

**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 28, 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
Curtis Cooper	Assistant Secretary

Also present was:

Mike Pawelczyk	District Attorney
Paul Winkeljohn	District Manager (by phone)
Dennis Baldis	Governmental Management Services

**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**

**Approval of the Minutes from  
the April 23, 2009 and May 14,  
2009 Meetings**

Mr. Diaz: Moving on to item No. 2 Approval of the Minutes from the April 23, 2009 and May 14, 2009 Meetings.

Mr. Winkeljohn: I have a few typos and a few detailed corrections, but nothing of material substance which I've received from the chairman, so if we could just accept by motion both sets of minutes with those changes that would be appropriate at this time.

On MOTION by Ms. Castro seconded by Ms. Elliott with all in favor, the Minutes of the April 23, 2009 and May 14, 2009 Meetings with the submitted changes by Alex Diaz were approved.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

Mr. Diaz: Ok, moving on to Staff Reports, item No. 3.

**A. Attorney**

Mr. Diaz: We've excused our attorney for today he was running behind.

Mr. Winkeljohn: Well he was leaving Broward and when the weather conditions are dry, he would have made it here probably, but I thought for safety purposes he didn't have anything really that significant on the agenda today so it would be in everyone's best interest to excuse him from the meeting today.

**B. Engineer**

Mr. Diaz: Ok then moving on to the engineer, do you have any report today Paul?

Mr. Winkeljohn: Yes, I have his report today as well for the same reason and to save money for the District. Basically he has been working on your lift station ownership process. Lift stations #1 and #2 have been accepted by the city, they're still showing the ownership but they've been signed off on and there's proper documentation. The third lift station is still in the name of Caribe II and that one he's working on to finalize. It requires some warranty work and there's a check list from the city before they'll accept the final transfer and he's basically got that laundry list and he's working through it. There's no action for us today, I just want to let you know that he has started the process and has actually been working on it for awhile.

Mr. Diaz: And what is it that we finally agreed to do?

Mr. Winkeljohn: Well, it's nothing we agreed to, it's what the utility agrees to and they haven't made a decision as of yet as to whether they want an easement or full ownership of the tract.

Mr. Diaz: Very good.

Mr. Winkeljohn: So, it's likely that it stays in CDD hands and we just adopt a blanket easement for their usage.

Mr. Diaz: And just to stay on the same topic, are we getting the plants replaced?

Mr. Winkeljohn: I haven't spoken to the city about that directly, have you Dennis?

Mr. Baldis: No I haven't .

Ms. Felipe-Ochoa: I thought what they were going to do was replace the plants, they had agreed to that.

Mr. Winkeljohn: Was that the last word?

Mr. Diaz: The conversation that I had with Mr. Landon was he was going to replace them and I think I gave direction with either Dennis or somebody to communicate with him once we figured out what the deal was with the ownership of the lift stations.

Mr. Winkeljohn: Ok, well we'll check with him.

Mr. Baldis: We also wanted to check on doing the maintenance.

Mr. Diaz: Right.

Mr. Baldis: I thought the chairman was following up with that conversation.

Mr. Diaz: Right, ok, that's my mistake because I thought you were.

Mr. Winkeljohn: So when you're ready let us know.

Mr. Diaz: Thank you, well I'm actually going to pawn that off onto Dennis now.

Mr. Baldis: Thank you.

Mr. Winkeljohn: And that's it for the engineer.

### **C. Field Manager - Management Report**

Mr. Diaz: Moving on to Field Manager, Mr. Dennis Baldis?

Mr. Baldis: Yes, the first item is the gate fence behind the clubhouse here. It's partially installed. I spoke to the gentleman from Fantasy Gates today and he told me that he brought out the fencing last week and it was incorrect I believe. Sonia and Alex saw him here doing that and so he had to more or less go back and start from square one. He has to re-manufacture a gate and told me the work would be done by next Friday, weather permitting. We put on hold all the fence repairs and the additions to the fences around the lakes that we're going to get fans while the water level was low, we were going to add fans

on to make it more difficult for people to walk around. We didn't get that job accomplished in time because of the rain, now we're putting it on hold because the water level is up so high we don't have to worry about anybody walking around right now. I had the catch basins inspected this past week and I have 19 out of the 36 catch basins, they suggested 15 catch basins to be cleaned and I added 3 more that I knew were problems, and they went in and inspected them and they were suggesting that anything that had more than 3 or more inches of sediment to be cleaned and that seemed reasonable to me but I added a couple of areas that I knew there was water in the street. They were charging \$189 per basin, so it comes out to, with the inspection and to clean 18 catch basins and 4 curb inlets, the cost would be \$3,800. The last time we did it we had all the catch basins cleaned and it cost us \$8,000. They can perform this work and have all the basins done within the next two weeks.

Ms. Felipe-Ochoa: Dennis, why is the amount so different?

Mr. Baldis: The last time we cleaned all the basins which is 36 and it was the first time they were cleaned and we're using a different company. The company we're using is Allstate Resources and they're the people who have the contract to do the aquatics for the lakes. They inspected all 36 basins for \$10.00 per basin and then they gave us credit towards that. The AEW's you approved for the turnpike and the irrigation at lake #2, have been signed and the work will be done by next Friday. You asked me to get quotes for pressure cleaning the streets, Waterstone Way, Waterstone Blvd., and I also included the perimeter around the community. I received quotes for you to consider to put in your budget next year if that's something you want to do. The one price from Perfect Pictures was \$28,500 to do the pressure cleaning and People's Choice was \$15,500 so those are the numbers.

Ms. Felipe-Ochoa: Can you please repeat that Dennis?

Mr. Baldis: Perfect Pictures was \$28,500 and People's Choice was \$15,500.

Ms. Felipe-Ochoa: And are these vendors out of Homestead, Florida?

Mr. Baldis: No, one is out of Broward and one I believe it out of Miami.

Ms. Felipe-Ochoa: And did we not seek anybody in Homestead?

Mr. Baldis: I chose these vendors because of their size. This is something that your average pressure cleaning company can do, but if you know someone that has the ability to do this I'd certainly be glad to hear your suggestion. The one company is one you had last year come in and do your entrance from 137th Avenue to the bridge, all the curbs and gutters in that area and they were in and out of here, I believe a Saturday morning and they were done and Alex was here that day when they were here.

Mr. Diaz: Yes, I took pictures.

Mr. Cooper: The \$28,000 dollar one is the one company that I saw pressure cleaning the racetrack and I got a card and gave it to Dennis and had him also check them because they do the speedway and some other areas so I thought they would be the caliber of company we were looking for.

Ms. Felipe-Ochoa: Right, well this is what I think, we need to do it and it needs to be put on the budget as a maintenance item, but we're getting ready to start the building of the guardhouses, so I say we hold off on this.

Ms. Elliott: This was for next year?

Mr. Baldis: Right, this was just something to put in the budget. When I do this in other communities, we normally do it in September, so it's cleaned for the holidays and then you do your mulching, your annuals, put up your decorations and so forth, so that's normally when I schedule something like this.

Ms. Felipe-Ochoa: I'm just concerned of course, with the dollar amount, that's all, because things pop up with construction and that's my take on it.

Mr. Baldis: I understand.

Ms. Felipe-Ochoa: It needs to be done, I want it to be done, but I want to be closer to the guard gates getting up, but \$15,000 do we have that Paul?

Mr. Winkeljohn: Well, you're mixing your projects. You're mixing construction and capital work with maintenance work. From planning for fiscal year 2010, which starts October 1st for budget purposes, if you feel this is a service the community deserves or requires or expects, you can add it to your budget. The direction of the board is to not increase the assessments, but within your budget you can add or subtract or adjust

quantities of items. You did not increase your expenses in landscaping this year, going forward, because you were able to adjust the contract to actually add some services and delete some unnecessary services, so that's a line item that you would normally go up several percentage points every year for inflation, but you're not doing that.

Ms. Felipe-Ochoa: And this is another point, I think that after the construction is done we're going to need this service.

Mr. Winkeljohn: Well I think what you're saying is that when you start hiring security guards that an operations and maintenance expense and that's something you're saying is an unknown, maybe we ought to be conservative until we have known factors, is that what you're saying?

Ms. Felipe-Ochoa: Right and construction is going to leave a mess and we're going to need to clean it up.

Mr. Winkeljohn: But that's all still part of construction, it's not a 2010 maintenance issue.

Ms. Felipe-Ochoa: Right.

Mr. Winkeljohn: So there are dollars in our construction budget to cover landscaping and clean up and making the place look presentable, so that is unrelated.

Ms. Felipe-Ochoa: Ok.

Mr. Winkeljohn: So you could authorize us to do it under this year's budget and hold next year's September expense because then you'll really know what your costs are because it's at the end of the year, so that seems to be, here's the way to put it, it's a bit of a luxury item in the scale of things, so September makes perfect sense. You're in good shape, I looked at the financials, your cash flow is fine this year, you can afford to probably do this in September, you should be ok and next year when your real expense starts to show up, and this is a good way to look at it, as the board moves along the year, and say Dennis it looks like we're tracking well with cash, so in September authorize to go ahead and do it, that makes perfectly good sense in my opinion.

Ms. Felipe-Ochoa: Right.

Mr. Diaz: So you're saying go ahead pull the trigger?

Mr. Winkeljohn: Yes, I would pull the trigger this year, because in September of this year, your other point about timing with construction, that's going to be a magnificent timing to add an improvement to the whole community because you're going to have the gates and they'll be vertical at that time, you'll have landscaping just going in around that time, given a three month construction schedule so I think it might be exceptional timing and it's not a long term contract, right Dennis? You don't have to agree for multiple years?

Mr. Baldis: No.

Mr. Winkeljohn: It's a one time thing, but he may want to discuss with them an annual agreement that is optional if they'll hold the price. Tell them we won't shop this every year if you give us a good price or maybe even negotiate a little bit lower.

Ms. Felipe-Ochoa: Right, I was just about to say that.

Mr. Winkeljohn: Does that sound good?

Ms. Felipe-Ochoa: Yes, I like the way that sounds. Do we need a motion for that?

Mr. Winkeljohn: Dennis, do you feel the timing is needed where you need some action today or can we come back to this at another time?

Mr. Baldis: No, it's fine.

Mr. Winkeljohn: So staff will add this as a line item for the budget under maintenance and adjust some of your contingency funds to pay for it, but in our minds we'll make a note that towards the end of the year, that this decision won't be formal and official until we're confident that it can be expensed.

Ms. Felipe-Ochoa: And I know we have so many budget line items because we're micro-managing it, and that's just because I want everyone, including ourselves to understand and anyone who comes in after us, so if you could add that as a line item that would be great.

Mr. Diaz: So Dennis, you need direction from the board to approve pressure cleaning for this year?

Mr. Baldis: I don't believe so.

Mr. Diaz: Is it in our budget? Is it a line item already?

Mr. Baldis: Well I think that's what you're talking about putting it in and making it a line item.

Mr. Diaz: Well I think the line item for that is \$6,000 so I think you do need to get it approved for People's Choice?

Mr. Baldis: People's Choice is the one that came in at \$15,500.

Mr. Diaz: Ok, so that's for the entire community and the perimeter of the community?

Mr. Baldis: Right.

Mr. Cooper: Sidewalks too?

Mr. Baldis: Yes, sidewalks, curbs, gutters and it includes the brick paver bench areas, but I think what Paul was saying was to put it in as a line item for the following year and then this year in September to see where we're at with the money and then decide, that's how I understood it.

Mr. Diaz: Well, I understood it a little bit differently, what I'm understanding is that he needs approval for this year, for this one, and then for the following year, since we know how much it is, increase our line item for pressure cleaning to this amount.

Ms. Felipe-Ochoa: But not to actually do it until around September.

Mr. Diaz: Right, and then we'll make that decision to whether or not pull the trigger.

Mr. Baldis: Well, what I normally do is, we do tree pruning, mulching, pressure cleaning and annuals, all right before Thanksgiving, when the rainy season has stopped, and everything gets freshened up.

Ms. Felipe-Ochoa: Right.

Mr. Cooper: Well what I was getting from Paul is that he didn't want anything today, but as a line item when September comes make to motion to go ahead, but not for this year, he said we're healthy now.

Mr. Diaz: Let's let Paul answer the question.

Mr. Baldis: Ok, so would you like me to continue with something else and come back to this when Paul gets off the phone?

Mr. Diaz: Alright, let's table that and move on to your next item.

Ms. Felipe-Ochoa: Ok, well I know it needs to be on the budget.

Mr. Diaz: Ok, well we'll just wait for Paul for clarification on that, so next item.

Mr. Baldis: Ok I think Paul's coming now.

Mr. Winkeljohn: Alright, that was Mike Pawelczyk and he just wanted to make sure we covered everything, so let me just give his report real quick. He just wanted to let you know that he is drafting the license agreement for use of the clubhouse and I believe he was asked to do that?

Mr. Diaz: Yes.

Mr. Winkeljohn: Ok, he's got a draft nearly finished and he'll have that for us to review and also be reviewed by the association.

Mr. Diaz: Can we bring the board in on that because they were not privy to that conservation just so it's on the record.

Mr. Winkeljohn: Sure, go ahead.

Mr. Diaz: I asked Mike to finalize and just kind of clarify things, a license agreement with this clubhouse that basically says that in exchange for the use of the facilities for meetings and property for the shed, for the future shed for the golf cart, we'll exchange for the irrigation. As you may or may not know, the developer has connected the irrigation at the clubhouse to our system, and just so we're just transparent and everything is on the record I thought it would be a good idea on paper, a license agreement that says we'll for the use of these facilities and the use of the land for the shed, in exchange we'll allow irrigation and maybe some credits throughout the year or something. So there's no argument of what the agreement is.

Ms. Elliott: Good idea.

Mr. Diaz: Ok, that's all.

Mr. Baldis: On that note, I was also asked to identify any other areas that may be hooked up to the District's irrigation system. The only other area that's been identified is Floridian Bay Estate II and the board authorized that for 1 year to let them be on there and then when the year is up they were supposed to be off and have their own pumping

system. That's the only area we identified on Waterstone Way, we are unable to do Waterstone Blvd., right now due to a mainline break so it couldn't be checked, but that and the clubhouse are the only two that's on the system.

Mr. Diaz: Very good, ok so moving back to the pressure cleaning, Paul can you clarify what your suggestion was for this year and the following years?

Mr. Winkeljohn: Right, what I would do is I think you should feel comfortable to authorize the work for this September as Dennis recommended, in this year's fiscal year budget, and we will put into your 2010 budget the cost for pressure cleaning.

Mr. Diaz: You mean increase the line item, because we do have a line item for pressure cleaning.

Mr. Winkeljohn: Right, increase it and add to it storm drain cleaning as well as an annual maintenance item or semi-annual and of course those items are timing sensitive to the point where at Kim's point, we could wait on the pressure cleaning again until next September when it's most advantageous to do it and not do it should we feel uncomfortable with our costs for the year.

Mr. Diaz: Ok so does everyone understand that?

Ms. Felipe-Ochoa: So I understand that we're going to make sure we make it a new budget line item, one, and this September coming up we will do it.

Mr. Winkeljohn: Yes, as a contingency item for this year and in fact, it may be in order for the board to actually by motion authorize that work since it's not a budgeted item at this point.

Ms. Felipe-Ochoa: Ok and Dennis if you could maybe see if we can have a two year contract or a three year contract and maybe get that a little bit less expensive because I don't want it to exceed the proposal amount of \$15,500.

Mr. Diaz: Ok so let me just clarify this, so the motion is from Kim to authorize People's Choice for \$15,500 for this year, is that correct Kim?

Ms. Felipe-Ochoa: Well with Dennis having the ability to not exceed that and try to negotiate maybe a two or three year contract, maybe to get it cheaper.

Mr. Diaz: Ok, understood.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Elliott with all in favor, authorizing staff to proceed with the proposal for pressure cleaning from People's Choice not to exceed \$15,500 as a contingency item for Fiscal Year 2009 Budget was approved.

Mr. Diaz: Dennis?

Mr. Baldis: Yes, due to the recent storms we've had several street lights going down for FPL lights and Homestead Energy Service lights, including one of the lights around the medjool palm that was planted out here in the road widening project, they've all been called in and I know that FPL and Homestead Energy Service have been out there working on those lights and Voltage Electric is going to repair the light in the roundabout. Also, we were preparing to change the annuals out, and we've decided to put that on hold. The nursery that grows the flowers received 14 inches or rain over a one week period and all the new annuals seem to be struggling somewhat with all the extra water and so we've decided just to wait even though we'd like to change the flowers out, at least until this weather pattern changes somewhat and it dries out a little bit, so we don't have problems with the annuals. That's all I have for my report, unless you have any other questions that I could help you with.

Ms. Castro: I just wanted to clarify to the board, that the problem that the gate had was that, we didn't take into account when we requested the swing gate for the people to bring the tractor in to be able to mow the lawn, that the terrain is not level, so when we tried to open the swing gate, it wouldn't open, so now he had to go back and create a new piece of fence that does not swing and what we did is, we corrected it to have just a small swing gate where the people who are going to mow are going to be able to mow but with a trimmer, not with a tractor because that was the problem they were encountering.

Ms. Elliott: Thank you Sonia.

Ms. Castro: You're welcome.

Mr. Diaz: Dennis, do you want to discuss what I had suggested about the oak trees that we have over on the Boulevard, and them being removed and the inferior trees that

we have south of NE 12th Street on Waterstone Way and along 137th Avenue from the Boulevard to Campbell Drive?

Mr. Baldis: Right, I asked Corine from ValleyCrest during her drive through today to look at those trees and she was unable to make our meeting today, so I was actually putting that on hold until our next meeting when she can give us her opinion on that.

Mr. Diaz: Ok and then I had also wanted to be on the record, I asked Dennis to get a proposal to remove those two or three palm trees.

Mr. Baldis: The royal palms trees at the front?

Mr. Diaz: Yes.

Mr. Baldis: I have that information.

Mr. Diaz: You have it?

Mr. Baldis: Yes sir.

Mr. Diaz: Ok, just for a little bit of background on that. These were four royal palms that were placed when they had a construction trailer out there, it's miss matched with the theme that we have along 137th Avenue, but we have oak trees and perfect sequence going down along 137th Avenue and all off a sudden you have these palms just out of uniformity, and it's pretty obvious and so one of the suggestions that I had was when they're doing construction, they have the cranes out there anyway doing whatever planting on the Boulevard and maybe they can utilize that time to remove those and at the same time plant some of these oaks, maybe even some of the oaks from the Boulevard so that we have some consistency because if we're going to fill those in with oaks do it now while they are all the same size instead of waiting years later down the road. You said you have that proposal Dennis?

Mr. Baldis: I have a quote for that, yes. It's to remove three royal palms to be relocated from Speedway Blvd., to a location inside Waterstone, remove the one Agustrom tree and relocate it inside the community. Also for a backhoe, flatbed rental, soil to fill in the holes, sod, mulch and it also includes four 10 to 12 foot Florida fancy oak trees to replace those royals and the price for that is \$8,401.24.

Mr. Diaz: Ok, well we can just hold on to that until the next meeting. That's all I have. Anyone else have anything for Dennis?

Mr. Baldis: Ok.

Mr. Cooper: I know I wasn't here for the last meeting, but did you get any quotes on the street cleaning?

Mr. Baldis: Street cleaning I don't believe I have the street cleaning with me, let me check. This is from Tri County Services, and they're pleased to submit a proposal to furnish the necessary labor, material and equipment to perform the following services. Sweep entire main roadway in Waterstone as indicated on map for removal of trash, dirt and debris. I don't have the map, but when I met with this gentleman I showed him Waterstone Blvd., Waterstone Way and 41st Street, and the total for that is \$395 per sweep.

Mr. Diaz: That's it?

Mr. Baldis: Yes.

Mr. Diaz: I thought it would be a lot more than that.

Mr. Cooper: In your other communities that may have had this in the past, or have it now, how often would you recommend that service to happen?

Mr. Baldis: I haven't had a community with this type of service.

Mr. Winkeljohn: Well, what I've done is bring in the cleaners just before a holiday weekend and just after you do something where you want to clean up and so you time it for a monthly, but you do it right around the holidays you would do it once a week, say like I'd do it probably three times in December, twice in November, just because when you do all your decorations it's one thing you can do to make it look nicer. So I would say, let's try them a few times and see how it looks and then revisit it.

Mr. Diaz: Yes, that was going to be my recommendation because at this price, I would say let's try it one time and tell me when they're actually going to be out there and we can look at it and figure out if we want to keep doing it.

Mr. Baldis: Yes.

Mr. Cooper: That's sounds like a good idea.

Mr. Winkeljohn: A majority of them of course make their revenue off of the shopping center which they do in the middle of the night, so to balance out their days, a community is something easy for them to add to their portfolio because it doesn't conflict so they tend to be flexible with you.

Mr. Diaz: Is there also an advantage, doesn't the seal coat last longer because you're removing a lot of the oil?

Mr. Winkeljohn: We don't use a sealcoat, but thermal striping will look a lot brighter. That's the first thing you notice after a good street cleaning is that your thermal striping will be cleaner and brighter and it will look new again for a longer period of time, but you'll actually lift off the pavement markers more frequently because of your street sweeper, they get more direct hits from the brushes and everything and those aren't expensive to add back, but the look at night versus the cleanliness of a professionally cleaned pavement marker I think is an advantage.

Mr. Cooper: Ok well I'd like to make a motion to go ahead and utilize their services for this one time.

Mr. Winkeljohn: Well it's within the discretion of your field manager to approve that without a motion, but I think we're hearing your intent and Dennis if we can schedule it so everyone on the board knows when it happens and then we can straw poll in our next meeting afterwards what the board thinks and then we'll go from there.

Mr. Baldis: Do you have a day that you would like to do it? I would suggest maybe July 5th.

Mr. Diaz: Why July 5th and not July 3rd?

Mr. Baldis: To pick up all the debris from the fireworks that people set off.

Mr. Winkeljohn: Yes, you'd get your best benefit.

Ms. Elliott: That's an excellent idea.

Mr. Diaz: I like that, but I was just thinking to get the community ready for the 4th of July celebrations, but I like the clean up idea much better, that's great.

Mr. Winkeljohn: I know it's raining a lot so you're getting free cleanings and you have a lot of new pavement markers and striping, but it's a small enough amount where

you guys might want to just do it now in the next 20 days and if you really like it then do it again right after the 4th of July as a cleanup item.

Mr. Diaz: Sure, let them know they're being watched. Just pick a day, email us and tell us they are going to come out on this date and let us know in the next couple of weeks.

Ms. Castro: Well do we really need it now? We can wait, can't we?

Mr. Winkeljohn: Well Dennis' point is right, you do can the most cleanup but you actually get the least amount of evaluation because it's going to be the opposite of what you're trying to do, what you really wanted to see is a baseline of how much of an impact it makes and if it's going to be worth it to you, so pick any day, clean it and then if you like it, and on a side issue if we have a big mess after the 4th of July I would say let's have them clean up the mess the best way. To me, I just think they are two different topics.

Mr. Baldis: I did pass the information along to Ed, so that maybe something that you consider to do on the 5th of July, because I know my neighborhood the day after the 4th of July my neighborhood has got paper and ash everywhere.

Mr. Winkeljohn: Do you have the direction you're comfortable with?

Mr. Baldis: Sure.

Ms. Felipe-Ochoa: Ok, I brought this up at the last meeting, the grass between Portofino Bay and Floridian Estates, already it's starting to get destroyed, we have to come up with some sort of final solution because it's going to continue to happen and I don't even know what it has cost us up to this point. Right now we have those poles with the yellow tape on the three sides, but as soon as we remove that it's going to be an issue.

Mr. Baldis: Right, we've left that up and the thought process so far has been to leave that up until school is out, believing that a lot of that damage is coming from school buses and people dropping their children off or waiting to pick them up. The permanent fix ranges anywhere from curb to guardrail to plants so I don't know if there is just one thing you can say, we should do this, and it's going to stop it.

Ms. Felipe-Ochoa: Right and the circle was a solution to that and to utilize those monies for road widening and the other areas that we didn't anticipate, so I don't know how much it has cost us up to this point but maybe we can put something that looks a

little bit more decorative there and that will prevent that until after the construction of the guardhouses and school starts and maybe make it look a little bit better.

Mr. Diaz: I have a solution. We did do that same problem solving technique which was the small berms with the landscaping on it and I believe it was under \$2,000 for those sides that we did in that area by Portofino Estates, Marbella Cove, is that correct Dennis?

Ms. Felipe-Ochoa: But there are no berms there, it's just landscaping.

Mr. Diaz: No, we added berms, we added small islands, I guess you would call it.

Ms. Felipe-Ochoa: It doesn't look like a berm to me.

Ms. Castro: So what are we going to do, install berms all around?

Mr. Diaz: It's not a berm, let me reclassify that. It's a landscaping island, it's not a berm.

Ms. Felipe-Ochoa: So I want to bring it up again because we removed those poles and maybe we can come up with some nice rope or decorative something, that is inexpensive for right now until we have a solution that's not going to be in the thousands of dollars. So we need to figure it out, we need to resolve that because it's going to continue and how much was the last time that we fixed that? I don't know if you remember that Dennis, when all four of them were destroyed?

Mr. Baldis: I don't recall off hand but I can have Corine come in and look at that to do some type of design in that location.

Ms. Felipe-Ochoa: Ok but here's the problem, the thing is we would have to put the boulders right up against the swale area, and so aesthetically I don't think that's going to look good and then the other option was to put landscaping, but they're going to go on the sides, between the swale and the grass.

Mr. Baldis: I believe there was one idea of curbing that area at that intersection and to me the curbing stops it, wherever you stop the curb then you could introduce landscaping to keep them from pulling in where the curb doesn't exist.

Ms. Felipe-Ochoa: Well I would like to see how much it would cost, because maybe Dennis' idea wouldn't be that much more expensive and while I like the idea of the boulders, I see a problem with the boulders.

Mr. Diaz: I'm just trying to come up with solutions that are within our theme, I'm not saying to put a line of boulders along the street line, that's my first point. My second point is, I really don't want to spend thousands of dollars, but there is no solution for this particular problem that isn't going to be in the thousands of dollars realm.

Ms. Castro: I think that we're wasting a lot of money fixing, and fixing and fixing and eventually we're going to end up spending the same amount that we would spend on the curbing, so why don't we go ahead and do that. I mean in the long run it's going to be cheaper.

Mr. Diaz: Not only that, we could use the capital funds because this was something that was originally in the plans anyway, so we can, like Paul had suggested before, utilize just the curbing aspects of the circle, to start forming the circle that way.

Mr. Cooper: I'm sorry, I think we're going to do that area, and then they're just going to move and pull up and tear up the grass down a little bit further.

Mr. Diaz: Well what Dennis is suggesting is, in that immediate area, where people are doing the turnaround, using that as a roundabout basically as if they are going into the grass areas as well, is curb that area and then further down, let's say another 30 yards down, then go into the landscaping phase of it to deter people from doing that.

Mr. Baldis: Right and one of the concerns I would have with landscaping, is that you're at an intersection you are going to have sight problems. If you do curbing and move the landscaping away, then you're not at the risk of being in violation of any sight codes.

Ms. Felipe-Ochoa: I know we wanted to put pavers there and I would guess that would be in the range of \$80,000 to \$100,000, well maybe less because the other project, maybe it would only cost \$25,000, well actually I wouldn't know but we budgeted for that.

Mr. Winkeljohn: The entire roundabout was about \$130,000 to \$140,000.

Ms. Felipe-Ochoa: But why would it be so much when it's so small?

Mr. Winkeljohn: Because all you're seeing is the finished product when you're looking at a roundabout. If you recall the roundabout out here, it took three weeks to do the drainage and you never saw a roundabout. Then once the drainage was done, you

saw curbs and that was another week. There was four weeks of full time construction work with the contractor and all of his crew and his equipment working, four weeks, just for the curbs and gutters. So when you build a curb system you are essentially creating swimming pools 6 to 8 inches high, because you've added a concrete lift to an asphalt system.

Ms. Felipe-Ochoa: Right and that's because we had that huge circle and we did the ones in the entrance and it was \$100,000.

Mr. Winkeljohn: Yes, and paver bricks are the least expensive part of the project, the actual pavers and the paver contractor.

Ms. Felipe-Ochoa: Right, it's all the underground stuff.

Mr. Winkeljohn: Right, the part you don't see.

Mr. Baldis: Paul, when we curb, can't we cut sections in to let the water drain through?

Mr. Winkeljohn: You can do that, however it's not engineered and a civil engineer is not going to sign off on that unless he can guarantee that the correct amount of water will drain and yes you can estimate visually, let's put a cut here, let's put a cut there, and the water is going to go where it was supposed to go and it's going to drain, but that isn't usually the case, it doesn't usually work out that way. You'll still accumulate water at a higher rate once you start putting curbs in, so what I have done is some very limited curbing, not like what you see at the roundabout we already built, that's a complete system. A few small curbs, maybe 3 foot or 4 foot lengths of curbing broken up by a couple feet of space, then you're not really pushing the drainage envelope too much.

Mr. Cooper: I think once we have the guardhouses in place, I was just thinking about this, since we're really tight with money right now and trying to hold back and not spend a lot of money, just utilizing the guards once we have them and have them explain to the visitors and everybody coming in, please do not drive or park on the grass.

Mr. Winkeljohn: Well, it's school related actually.

Ms. Felipe-Ochoa: Yes, it's mostly school related but I've seen it also and it's both, but I don't know if the cost would be similar, but how about if we were to put like a stamped concrete look there until we get the money for that?

Mr. Winkeljohn: Well your goal is to eliminate the eyesores from damaged landscaping and grass and to do that, you either kill the cause of it, or you prevent the cause, but I'd have to look at it and see if you can landscape your way out of it, but then Dennis' point about sight triangles and visibility issues at a four way intersection is something we have to consider.

Ms. Felipe-Ochoa: Not only that, they're going to drive up on that landscaping which would have to abut the swale area.

Mr. Winkeljohn: Well, as soon as you start putting in berms you not only have a swimming pool affect when you put curbs in, but when you put a berm in you eliminate that area from drainage because gravity now will push that water somewhere else and now you have to be able to deal with that surface area accepting or not accepting water, so every time you move one step, you cause two more problems when you look at it in a really narrow area. So I think I'd like to take a look at the whole area with our civil engineer, with Ramon and hear the bad news from him and come back to the board.

Ms. Felipe-Ochoa: Right, but for now can we come up with a temporary solution with maybe, and I know it's not the theme, but since it will be temporary so people get the idea not to go there, and I'm sure that would be inexpensive.

Ms. Castro: Is the Waterstone cop ticketing the people who are parking there whenever he sees them?

Ms. Felipe-Ochoa: No, they're not allowed to.

Ms. Castro: Why?

Mr. Winkeljohn: Because they're not violating anything, it's a public easement, it's a right-of-way actually, so they're technically allowed to park there.

Mr. Baldis: This is another suggestion you may have, these are the pavers that allow grass to grow up through.

Mr. Cooper: Do you guys think it may be feasible to look into something, not necessarily a nautical rope, but something like that to see what the cost would be to do eventually along Waterstone Way?

Ms. Felipe-Ochoa: Well, I have another idea that just popped into my mind, I don't necessarily like it, or dislike it, but Pebblebrook II, you know how we put those pavers in, in that small little area because it was destroying their grass, because there wasn't enough room for vehicles to make the U-turns, can we just maybe, and I know it would look like parking spaces there, but maybe it won't be that expensive in terms of until we would need drainage for that because we wouldn't do any road work, because the pavers would abut the swale area.

Mr. Winkeljohn: Well pavers don't drain as well as grass.

Ms. Felipe-Ochoa: Right.

Mr. Winkeljohn: Let me look at it.

Ms. Felipe-Ochoa: Ok, well that was just an idea that popped into my head, and I don't even know if I even like it.

Mr. Winkeljohn: Well if I'm right about your goal, which is to remove the eyesore and the obvious way of not having to repair some consistent damage.

Mr. Diaz: Well then on another point where you're talking about drainage is that we have a drainage issue. We have a behavioral issue with people parking on the grass, but then we also have a drainage issue like you pointed out before, that even if you're not irrigating what happens when you have a big rainfall, i.e., this week, and now we're finding out that there are a lot of other spots throughout Waterstone Way in particular where people are driving up, so I see it as a two part problem. One, we have to fix the drainage, anyway because I was out there the other day taping up one of the lights to mark it, and I didn't park on the grass and I walked on it and my boots sunk in about 6 or 7 inches and that should not be happening.

Mr. Winkeljohn: Well one of the myths that people have about Florida rain, is when you get the kind of rain that we've had in this last week, which is a great example, nothing is really intended to take that amount of water, that quickly. When you use grass

to be your drainage to the swale for instance, it's going to hold that water for many hours and sometimes many days by design. You may wonder about your roads, one of the places your drainage system is designed to hold water is actually the road. When you have an instant deluge of 3 to 4 inches of rain in an eight hour period, there isn't enough drain pipe in the community to pick up all that water and move it out of the way instantly, this isn't the Turnpike, it's a low speed community, so the road is actually the holding area for that water for usually the next 4 to 6 hours which is usually how it works. The place that water did not go is into anyone's home, that's the priority, so when people complain, these roads aren't draining, that should probably be the opposite, the road is doing exactly what it's supposed to be doing, it's holding the water until gravity can catch up with it, so it's a myth.

Ms. Felipe-Ochoa: So I would just like to put it out there and look at it and really something has to be done.

Mr. Winkeljohn: Well, we already have the work done, by the way, we know the elevations, that's one of the things we would have to do.

Mr. Diaz: Well, we just paid recently for ValleyCrest to put drainage in all four corners there, but if you look, it looks like it's draining correctly now because your feet used to sink there with the water before, and you don't see that any more, but where we didn't put the drainage further down the road you're seeing the problem still.

Mr. Winkeljohn: Well, where I was headed, we have the survey work already, so that's a benefit and it will speed up our decision making and our observations up quite a bit because we know the elevations and variances in the area so we can take the drawings and go, so I'll look at it with Dennis and Ramon and maybe a ValleyCrest representative and see if we can quickly find an answer.

Ms. Felipe-Ochoa: And for now, I don't like the way it looks with the police tape, and those rebars, to just leave them there for now, because the second we take it off, it's going to get destroyed, especially now that it's raining a lot.

Mr. Winkeljohn: Right.

Mr. Diaz: Curtis also brings up a good point about the guardhouse will hopefully deter because if every bus driver knows that they will be monitored as they're coming in and out of the community and let's say we expand on phase III where you have cameras which I think that intersection would be a great candidate for a camera, then that may correct the behavior of some of them.

Ms. Elliott: I think we had this discussion a couple of meetings ago and that was the solution that we were going to wait until the guardhouse was up and readdress the issue.

Ms. Felipe-Ochoa: Right, but then we need to come up with an inexpensive temporary solution.

Ms. Elliott: No, that was our inexpensive temporary solution, the rebar with the tape because to spend money now doesn't make any sense.

Ms. Felipe-Ochoa: Yes, I agree.

Mr. Winkeljohn: We might be able to do a lot of these ideas and I don't want to hem ourselves, we might have an easy solution, but I have to take some time and go through it.

Ms. Elliott: Very good, thank you Paul.

Mr. Diaz: Ok Dennis, are you done with your report?

Mr. Baldis: Yes sir.

#### **D. Manager**

Mr. Diaz: Alright, next we have the Manager's report, Paul?

Mr. Winkeljohn: Just a few updates, as you may or may not know the city has signed off on all the permit pieces, there is one small paperwork item that was dropped off this afternoon, they wanted to revisit the county approvals from their public works department. It's positive control on their part, basically they have the set of plans but they couldn't at one point say that these plans are the ones that the county public works department had seen, they're separate plans because they had to be split because everybody wanted to see them at the same time, so we picked up the original set of plans that the public works department at Dade County had approved and we gave those to

them today, and so those should not be any problem. They are also allowing sub-permits to be pulled, which means the water and sewer permits can be pulled and JVA Engineering can start, because they have some pretty heavy water and sewer lines to start installing, so that's started anyway. The contractor has already started anyway because he knows the permit is emanate so he brings the survey crew out for his own benefit and it takes a week or so to get everything marked and identified for his own landmarks during construction, so he started that this week as well. So basically for all intents and purposes everything is started, for contractor purposes I'm going to be using June 1st as his start date.

Mr. Diaz: For Nikko or for JVA?

Mr. Winkeljohn: For Nikko, JVA doesn't have a time item on his contract, only Nikko does, Nikko is 120 days. Next item is, Alex in front of you are the variances of stone that can be used for your coral veneer, that's the really heavy full size stone, but I'm not going to choose it that thick, just because we don't want to lose walkway space, but that's for the gravity walls where the new gatehouse is by the school and ultimately you could put that on your bridge to give it a stone look.

Mr. Diaz: Didn't we vote to do that already?

Mr. Winkeljohn: We don't have a price.

Ms. Felipe-Ochoa: I thought they had stone that looked more like coral.

Mr. Winkeljohn: It's coral stone, it's basically concrete made to look like coral, but the front is actually coral.

Mr. Diaz: Are they doing it in squares or are they doing it like the monument?

Mr. Winkeljohn: It will look like the monument, but we just wanted to show you the various colors that it comes in, the one on the right is the standard for the community.

Ms. Felipe-Ochoa: That's the one I like.

Mr. Winkeljohn: So we are moving forward on that, I just wanted to let you know. I will ask him for a price on the bridge. Every vertical element in the District will be wrapped in some fashion by the stone.

Ms. Castro: I'm sorry to interrupt, I wanted to ask about the flashers, when are they going to be installed?

Mr. Winkeljohn: Ok, the short history just for your background, the original flashers that we had been talking about for a long time that the company sent the wrong pieces, we had a lot of problems and then we eventually got them to credit back the equipment. The second phase of flashers in our construction project, that phase of flashers, we asked if we could delete the pole that comes with it and add our decorative pole to it and then we worked through that. When the pole was deleted the contractor eliminated a panel that they didn't realize wasn't in the whole package and so when JVA received the flashers, this little box that actually runs the whole thing was not attached, it wasn't there for him to install because they said, we deleted that when we deleted the pole, so for some reason they thought you wouldn't need the computer that runs these when they deleted the pole and so they had to order that, send it in, and now we're back to our flasher company, who is not in a great hurry, but I believe they were due this week and as soon as he gets them, he'll come put them in.

Mr. Diaz: Yes, and I spoke to him this morning he said that they're expecting it next week.

Ms. Castro: Just in time for school to be out.

Mr. Diaz: But on a related note they did correct the signature because it had the wrong ending time.

Mr. Winkeljohn: Well when Dade County, when they told us how to do our school zone, gave us the spec and said this is what we require and so we obviously had a standard, but it was actually wrong because this school doesn't operate on the Dade County Elementary Middle School schedule, it has a slightly different one, so we contacted the school, asked them to tell us what hours they wanted on their sign, out in front of their school and so we corrected that.

Mr. Diaz: Paul, so going back to the construction with Nikko, you're saying June 1st will be their start date?

Mr. Winkeljohn: That's what I'm going to recommend as their official start date.

Mr. Diaz: Which will be next Tuesday?

Mr. Winkeljohn: Yes, next Monday or Tuesday.

Mr. Diaz: And they would start with the coral veneers?

Mr. Winkeljohn: Well that's separate, that's not part of their construction. It's not a change order, but I don't count it as part of the 120 days construction process, so he's going to start that soon, he's already ordered the stone, I just wanted to make sure you guys didn't have any unusual requests.

Mr. Diaz: Just to go back to the bridge thing, I thought we had all said just go for it but maybe I misunderstood.

Mr. Winkeljohn: I'll look back at it, I don't remember actually quantifying the bridge.

Mr. Diaz: Ok thank you Paul.

#### **FOURTH ORDER OF BUSINESS**

#### **Supervisors Requests and Audience Comments**

Mr. Diaz: Ok, moving on to the next item on our agenda which is supervisors requests and audience comments, does anyone have any comments today? Mr. Cooper?

Mr. Cooper: I think I'm good.

Mr. Diaz: Ms. Ochoa?

Ms. Felipe-Ochoa: Yes, in regards to the Stonebrook licensing agreement between the District, I've been informed by Phil Sierra, the president of the HOA that they've made their decisions and supposedly had sent it back to Mike, so I wanted to know where that was.

Mr. Winkeljohn: He said earlier this afternoon on his phone call that he did not hear anything from them.

Ms. Felipe-Ochoa: Could you direct him to give the HOA or the attorney for the HOA a call?

Mr. Diaz: Now Mike did call, in fairness, he emailed me maybe a week ago asking for the phone numbers and contract names for each HOA for Stonebrook I and Portofino Point, so I gave him all the numbers.

Mr. Winkeljohn: I'll let him know.

Ms. Felipe-Ochoa: Because the board had approved it with their changes.

Mr. Winkeljohn: I got it, very good.

Mr. Diaz: Ok, Sonia do you have anything?

Ms. Castro: No, I think my request can wait until the guardhouse thing is terminated and we add all the landscaping to the Boulevard and just for you to know, it's to add bourgenvillas and that fence that is right next to the Stonebrook II area, but I'll wait until after everything is done.

Mr. Winkeljohn: Are there any other supervisor comments today?

Ms. Elliott: I don't have any.

Mr. Diaz: Nothing from Monica, back to Kim.

Ms. Felipe-Ochoa: Yes, the lake maintenance, now that we're getting all the rain, I've been getting bit by mosquitoes, is the lake maintenance company that does our lakes, do they put those fish that eat the larva for the mosquitoes?

Mr. Baldis: We can have them put them in.

Ms. Felipe-Ochoa: Those aren't expensive right?

Mr. Baldis: I don't have a price, but I don't think they're that expensive.

Ms. Felipe-Ochoa: I don't think they are that expensive either, could you request them?

Mr. Baldis: Do you want them in all the lakes or certain lakes?

Ms. Felipe-Ochoa: All the lakes.

Mr. Baldis: Ok.

Mr. Winkeljohn: Anything else?

Ms. Felipe-Ochoa: No, that's all I have.

Mr. Diaz: Ok, I have a couple things if you don't mind. I have a request from a resident in Waterstone, we mentioned this, we actually touched on this a year ago about Wi Fi at Waterstone and I think we mentioned about Wi Fi for the purpose of the cameras and adding a benefit, it would make us a very progressive community and I know that we're not in the business of necessarily being that progressive, but I know there is a Nexus

to the security system there, somewhere Paul and I think it would be a big benefit to Waterstone, so can we look at that from our techie guys and maybe see about a cost? Just the Waterstone area though.

Mr. Winkeljohn: Sure.

Mr. Diaz: And Paul what is the status of the lost and found feature?

Mr. Winkeljohn: Well, I thought we could post the format for a Craigslist site and allow people to post on Craigslist and all you would do is have a link basically sending them to it. Was that what you wanted to do?

Mr. Diaz: Yes. The other item, we got the yard sale signs done and we're going to be using the first one this Saturday, so that's available for everybody. I want to go into the security world of Waterstone now and mention three items, number one we're up and running with our tour track system, you should be receiving a report if you're in a HOA, every Monday I believe it is when the reports come out in the morning, so that's up and running thanks to Paul. Also, there are two things I did recently, number one, I rewrote the letter of expectations to include that width system because we realized the widths system wasn't being utilized enough and the city of Homestead was gracious enough to provide a laptop for the auxiliary options that was one of the problems, they didn't have a laptop for the reserve officers. So all the communities should be receiving their notifications and on that note when I was checking it the other day I noticed that we caught a burglar suspect in the Floridian Bay Estates II community and that was on May 25th and that was in part to our off duty police officer who was there immediately and Major Kennedy's brother, a canine officer, also apprehended the subject who lives in Oasis and he was burglarizing a house, like I said in Floridian Bay Estates II, so kudos. Then moving on from that, I gave Paul and Major Kennedy the new revised schedule that we approved at the last meeting and they will be beginning that I believe June 3rd is when it starts and it's almost 2 weeks of 24 hour police at Waterstone and then it tailors back and then it goes back to that weekend of July 4th, that holiday weekend.

Mr. Winkeljohn: Just as we discussed.

Mr. Diaz: Right, and the last item I have is the Waterstone Living magazine, tomorrow is the deadline for all the ads, we lost one ad, but gained another and hopefully we'll have the summer issue of Waterstone Living in by the middle of June which is our target, so I have pretty much everybody's ads and articles and everything in there. Then the last item I have is South Florida Water Management just as a reminder has agreed to place industrial fencing with barbed wire to close off the C-103 canal and that's a great move for us. That's all I have. Anything else?

## **FIFTH ORDER OF BUSINESS**

## **Financial Reports**

### **A. Approval of Check Register**

### **B. Balance Sheet and Income Statement**

Mr. Winkeljohn: Well we have our Financial Reports, check register, balance sheet and income statement need to be accepted by motion if they're acceptable.

On MOTION by Ms. Castro seconded by Ms. Elliott with all in favor, the Check Register, Balance Sheet and Income Statement were approved.

Mr. Winkeljohn: I have one other item, because we're basically starting construction I was wondering if you thought you needed both meetings in June? I would assume not personally, because you're really not going to have anything pressing on here in two weeks.

Mr. Diaz: So the next meeting was scheduled for June what?

Mr. Winkeljohn: June 11th.

Ms. Elliott: I think one meeting will be fine.

Mr. Diaz: So you want to push it back to the 4th Thursday of the month?

Mr. Winkeljohn: Yes.

Ms. Felipe-Ochoa: The 18th or the 25th?

Mr. Winkeljohn: I would keep the 25th.

Ms. Felipe-Ochoa: That's our budget meeting, right?

Mr. Winkeljohn: Exactly.

Mr. Diaz: Any thoughts?

Ms. Castro: Sounds good.

Mr. Winkeljohn: Well we can leave it open, but I'm not expecting enough business to justify the meeting frankly, so I will issue a cancel notice probably a few days before, but just from a personal standpoint I would not plan to have to meet that day.

Ms. Castro: Ok.

Ms. Felipe-Ochoa: Ok, I'm good with that.

Mr. Winkeljohn: But if something happens and we need the meeting, it saves an advertisement and it saves waiting to the 25th, but from a business standpoint I don't see any reason for that.

Ms. Elliott: Ok.

Mr. Winkeljohn: There's no action required.

## SIXTH ORDER OF BUSINESS

## Adjournment

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

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

May 28, 2009

South-Dade Venture CDD

**NOTES:**

~ Please note that the budget hearing is scheduled for June 25, 2009 and at this meeting we will present the FY10 meeting dates

Jennifer

**Agenda Items:**

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