have put much more responsibility on the CDD than the property owner, there's a lot of synergy there also and so we can put on our lobbyist hat

and possibly have a much more significant voice for you because of that because I will be able to go and sit with the city manager and speak if given the direction from all three or four communities. So that's just an update and I hope you see the wisdom and my goal would be to keep you informed and get direction from you and to try to leverage those qualities to your advantage. Then the most important thing under the manager's report is that you have 2,188 registered voters in the District and that's just a requirement that you know how many registered voters there are in the District and that's it for my report.

C. Field Manager – Management Report

Mr. Diaz: Ok, moving on to our Field Manager, Dennis?

Mr. Baldis: Yes, ok, I'm not sure if you're aware, but South Florida Water Management has introduced stronger restrictions in watering so we went to one day a week, so you may see some stress in the landscaping but we're also expecting the rainy season to start. One thing we are going to do, you'll see, since the lake levels are low, we have John from JCB Fencing here and he was here today, and he's going to be extending the fencing around different portions of the lake and putting fans in out where the water will come up to make it more difficult for people to walk around when the water is this low and definitely more difficult when the water is high, so you're going to see him out there doing that. Fantasy Gates, has finally got their permit to put the fence up out here, so I'm hoping that you'll see that maybe tomorrow if not by Monday that they'll be installing that and we can take that off our list.

Ms. Castro: I thought that we had given them a deadline already?

Mr. Baldis: Well we did, but they were having trouble with permitting and what happened was they were drawing the permit as Waterstone Clubhouse II, so when they took the permit to the city they said, that's an easement and it's not yours, so they had to re-submit the permit under South-Dade Venture, and we own the easement so there wasn't an objection to it then.

Ms. Castro: I spoke to him that week that we had told him that he had until that Friday and I signed off on the contract and he explained all this to me, but he assured me

that by that Friday that was the deadline that he would have it installed because it was already painted.

Mr. Baldis: Well it's all painted and I was told today that they finally received those permits.

Ms. Castro: Well he told me that two weeks ago that he had just got them.

Mr. Baldis: It hasn't been a pleasant experience so far with them.

Ms. Castro: No, not at all.

Ms. Felipe-Ochoa: Well is there a deadline that we gave them?

Ms. Castro: Two Fridays ago.

Ms. Felipe-Ochoa: Ok, what about this JCB guy can he do it? Does he have to get a permit too?

Mr. Baldis: Correct, he'd be starting from scratch and I'm hoping that they're going to install this tomorrow.

Mr. Winkeljohn: So you're almost there.

Mr. Baldis: I would think so.

Ms. Felipe-Ochoa: Ok, well does the board want to do anything if we're almost there, but we're not there and give Dennis some direction? I thought we did give him some direction to get somebody else if they hadn't done it by a specific time period.

Mr. Baldis: So you're telling me I should have them not install it and start having John work on it?

Ms. Elliott: No, that's crazy, the permitting held him up.

Ms. Castro: Yes, but he spoke to me that Wednesday and he assured me that he had just got the permit.

Ms. Elliott: If the permits are cleared, you have to wait until they are cleared and so they're cleared now, so if we go look for somebody it will take that much longer to start the process all over again. If the permits are ready to go, and he's ready to install, have him do it.

Mr. Diaz: Can we give him a new deadline? This is my eighth and finally warning.

Mr. Baldis: Sure.

Mr. Diaz: What's today, Thursday? By Sunday, does that sound good?

Ms. Castro: What, by Sunday? No, if it's not on tomorrow, I mean we've given him two weeks.

Mr. Diaz: Well just in case it rains or something. Ok well then what direction would anybody like to go? No direction at all?

Mr. Baldis: Well I'm really hoping that he's here tomorrow morning putting it in and I can cross it off my list.

Mr. Diaz: Ok so we'll wait.

Mr. Baldis: Ok, I gave the cancelled check to Malibu Bay Master Association for the fence that was repaired along our joint border over here by the Turnpike, so we should be getting a check from them for \$422. This week we met with South Florida Water Management and the discussion was about the foot traffic that comes underneath the Turnpike where people from other areas are walking under there and also on Campbell Drive where they're walking through the arm gate and walking down the South Florida Water Management canal behind everyone's homes. They have agreed to build a fence and gate on both sides, at the Turnpike and at Campbell Drive at their expense and install it with barbed wire, which we feel that it's going to significantly stop the foot traffic, especially under the bridge coming this way. I don't know if you've ever been out there, but underneath that bridge or the overpass, it's completely covered with graffiti.

Ms. Elliott: Yes, kids are actually crossing over and then breaking other people's fencing to get into my community because we're adjacent to that.

Mr. Baldis: Right, and you may even notice that the signs along the Turnpike have bullet holes in them from people shooting weapons down in that area.

Ms. Elliott: No, I didn't notice that.

Mr. Baldis: Yes, and so they were very happy and agreeable to putting this fence in and so within a few weeks I would expect to see it being installed.

Ms. Elliott: That's a really speedy response from them, good job.

Mr. Baldis: Well, sometimes things just work out.

Mr. Winkeljohn: It depends on when you start the clock, I think we started about 2 ½ years ago on that, but Alex was in the right place at the right time.

Mr. Diaz: Yes, we have to thank Major Kennedy for assisting us with that just like Paul said, it's just timing, because we've had a previous no before, but I've already started taking photos of the meeting and I plan to take photos of the actual installation in a couple of weeks.

Mr. Baldis: The light pole by Portofino Lakes is still there, I've spoken to their property manager. They have sent a check to FPL to pay for the removal of that light pole and they're just waiting for FPL to schedule it. I'm sure you've noticed that the medjool palm has been cut and frowns are down now and the lighting is there, so that's all completed now.

Ms. Elliott: Dennis, do we have some palms that are dying on the roadway here?

Mr. Baldis: Well those are the bismarck palms that were relocated and right now some of them are not happy with that move and we're not willing to give up on them just yet, we're hoping that they pull through.

Ms. Elliott: The rain is coming.

Mr. Baldis: We're hoping, but it's not unusual to lose a certain amount of them when you move them.

Ms. Elliott: Right, I don't know about it, but they weren't looking very happy so I was wondering if they were.

Mr. Baldis: Yes, and bismarcks are palms that don't really like to be moved so there was a risk in moving them.

Mr. Winkeljohn: And they'll shock with color which is one set of problems that's usually recoverable, but you'll know if they start to shock with their shape.

Ms. Elliott: Is there anything we can do to aid the plant at this point?

Mr. Baldis: Everything that can be done is being done.

Ms. Elliott: Ok.

Mr. Baldis: That's one of Corine's projects. At the corner of 137th and 312th I've been told that they're going to install traffic cameras that will monitor people running red lights and making illegal turns and these cameras will be able to issue tickets.

Ms. Felipe-Ochoa: They're doing that all throughout Homestead.

Mr. Baldis: Right, so you'll have a sign on that corner also announcing that.

Ms. Elliott: That's actually a really good thing.

Mr. Baldis: Also, Curtis at the last meeting asked me to get prices for street sweeping and for pressure cleaning all the streets in Waterstone Blvd., Waterstone Way and 41st Street. I've had two different vendors out where I'll be getting quotes, I'll have them by the next meeting I'm sure.

Ms. Castro: Ok.

Mr. Baldis: I have AEW's for you to consider. The first one is to add irrigation along lake #1 where we had discovered that there isn't any irrigation to water the lake bank along this area. It's my understanding that there was a sales trailer there in the past and the area dries out and it's drying out because there is just no irrigation there. To add the heads there it would be \$1,040, so that is for your consideration and I'm also bringing back another AEW to plant the area along the Turnpike behind lake #7 with bourgenvilla to block the Turnpike to give it a better appearance for \$6,717.22, so those two are for your consideration.

Mr. Diaz: Ok so do we have discussion on the first item which is \$1,040 and it's to add 8 heads which is about 80 feet of sprinkler or piping and all that stuff, right?

Mr. Baldis: Correct.

Mr. Diaz: In an area that previously didn't have irrigation.

Mr. Winkeljohn: For the record, Kimberly had to leave the meeting.

Mr. Diaz: Ok. Does anybody have any discussion on that?

Ms. Castro: It's necessary right, there is no question that we need it?

Ms. Elliott: Yes, we need the irrigation.

Mr. Diaz: Yes, this is in response to a complaint from the residents in that area. So do we have a motion for the irrigation proposal?

On MOTION by Ms. Castro seconded by Ms. Elliott with all in favor, authorizing the AEW from ValleyCrest to install additional irrigation along lake #1 to water the lake bank, not to exceed \$1,040 was approved.

Mr. Diaz: Now moving on to the next one which is the bourgenvillas along the Turnpike and that includes the irrigation for that as well, right?

Mr. Baldis: It includes a drip line in that area, once the bourgenvillas get established they don't really need a lot of water and if you choose to do this you're going to see that the bourgenvillas are not going to be very colorful, but once they get established and start growing, once it stops raining and there is less rain that's when they're going to have a very bright color on them.

Ms. Elliott: Like the ones we planted here, it took a little bit but they look really good, and they don't need a lot of water.

Mr. Baldis: Yes.

Mr. Diaz: It's perfect for that area, and how much is that proposal for Dennis?

Mr. Baldis: \$6,717.22

Mr. Diaz: Ok do we have a motion for that?

On MOTION by Ms. Elliott seconded by Ms. Castro with all in favor, authorizing the AEW from ValleyCrest to plant bourgenvilla along the Turnpike behind lake #7 to block the Turnpike, not to exceed \$6,717.22 was approved.

Mr. Baldis: The last item I have is that we have received a response from Lennar regarding the punch list and it's being reviewed by myself, Paul and Alex and I do have copies of it if you're interested in looking through it.

Mr. Winkeljohn: Actually they did spell out their arguments and in my world that's a first step for us because once we clarify one or two of the points there we can easily clarify with the facts and that would hopefully precipitate a response that isn't just, no

action. Gary Marr is our attorney, he also is formalizing his response to some of the things, there's a few areas in there that he's got the wrong piece of property or he's had some facts misconstrued so we'll have to look at that. Ok, anything else Dennis?

Mr. Baldis: No, that's all I have unless anyone has something for me.

Mr. Diaz: I have something for you Dennis. The shed that we talked about before, the shed, do we have any progress with that?

Mr. Baldis: I went and I met a gentleman from Smithbuild Sheds who Waterstone II Clubhouse purchased the shed from and the first thing I guess we need to do is decide which golf cart is going to go in it so we know how big of a shed, how large of an opening we need for it and we talked with Ed here from Waterstone II Clubhouse and they seem to be ok with the idea of us putting another shed there and putting electric and landscaping it to make it more attractive, so I was hoping to get with you next week and do some golf cart shopping.

Mr. Diaz: Ok.

Ms. Castro: Question Dennis, is there any possibility that before we buy the cart and the shed we can potentially start doing the electrical that we need there? That way when the shed comes it's already and we don't need to postpone anything, it will just be a matter of installing everything.

Mr. Baldis: Well, I think we need to have the shed there first and see whether they're going to need the electric and I don't think it's going to be a very big job to get electric there since there's electric all around this area for them to tap into, so hopefully we'll be able to pick the golf cart out and at the next meeting tell you what our choices are.

Ms. Castro: Ok.

Mr. Diaz: Thank you Dennis.

Mr. Baldis: You're welcome.

Mr. Diaz: Anything else? Monica?

Ms. Elliott: No.

Mr. Diaz: Sonia?

Ms. Castro: No.

Mr. Diaz: There's just one other item I had asked Paul and the computer designer to put in which is a lost and found feature on the website, it would be a tab, and I think they came back with, why don't we utilize Craigslist? And I think I responded that we're not looking for exotic ads. Is that the route that you guys would take?

Mr. Winkeljohn: I think it's cheaper and easier to let somebody else handle it and you put a link in there, lost and found and then you have your own page that pops up and just let it roll from there, then you're not really responsible for anything and you're not in the middle of anything.

Mr. Diaz: Right, and the idea with this is to try to keep the signage down, people putting unauthorized signs and so it would be a vehicle or place where everybody can go to if they lose or find something, so that was one idea. Then another idea I just came up with that I need to tell you about, I was talking to Dennis about it, was to put a page that would have our Waterstone map on it, so that you can go to that particular link on there and to take it a step further where you could click on any particular area and it would give you contact information about who manages it, who does that area, and that type of thing, an interactive map, you could click on it and it would blow up as full size and then it gives you information about, that's this community, this is the board, this is the contact information for that management company, that type of thing and it also helps the officer when they're patrolling to see that this is South Florida Water Management and click on here, this is Waterstone II Master Association, click over, Portofino Oaks, click over here, for District property click over here and that type of thing.

Mr. Winkeljohn: Very good.

Mr. Diaz: Ok so you have direction now. Does everybody agree?

Ms. Elliott: Yes.

Ms. Castro: Yes.

Mr. Diaz: We're going to win an award for this website one way or another. There actually are awards, we received in the mail a special District conference that this year will be in St. Augustine from June 3rd through June 6th I believe, do you know about that Paul?

Mr. Winkeljohn: I know about it, yes, there are a couple of law firms and management companies that get together and have a conference for training and it's pretty general items, and I don't actually go to it.

D. Manager - Number of Registered Voters in the District - 2,188 (Cont.)
(This item was discussed earlier at this meeting.)

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Diaz: Ok, anything else?

NINTH ORDER OF BUSINESS

Adjournment

Mr. Diaz: Then we would just need a motion to adjourn the meeting.

On MOTION by Ms Castro seconded by Ms. Elliott with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

May 14, 2009

South-Dade Venture CDD

NOTES:

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Agenda Items:

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