

**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, January 14, 2010 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
Curtis Cooper	Assistant Secretary
Monica Elliott	Assistant Secretary
Sonia Castro	Assistant Secretary

Also present was:

Mike Pawelczyk	District Attorney
Paul Winkeljohn	District Manager
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 Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

Establishment of the 2010 Town Hall Meeting Date and Time

Mr. Diaz: Moving on to item No. 2 which is Establishment of the 2010 Town Hall Meeting Date and Time. Paul, did I give you a date or time?

Mr. Winkeljohn: No.

Mr. Diaz: Ok, I did have a date, but I wasn't prepared for it, so I'm looking it up now.

Mr. Winkeljohn: Ok.

Mr. Diaz: So last year it was around April 16th and it was on a Friday.

Mr. Winkeljohn: Right now your April meeting is the 8th or the 22nd, which is presently advertised.

Mr. Diaz: Alright, did we want to do it on a Friday or a Thursday?

Ms. Castro: Thursday, please.

Mr. Diaz: Not on a Friday?

Ms. Castro: Well I get out of work at 7:00 p.m., so if you need any help I won't be able to assist you, if you do it on a Friday.

Mr. Diaz: Ok, so how does April 15th sound, is that a date we have already Paul?

Mr. Winkeljohn: 8th or 22nd.

Mr. Diaz: Alright, so how does the 22nd sound for everyone?

Ms. Castro: It sounds fine for me.

Mr. Diaz: Alright, so what we'll do is on that day we'll just recess and then start the meeting back up at 7:00 p.m, does that work with everybody's schedule?

Ms. Castro: Yes.

Mr. Diaz: And then we would just need you Paul and maybe Dennis.

Mr. Winkeljohn: Yes, and Dennis will be doing Stonegate's meeting also.

Mr. Diaz: Ok, so you can be at both meetings?

Mr. Winkeljohn: I could probably be excused from the meeting because you're having your town hall meeting.

Mr. Diaz: Ok, so tentatively we have April 22, 2010 at 7:00 p.m. for the town hall meeting, is that ok with everyone?

Mr. Cooper: No holidays going on at that time?

Ms. Castro: No.

Ms. Felipe-Ochoa: Would that be at Waterstone I or II?

Mr. Diaz: Yes, that's the other item. Last time we put a lot of effort in moving it over to the Waterstone Grand, do we want to do that again, there really wasn't that big of a turnout, even though we advertised a lot. With this venue we can pretty much fill it here, are we in agreement with that?

Mr. Cooper: Yes, and how many people did we have last year?

Mr. Diaz: I think last year we had probably about 40 or 50 people show up.

Mr. Cooper: Ok, I think we should do it here and then maybe for the following year we do it over there.

Mr. Diaz: Alright, so I would just need a motion to approve the 2010 town hall meeting for April 22, 2010.

Mr. Winkeljohn: Are you including proposing your budget on that day, I'm just curious?

Mr. Diaz: I'm sure it's going to be one of the topics, can we discuss it without having to post it?

Mr. Winkeljohn: Yes.

Mr. Diaz: Ok.

Ms. Felipe-Ochoa: I have a question. Paul, where are we as far as how many people have registered, and the reason I ask that is that if it's not enough, maybe we can tie them in a little bit better, maybe closer to those gates actually opening.

Mr. Winkeljohn: Well, we don't know when the gates are going to open because we don't have the cable connectivity and they haven't started, so I couldn't estimate something I don't know about. As far as registered, we have not started any registration, that's probably going to happen within the next few weeks.

Ms. Felipe-Ochoa: It's not on the website?

Mr. Winkeljohn: It is, but it's not live.

Ms. Felipe-Ochoa: Ok, because I checked it and I saw that it was there.

Mr. Winkeljohn: Yes, you can see it.

Ms. Felipe-Ochoa: And everybody needs their own log in, and so they have to contact the District to get that?

Mr. Winkeljohn: We're going to send out a letter, a brochure with their user name and password.

Mr. Diaz: We'll discuss that later on.

Ms. Felipe-Ochoa: Well, the reason I'm asking is because if we talk about that, maybe we can make the meeting a little bit closer together. I think it would be better for the community.

Mr. Winkeljohn: Well, right now you're tentatively using April 2nd as the end of your pre-registration period. I don't see any benefit to that, I don't think we should have a town hall meeting to show people how to use a computer.

Ms. Felipe-Ochoa: No, that's not what I mean, if they have any questions, because I've been going around in my neighborhood and talking to the people telling them to make sure they sign up, and nobody has done it.

Mr. Winkeljohn: Well, they haven't been asked to yet.

Ms. Felipe-Ochoa: Right, but I've been telling them to look out for it, look on the website.

Mr. Winkeljohn: Right, they haven't started because we haven't started the big campaign.

Ms. Felipe-Ochoa: When are those brochures supposed to go out?

Mr. Diaz: Can I make a suggestion, why don't we get into that area when we get to that on the agenda? Let's just do this date, and I understand your reasoning but the timing is just briefly going to be the first deadline which we are expecting that it will move forward, that date will probably be moved forward as of April 2, 2010, but that's what I call the first wave, that will probably be extended to the following month, just because of how massive it is just to register 5,000 cars, so we've been in the planning phases and we'll discuss that later on, but I think really what Paul is saying is just to keep the town hall meeting to the town hall subjects and if they want to ask questions about it, that certainly will be a good opportunity to answer questions about it, but I don't think we're going to go live before that.

Mr. Winkeljohn: Right, and I don't see it because of the simple coordination between all the mechanical and software equipment with a cable that doesn't exist, so we can try but you know how things work when you're just experimenting.

Mr. Diaz: So we're actually looking at sometime in May probably to go live, right before summer starts and getting the bugs worked out. So do we have a motion on the floor to entertain the town hall meeting for April 22, 2010 at 7:00 p.m.?

On MOTION by Mr. Cooper seconded by Ms. Castro with all in favor, setting the Town Hall Meeting for April 22, 2010 at 7:00 p.m. at the Waterstone Clubhouse, Phase II, 1355 Waterstone Way, Homestead, Florida was approved.

THIRD ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Diaz: Moving on to staff reports, Mr. Attorney, Mike?

Mr. Pawelczyk: I don't have anything to report other than we did work on documents with the chairman regarding homeowner approvals in connection with the Waterstone express pass. Otherwise I don't have anything else to report unless there are any questions from anybody. There are things we're waiting on with respect to the South Florida Water Management District, lift stations, etc., but those are really in the District engineer's hands right now.

Mr. Diaz: I have one recommendation which is Paul, if you want to get with me, looking around at the county's website for property, I'm starting to realize that there are tracts of property that have not been deeded over, they still show Greenberg or Greenspan, is that his name?

Mr. Pawelczyk: It's the trustee, I think.

Mr. Diaz: Yes, the trustee, but it looks like to me, a lot of property that we're currently maintaining is actually showing as Floridian Bay Estates II and that's along Waterstone Way, north and south, I think even Friendship Park is showing as a tract for Floridian Bay Estates II, so we may have to correct that. I don't think that was the intention of that.

Mr. Pawelczyk: Well, some of those properties that may be referenced on the website, I don't know, it's a case by case basis, but the county's website was not up to date, and if we have a deed, it's been recorded, so all you really have to do is get a list of the

properties and forward them. Anything you've seen, just send me the folio number is all I need and then I'll check that with the tract and the plat and make sure that it's supposed to come to us, sometimes they're not supposed to come to us and in which case we shouldn't be maintaining them obviously.

Mr. Diaz: Alright, that's it. Anything else Mike?

Mr. Pawelczyk: No sir.

B. Engineer

Mr. Diaz: Ok, the next item is engineer report, and Paul will you be taking that for Juan's office?

Mr. Winkeljohn: Yes, and I think Mike just mentioned that the engineer does have easement paperwork in coordination going on with the city. He believes it's all resolved and he's just waiting for some signatures from the city.

Mr. Diaz: On another note from the engineer, I had asked him to revisit the map to configure it to our current geography which includes the guardhouses and the changes made at Waterstone Blvd. and Waterstone Way by the school.

Mr. Winkeljohn: I'll follow up with him on that.

Mr. Diaz: I think we also asked him to add the locations of all the light poles, and I think we were going to start numbering them after that.

Mr. Winkeljohn: He has an overlay of the light poles numbered, so I know he already has that, that's a very easy addition.

Mr. Diaz: Ok. So that's it for the engineer?

Mr. Winkeljohn: Well, I have one other semi-engineering easement topic and I believe Dennis you have that information?

Mr. Baldis: Yes, I have that. We have a request to put a fence in at 1660 NE 37th Avenue and it's over in Portofino Lakes and it's the area that abuts Malibu Bay, there's an easement back there. Previously we had an encroachment agreement with the HOA to maintain that area, they opted out of that to do that, and the reason we had the encroachment agreement was so people could put fences there to keep the foot traffic down and have extended yards, and those type of things, and we no longer have that

encroachment agreement and this gentleman is now asking to have his own individual encroachment agreement with the District to run a fence from his property all the way up to the fence that divides Malibu Bay and South-Dade Venture.

Ms. Felipe-Ochoa: So, are you asking if we mind if he does that?

Mr. Baldis: That's what he would like to know.

Mr. Cooper: Is there going to be any type of issues with how we're maintaining that area now, is that going to impede anything?

Mr. Baldis: Well, not if one person does it, but if additional people do it, you're now sectioning off access to the easement area to be maintained, so that's the catch. If five people do it, how do we get in there to maintain the yards in between the people who put up fences?

Mr. Diaz: Yes, once you let one person, then you have to allow the other ones, because it wouldn't be fair.

Mr. Baldis: Right.

Ms. Felipe-Ochoa: I thought that in Portofino Oaks, we gave them just enough room to allow the lawn mowers through?

Mr. Baldis: No, the agreement is, they maintain the easement to have the privilege of fencing it off.

Ms. Felipe-Ochoa: I think that's the give and take, if you guys want the extra room, you want the extra space, and they're going to benefit from it, they need to go ahead and cut the grass.

Mr. Baldis: Yes, and that's what it was, but then the HOA rejected that and cancelled the agreement.

Ms. Castro: Well, they never maintained it in the first place.

Mr. Cooper: Dennis, with regards to what Kim was saying, is there a way to give them the extra property and keep a section of it?

Mr. Baldis: It's a 20 foot area at best, it may be 15 feet.

Ms. Elliott: So the homeowner is the person that's requesting it and the homeowners association that he or she lives under are the ones saying they want out.

Mr. Baldis: Well, they've already opted out.

Ms. Elliott: But it just seems like, it could be a really simple solution.

Mr. Baldis: That's why we had the agreement in place prior.

Mr. Winkeljohn: We saw the need for it, and they did at one point in time, and so we said ok, let's do an agreement so that they can maintain it and people can put their fences up and everyone would be happy.

Mr. Pawelczyk: No, there was a fence on either side, individual owners were not permitted to put fences in, thereby extending their yards. The purpose of the encroachment agreement was to prevent foot traffic, so they put one fence at one end and one fence at the other end so people couldn't cut through, or drive through, whatever they were doing.

Ms. Felipe-Ochoa: So what's the logical solution that we can come up with that would benefit both parties?

Mr. Winkeljohn: The logical solution has already been exhausted because they wanted out of the agreement that solved the problem.

Ms. Felipe-Ochoa: Then where are we, where does that leave us?

Mr. Winkeljohn: Well we get the privilege of saying no to a homeowner that they probably already said no to.

Mr. Cooper: I like the option of not having him put the fence all the way up there and giving him a 3 foot easement or whatever the need be for ValleyCrest.

Ms. Felipe-Ochoa: However many feet it is.

Mr. Baldis: Well, here's the situation, right here in the back, we put up a gate and it's 5 feet, it's not big enough and we're changing it out to 6 feet to get them in, so if they have a 10 or 12 foot area, and 6 of it's going to be open for a gate, he's getting 6 foot, he's still going to have foot traffic so it's not going to help anybody.

Mr. Pawelczyk: Well the board needs to be careful about granting property, essentially you're giving the guy free property.

Mr. Diaz: But there's a tradeoff and a benefit to the District Mike, isn't there?

Mr. Pawelczyk: That is when the whole easement is maintained, but that's where you need to be careful, the purpose of the fence was to prevent foot traffic and obtain the maintenance of the area, but what Curtis is saying, we'll give him more property, no, he doesn't get more property, it's not his property. If he's encroaching a foot or two, give him an encroachment agreement, but why would you allow someone to encroach into the District government property just for his private benefit. In fact that may be contrary to applicable law to do that.

Mr. Diaz: The original idea Mike, is that the benefit the District would have, was that because it's along the perimeter, and I never agreed with this easement anyway, and I don't understand the purpose of it in the first place, but it's there, and to correct the situation that we inherited, the idea was, it's a win/win for everybody. The homeowner gets a little bit more land, we don't have to pay to maintain the area, and the District as a whole is more secure because you don't have a perimeter or traffic going in. Right now we're experiencing three communities along the Turnpike that are getting burglarized on a weekly basis because of all the foot traffic along the perimeter.

Mr. Winkeljohn: Well wouldn't an option be to circumvent the refusal of the HOA and tell this homeowner that if he can get the remainder of that area to agree to it, then we'll consider it.

Ms. Elliott: I think that's a logical solution.

Mr. Diaz: I agree with that, that's probably the way to go and my understanding was that there's going to be new HOA board members that would probably be more favorable to that option.

Ms. Elliott: I think your solution that you're offering takes the burden away.

Mr. Pawelczyk: Right, and the problem I have is running fences for everybody's property down through the easement. Number one, it defeats the purpose of the easement and number two, you're basically granting property to those individual owners. So if you put fences on either side and maintain that for security purposes on either edge of the easement where people are accessing the easement, then you're achieving the purpose that

Alex described and that we talked about when we initially approved that agreement with the association entity.

Ms. Felipe-Ochoa: So how do we make a proposal to him?

Mr. Winkeljohn: Well, we talk with him, let him know the situation, let him know that our first priority is A, and our second priority is B, and go down the list for him, and he can satisfy the board's issues by having everyone in or everyone out. Once he gets all the residents agreeing to do a fence and maintain it, then the HOA would have to approve it.

Ms. Elliott: Ok, so that's the way we leave it, that you're going out and do that?

Mr. Winkeljohn: I'll take care of it, yes.

Ms. Elliott: Ok, thank you.

Mr. Pawelczyk: Either that or the homeowners, whatever they do, number one, if I were them I would petition the HOA and tell them that the best solution would be to put fences on either end there. Either that or the homeowners could fund the construction of the fence and gates and the District would put it in, on either side, since it's our easement.

Mr. Diaz: I think on one side we already did that by the lake, the northwest corner of lake #8. Dennis and I went out there and spoke to this gentleman and apparently he's had vandalism to his barbeque equipment and foot traffic and I understand his frustration and the two fences on both sides Mike I understand that, but usually that's not enough of a deterrent for the local traffic of people who know the area, but when you start putting in more, and once it becomes, two, three, four or five obstacles, then it's just not worth going through those backyards anymore, but I do understand your point also, so I guess it's back to the drawing board, is the direction.

C. Field Manager

Mr. Diaz: Ok, next is the Field Manager's report, Dennis?

Mr. Baldis: Yes, the two mini berms on Waterstone Way have been completed. The orange geigers on Waterstone Blvd. have been installed. The corners over at Waterstone Blvd. have been completed and again we're changing this gate out here if you see the gate is missing behind the clubhouse. That gate is being increased in size. I'm still waiting on

the check from United Bus who damaged the turf. I spoke with them the other day and they told me they were sending me a check, so I'm hoping to receive that.

Mr. Diaz: That's the school bus that did the damage to the sod?

Mr. Baldis: Yes, it's \$610 dollars. The golf cart was experiencing a problem with its brakes, so we're going to have that fixed and I'm sure it's going to be covered under warranty, the brakes are sticking on it.

Mr. Winkeljohn: Do you think the brakes were affecting the battery?

Mr. Baldis: I would think so, but they'll take a look at that and let us know.

Mr. Diaz: They're hydraulic brake they're not mechanical brakes.

Mr. Cooper: Dennis, just a question on that, in the past I know we had some issues with the golf cart, what's the guy's position as far as if we continue having all these issues with this golf cart, as far as helping us out, would we get a different one?

Mr. Baldis: No, the only problem we've had so far was the battery went dead prior to their expected life and they shipped eight new batteries down the following day and so this is a new thing, when we took it out last time, we noticed that it was just slowing down by itself and then the brake was frozen, you could push on the brake pedal. So we had the mechanic from ValleyCrest come over, he bled the brake line, drove it back, I've called Cruise Car, and told them what's happening and they instructed me to take it to the dealer, have him look at it, analyze it, and tell him what the problem is and then they'll take it from there. They've been so far, very responsive to any of the issues, and I was pleased with that, and I know Alex was when the guy sent eight batteries the next day, there wasn't any argument or anything.

Mr. Cooper: Ok, good.

Mr. Diaz: Yes, they have been cooperative, but I suspect that the brakes were the issue all along, and as Paul said, it drains those batteries preemptively and the real problem has been that brake line somehow and by the way I called them, they have to take it over there for the brakes.

Mr. Baldis: Ok, then the only other thing I would like to talk to you about is that everyone knows that it got extremely cold and so we more or less lost most of the annuals,

they died, they just got frozen. You're going to see a lot of damage to plant material and trees, and so you're going to see a lot of the trees losing their leaves, a lot of plants losing their leaves, but the majority of them are going to come back, but we won't really know until a couple weeks until you see what has exactly happened.

Ms. Elliott: So I understand those will come back, are we in a position where we're going to have to replace the little annuals, do we have to replace those immediately?

Mr. Baldis: Well, we're taking the ones out that are dead because some of them it's obvious, but I've asked ValleyCrest and some other vendors we use at other properties to check with nurseries to see what they have because they experienced the same weather we did, so at this time of year they don't have a lot of extra annuals laying around, they've sold them, they're installed and now they're getting ready for new crops, so I'm not even sure if there is anything.

Ms. Elliott: Don't we typically change them out around springtime anyway?

Mr. Baldis: Yes.

Ms. Elliott: So what I'm thinking is can we hold on until the spring?

Mr. Baldis: Well what I would do is just mulch it and keep it nice and neat and wait.

Ms. Elliott: Yes, I'd rather not spend the money if we don't have to and just wait, because it's going to take a month or two before everything starts to get nice and green again.

Mr. Baldis: Yes, and I think it's going to take a couple of weeks for you to see what's really happened. That's all I have for today, unless you have something else you want me to do. I've asked to get proposals on the Turnpike fence, but I don't have that yet.

Mr. Diaz: Ok, do we want to in the interest of saving time, do a not to exceed amount?

Mr. Baldis: Well, if you'd like that done, I think it's important enough to do that because of the foot traffic. I have talked to the Turnpike guy, and we drove by there on Monday and it was cold, and I asked him what are you doing for this, and he said they

restrung the barbed wire and they patched the holes on the fence, they didn't put a whole new fence up which is what I was hoping to see, but that's something I thought we would revisit again, but you know better than anybody that it needs to be done and there's a need for it to be done.

Mr. Diaz: Yes, and just a little bit of background for the board, we've been experiencing a higher than usual volume of burglaries to the homes and so that would be Stonebrook I, Portofino Bay and Pebblebrook I. In response to that we've been trying to cordon off an area that we think is a source of the problem, underneath the Turnpike and we finally came up with a solution for that, but we don't have the quote for that, so we asked the fence guy to go out there the other day and he did and he has some heavy duty fencing that was on clearance, it's black and it's 6 gauge which is heavier than usual, harder to cut, and it happened to be on clearance, it was 100 feet, it was the perfect amount for what we need to do, so Dennis can find out the price and then we'll get a not to exceed amount.

D. Manager

Mr. Diaz: Alright, so let's move on to the next report, Mr. Manager?

Mr. Winkeljohn: Ok, and just to give you guys an update, I think your eyes will tell you that everything that I'm about to say, they've basically concluded and it's essentially complete with all the construction phase. There is a beginning of a punch list formulated. There was some damage to some of our curbs and sidewalks during the project, and we're resolving that and my standpoint is to the architect, to our engineer, to the civil contractor as well as the vertical contractor, is that the residents should not pay for things that were damaged during construction, it's the care of the contractors responsibility and so hopefully between those parties they'll resolve who is the most at fault and it won't be a problem.

Mr. Diaz: We're talking specifically on the Boulevard exit?

Mr. Winkeljohn: The curbs, yes, and so we're going to resolve that. Originally it was set for Monday, but Monday is a holiday so they may do it early next week to have the meeting and resolve that issue. As you know we actually have temporary power to

two of the guardhouses today because they were doing some testing because I did see some lights on and that's good news. As soon as he's finished with his electrical work and receives his final inspection, then the security company will come in and pretty much take over the guardhouses for the duration of the project. They've kept pace with as much work as possible but they easily have a month's worth of work to complete the wiring of all their systems at all three gates and so at that juncture we are hopeful that Comcast will have run their lines like they said in the first quarter, so a month from now would be the middle of February, and they did say the first quarter which would be at the end of March, so somewhere in the next two or two and a half months we should have a fully functional mechanically speaking gates.

Mr. Diaz: Very good and I just want to go back to Dennis for a moment. Dennis, do you have a number?

Mr. Baldis: \$2,809 dollars.

Ms. Felipe-Ochoa: Which community again is that going to be in exactly?

Mr. Diaz: This is not a community, this is the Turnpike canal.

Ms. Felipe-Ochoa: By Portofino Bay?

Mr. Diaz: Behind there, where the Turnpike goes to the overpass over the canal, and apparently the majority of the foot traffic comes from underneath the Turnpike and the other side of the Turnpike.

On MOTION by Ms. Castro seconded by Ms. Elliott with all in favor, authorizing District staff to proceed with the fence installation at the canal on the west side of the Turnpike, not to exceed \$2,800 for the purpose of deterring foot traffic into the community was approved.

Mr. Diaz: The other item that you have, or don't have, is when we painted the decorative fencing at the different monuments, the proposal did not include the top tower, painting of the rails on the towers, do you have that price Dennis?

Mr. Baldis: No, but I can tell you that the arms for the guardhouses are \$90 a piece.

Mr. Diaz: Ok, so let's ask the board. I asked if we could change the color of those boxes from orange to either within the theme, which is the teal color, for the guardhouses, they have a box that makes the arm go up and down, it's the housing for the mechanical part of it and instead of leaving them with the traditional DOT orange/yellow color, to change it to a teal color.

Ms. Castro: Yes.

Ms. Felipe-Ochoa: Absolutely.

Mr. Cooper: Will that have any effect on the operation of that gate?

Mr. Diaz: I do not think it will.

Mr. Cooper: Ok.

Mr. Winkeljohn: I would recommend to match the main wall color, not the teal color.

Ms. Elliott: I agree with that Paul.

Mr. Diaz: Ok, it doesn't bother me, as long as it's not that orange.

Ms. Felipe-Ochoa: I want it to be blue, the teal, and it will hopefully pop out, so I prefer it to be that.

Mr. Diaz: I don't really care, as long as it's not orange, I don't really care what color it is.

Ms. Elliott: Something neutral makes sense.

Ms. Castro: I think a better question would be, which color will be easier to paint over that orange.

Mr. Winkeljohn: White, in the long term it would be easier to touch up and to keep it white, so white would work.

Ms. Elliott: That sounds good.

Mr. Cooper: I like the beige.

Ms. Elliott: For me, anything neutral that brings it into that area, sounds like it makes sense.

Ms. Felipe-Ochoa: I say, do a test.

Mr. Diaz: Ok, so I have teal, white and beige, but I think we're leading towards the white.

Ms. Elliott: White is fine.

Mr. Diaz: Ok, white, so white it is Dennis, so that's \$900 for 10 of them, because two at the school guardhouse, and there are four at each of the other guardhouses. Ok so now all we need is an approval, and we'll separate them, so we would need an approval to paint the 10 boxes, not to exceed \$900 and that's with electric static paint, right?

Mr. Baldis: Powder-coated.

Mr. Diaz: No, that's electric static paint because I've had this orientation with them out in the field, and I took pictures of it too.

Mr. Winkeljohn: They can do electric static as well.

Mr. Diaz: Alright, so we would need a motion not to exceed \$900 for electric static painting of the 10 gate arm boxes.

On MOTION by Ms. Elliott seconded by Mr. Diaz with all in favor, authorizing the painting of the 10 gate arm boxes with white electric static paint for the guardhouses, not to exceed \$900 was approved.

Mr. Diaz: Now the other one is the four remaining tower rails at both sides of Waterstone Way, we don't know how much that's going to be?

Mr. Baldis: No.

Mr. Diaz: Well, there's one that needs it more than the other, I think the one on 137th Avenue and Waterstone Way is peeling and needs to be redone because it has two different colors on it too. So would we be able to separate the items, and then come back to the painting at the next meeting of the monument and just get the railings in place, because I want to get them out on site and take care of everything they need to take care of at one time and I would think they would want to paint the railings first before they paint anything else anyway, because that's sprayed and you might have some overspray.

Mr. Baldis: That's very true, but they can probably spray paint the tower, as well as spray painting the railings at the same time.

Mr. Diaz: Ok, I understand, so do you have any idea how much that might be just to do the four sets of rails?

Mr. Baldis: No.

Mr. Diaz: Do you want to pass on this until the next meeting?

Mr. Cooper: It needs to get painted, right? We're going to need to paint it so why don't we let Dennis use his discretion and if he thinks it's a good price let's let him do that.

Mr. Diaz: Yes, but he can't approve anything beyond \$500 dollars.

Mr. Cooper: Ok.

Ms. Felipe-Ochoa: Why don't we just give him a not to exceed amount?

Mr. Diaz: That's what I'm getting at, I'm trying to get to that number.

Ms. Felipe-Ochoa: Well is that a good idea in this case?

Mr. Baldis: Sure.

Mr. Diaz: How about not to exceed \$3,000 even though we know that's probably double of what it is?

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Elliott with all in favor, authorizing the painting of the 4 tower railings, not to exceed \$3,000 was approved.

Mr. Diaz: Alright Dennis, do you have anything else?

Mr. Baldis: No.

Mr. Diaz: Thank you sir. Alright, moving back to the manager's report, Paul do you have anything else?

Mr. Winkeljohn: No, we're just waiting for you on the E-pass update.

FOURTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Diaz: Alright yes, the E-pass update and our Supervisors Requests and Audience Comments.

Ms. Felipe-Ochoa: Alex, I have a question.

Mr. Diaz: Yes, Kim.

Ms. Felipe-Ochoa: The new construction on the guardhouses, the lighting, when you're entering, it seems to be a little bit off scale, the size of the lights, the teal ones.

Mr. Winkeljohn: Yes, I agree. When they went up I thought they were a little bit small and remember all we saw was a little picture when they were picked and they were the nautical or cape cod kind of a look, which I thought was a better look that fit the metal roofs, but they are very expensive and the problem is, we powder coated all of them and that was extremely expensive, so we are heavily invested into those lights, so my immediate reaction was to change them, but because we paid an up charge for powder coating, we're not going to get that credit back, so my reaction was and this was the discussion at one of our previous meetings was to wait until the guardhouses are done and let those sink into our minds for a little while and see how noticeable they are. I think they'll basically blend in.

Mr. Diaz: Yes, and I think if we put in that landscaping, I don't think they'll be the focal point anymore, I think they'll just provide lighting for the columns and that's about it. Right now I think everything is focused on that.

Mr. Winkeljohn: Right, and this goes back to the gate arm painting discussion, because they are teal, they do stand out, and I would have in hindsight specified them probably in a patina finish which would have made them less noticeable, and that would have looked a little bit more natural, it would have looked a little bit more like the aluminum roof, and it would have given it a metal looking finish and it probably would have less reaction to the eye. I just don't think your dollars are best spent at this point on that issue, a year from now, if it's still bothering us, we can swap them out.

Mr. Diaz: The only thing I would say is to swap out the bulbs.

Mr. Winkeljohn: Yes, those halogen spiral bulbs, that was an energy savings thing, but they do make a halogen bulb that's round, so he will switch that out.

Ms. Felipe-Ochoa: Ok, that's fine, the only thing I want to say is that, whatever time it is and if we do decide to do that, maybe if we put something decorative on the top and bottom of it to just make the scale match, because it's not so much the color, it's the scale of them.

Mr. Winkeljohn: I understand, and that's exactly right.

Mr. Diaz: Kim, anything else?

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

Mr. Diaz: Ok, Sonia?

Ms. Castro: Just to let the board know, first of all I want to ask, if you want to go ahead with the brass "W's", that you wanted made for the bridge, they will be a cost of \$800 each. It's brass, it's big, and it's the dimensions that you specified, but I need the board's direction for the go ahead.

Ms. Felipe-Ochoa: How much again?

Ms. Castro: \$1,600 for 2 W's, one for each side of the bridge where the coral veneers are, and it would be brass. Also the plaque for the Friendship Park dedication is done, and it's here, and it would look something like this.

Ms. Felipe-Ochoa: Would that include the installation of them too?

Ms. Castro: No.

Ms. Felipe-Ochoa: So they don't install it with that price, it's just the creation of it, and it would be this same size or what exact size would it be?

Ms. Castro: It's the dimensions that we gave them, so they do whatever you want with it, so we can have it ordered however we want. The artwork takes a bit of time, because they digitize everything, and they give us the molds. They have a person that can come and install it, I think they charge something like \$50.

Ms. Felipe-Ochoa: I say we wait until the construction is done, because maybe if we put something up like that, it might not have any continuity with the guardhouses, so that's what I think.

Mr. Cooper: I can check out for another price too.

Mr. Diaz: Yes, let's shop around for prices, that's what I was going to get at.

Ms. Felipe-Ochoa: Yes, we have time for that.

Mr. Diaz: Right, there's no rush for this, so I agree, we can shelf this project and get other prices.

Ms. Castro: So now that we are on this topic, when do you propose to do it? We already have the plaque and ValleyCrest already knows about the need for the boulder, now they'd like to know the dimensions, so I need a date so that I can start planning the event.

Mr. Diaz: Can we start off with one thing first? Do we want to keep this plaque finally?

Ms. Castro: Well, it's done, it's brass.

Mr. Diaz: Ok.

Ms. Castro: We were told it was expensive.

Mr. Diaz: Well, my initial reaction was that this was more money for what the product is, but in talking with Paul, apparently it's not, it's within reason, so it is what it is.

Ms. Castro: Ok, so I need a tentative date.

Mr. Diaz: Well we need the date that the Kennedy's are going to be here.

Ms. Castro: But I can arrange with Brian, I've already spoken with Brian today and he told me that he's going to help me with that, but I need more or less a date that the entire board can be present for this event.

Mr. Cooper: Thursday?

Mr. Diaz: How about Thursday?

Ms. Castro: Alright, so April 22nd?

Mr. Cooper: I think that sounds like a great idea.

Mr. Diaz: You don't think that's too far out?

Ms. Castro: Well yes, I think it's way far out.

Ms. Felipe-Ochoa: So then 2:00 o'clock on that day, April 22nd?

Mr. Diaz: You don't think that's a bit much having a meeting, a dedication, and a town hall meeting all on the same day? Now the other option you have to look at is, do you want to do it before hand, so I can take photos and make it a story in the Waterstone Living which I would have to have by March 5th.

Mr. Winkeljohn: You can do it in February then.

Mr. Diaz: Yes, ok February it is, on a Thursday.

Ms. Castro: Ok, in February.

Mr. Winkeljohn: You have a meeting on the 11th or the 25th, advertised already. You also supposed to be weaning off of the two meeting schedule pretty soon.

Ms. Castro: Ok, so I need to know how we're going to do this.

Mr. Diaz: Well, we're doing it on Thursday, and we said in February, right?

Ms. Elliott: Yes, you guys just need to decide which date in February.

Mr. Diaz: The 25th.

Ms. Elliott: What was the other date?

Mr. Winkeljohn: The 11th.

Ms. Elliott: Ok, so it's the 11th or the 25th.

Mr. Diaz: I say the 25th, because that gives us time to plan.

Ms. Castro: Yes, the 25th is good.

Mr. Diaz: Ok.

Ms. Castro: So we're going to do this in the morning and then come to this meeting, or do it after the meeting?

Mr. Winkeljohn: I would do it after the meeting, at 4:00 or 5:00 o'clock.

Mr. Cooper: Why don't we set it for 5:00 o'clock?

Ms. Castro: I thought it was going to be for Kennedy and the cops, not for us. Well whatever it is that you want I just need to know because Heather is waiting on this.

Ms. Elliott: How about this? February 25th, 5:00 p.m., we have a two hour window, or an hour window that we need to get it done and that gives you, we're almost at the end of January now, so that gives you about 3 weeks to plan it, that we can invite everybody and send invitations out, and not rushing it.

Mr. Diaz: Ok, so the dedication date, if everyone is in agreement, would be for February 25th at 5:00 p.m. at Friendship Park and that gives us time Dennis to get the boulder, and have it carved and put in place. Ok so what we could do is, that week, try to coordinate it and put something over it during the actual dedication and then unveil it, and we can just work out the logistics on that later. Ok, anything else Sonia?

Ms. Castro: No, that's it.

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

Ms. Elliott: No, I do not.

Mr. Diaz: Ok, then, the Waterstone express pass. First of all, before I do that, for the Waterstone Living we have been getting an increase in advertising interests and for anyone who is interested in anything for Waterstone Living, Friday, March 5th is the deadline. Now the Waterstone express pass, I have a meeting tomorrow with the website designer and we've been tweaking everything, and everything seems to be working, I try it out and I did pay it, the brochure has been designed, I have the check here for the printer, the printer does have the work already. Sonia has a sample of what it looks like, except it's glossy. The promotion is called, get the pass, Waterstone express pass. This will be the first wave of them, we're only making 3,000 of them, and we're going to be revising it, so that after this first wave, it will say \$20 dollars, it won't even have a deadline date to register. I'll pass this around so everybody can see it and there are two different styles, so they will look a little bit different, but it will be similar to this finish here. With that same printing we're also making 4,000 letterheads and this is the design for the letterhead and basically these forms all come from that same letterhead. Mike has already reviewed the documents, the first was a draft that I'm sending out, it's a draft of the letter that the resident will receive with their user name and password and it explains what documents and where to go to and basically the instructions on how to do it. The brochure also gives you instructions and the website also has all these documents. There are two forms that are needed with this process, or to support the process, one of them is called the homeowner approval acknowledgement and that's if anyone other than the homeowner would like to receive a pass, the homeowner has to approve that person, and that has to be notarized. The good thing is we have a notary on site, so that's the first form. The only way that they will issue a pass on a car, if you are not the homeowner, is if you have one of these permissions from the homeowner saying you can put that on there. Now, it does explain in the language that you understand about the rental agreements that the HOAs have. Remember, we opted not to get involved in that process. So the second form we have is the commercial vehicle waiver, and what that does is, they're not going to

issue a pass to a commercial vehicle, even though it's registered to that homeowner, unless they get this signed by their HOA. So if a dump truck shows up here, they're going to have to get this form signed by their HOA saying, yes, we know it's a dump truck, but we're going to go ahead and authorize it, we don't have a problem with that and that's just to try and have some kind of control over that. So basically what this form says is that, I understand the applicants vehicle is considered to be a commercial vehicle as defined by the association's documents, however the applicant has agreed to conceal such vehicle in order to compile with our rules. Should the applicant fail to compile with the rules as perceived by the association, it will be the association's responsibility to contact a representative of South-Dade Venture Community Development District in order to deactivate such pass. In such a case, the applicant agrees that there will be no cause for refunding of fees. Those are the only two forms and we are trying to keep this as simple as possible, but unfortunately that's not always easy. Both of these forms will be available on the website, so they can print it out from there, and they'll also be available here at the clubhouse, and hopefully even available at the other clubhouse too, to make it a little bit more convenient, but we'll work on that issue. Basically the process is, you get the letter and we're going to be shooting for hopefully by the last week of this month, from January and we should fire off the first letters. The letters will come from the GMS office, with this letterhead and the envelope, it will say Waterstone express pass on the envelope. On the back it will be in Spanish, we talked about that, at no extra cost there. Then you just basically log on to www.waterstoneexpresspass.com or you go to this website and you hit the button, you put in your user name and your password, and you start to register your vehicle, most of it is drop down screens. After two vehicles it automatically cues you for a payment and in order to get out you have to go to the payment which goes through paypal, it's \$20 dollars for each one after that. Every community is automatically set up with a maximum. In other words, for Portofino Oaks the maximum is five, if you want to have more than five vehicles, the administrator has to override it, you can't go beyond five cars in Portofino Oaks, and let's say in Stonebrook it may be six, but I don't know what they're all set at, but it's automatically set at a certain amount of cars, so then a calendar

should pop up, just like when you go to Travelocity or anything else, you pick a date that's available because it will automatically start eating up these dates, and you would pick a time slot that's available for an appointment to come and get your pass. You show up to your appointment on the day that you scheduled yourself on, and they already know that you're coming, so it's all staggered, and they verify your information with the documents that they ask you for, which is a drivers license, most recent utility bill, original only, and the vehicles registration, that's it. They verify that information, they put the sticker on the vehicle, they put the number into the system and you're done, it's very quick.

Ms. Castro: Did we include the survey question?

Mr. Diaz: No, we did not get that done. We're having a difficult time, it's very complicated right now with just the standard items. If you want to continue the survey thing, we can do it, but it's very time consuming.

Ms. Castro: It's just a simple question that they can actually answer yes or no, right under any of these.

Mr. Winkeljohn: What was the survey you wanted?

Ms. Castro: If people wanted to see the off duty cops here, and knowing that it will increase the budget, or if they want to, after the guardhouses are up, discontinue the cops, at no extra cost to the budget.

Ms. Elliott: You want to give them that option on the budget?

Ms. Castro: It's just a survey.

Mr. Cooper: At the town hall meeting.

Ms. Castro: Well, it's just a survey, to see what people really want because I don't want people coming back and saying, they're in cahoots with the police officers.

Ms. Elliott: Well what are you saying about the town hall meeting?

Mr. Cooper: I think we should make it at the town hall meeting, make that like one of the main points and either have something on the website listed or something on the sign that says town hall meeting, add discussion of the police officers patrolling, and that's just my view on it.

Ms. Elliott: I think put it on the website, let them go to the website if they have an opinion.

Mr. Winkeljohn: They need to register their vehicles, but I think to pop up and ask them that, I think that would actually complicate things too much.

Mr. Diaz: Yes, and actually I have a little idea on this subject. We're going to be collecting email addresses, we can create a separate survey later and just send it out to the residents on this email blast, and then get feedback that way, and you know it's not anonymous or anything else because it's coming back from actual email addresses and residents that live here and get the survey that way. I agree, it's very complicated as it is, and I'm starting to realize how complicated all these little steps are becoming, especially with the website. So we are trying to make it as easy as possible so that if English is not your first language, you can still follow along with it, 1-2-3, it is three steps, and at the same time, not killing ourselves with the process, because like I said, it's 5,000 cars, it's a big monumental task to do, we've gotten a commitment from the Waterstone II staff, so not only do they do it on weekdays, but on Saturdays and Sundays as well, which that was a major effort to try and get them to do that. So if anyone has any questions about the process we can go over those now, but it's basically a letter from Paul's office, people go online, the only thing I foresee is if word of mouth goes out and says, oh, they're already registering cars, so we want to direct them to the website, but I want to make sure the website posts as we go, we're doing this community this week, we're doing this community next week, so they have a place to go to get the right information and so we have to be on top of that on the website. Alright any questions about the logos or the website? And that's all I have for Waterstone express pass. I want to present one idea, actually it was one of my neighbors that had this idea on how we can help finance the police officer 24 hours a day and I guess I could throw this out to Mike to look into this, and apparently it's actually a pretty creative idea and I don't think anybody has done this yet. Most people pay for burglar alarms about \$25 to \$30 dollars to monitor monthly, what we're proposing is that we, will monitor the alarms within Waterstone for a fee of \$20 to \$25 dollars per month, it will be 100% electronic, it will be sent to the guardhouses

and dispatched from there to that the roving police officer, so it will all be in house, you'll get pretty much a five minute response on average or less to you burglar alarm, and you won't be billed from the city for having a false alarm and it's a way that we can generate revenue to pay for the police officer to rove around, and if we work with Malibu Bay there might be a little bit of a cost savings if we expand the program a little bit. We've already talked to the gentleman who's been doing the alarm services, a board member here in Waterstone, and he said the system would be about \$4,000 to \$5,000 dollars, which is barely nothing and you could even add the option, each homeowner, if you stay on the contract he gets a cut, he just has to change the panel out under the existing alarm, it's that simple and you can even add the radio feature, which this clubhouse now has, so if they cut your wires it would still send the signal. So it won't fund it 100%, but we figure if we can do at least 500 homes, out of the 2,269, you're funding a big majority of that off duty officer. I just want to get your ideas, I'm just throwing the idea out there and then we can start working on the legal ramifications and the other stuff, but it could be a direction a way to fund that roving police officer, not only for 16 hours a day, but 24 hours a day.

Mr. Pawelczyk: Ok, well we can look into that.

Mr. Diaz: Thank you Mike. That's all I have.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Diaz: So if there is nothing else, a motion to adjourn would be in order.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

January 14, 2010

South-Dade Venture CDD

NOTES:

*~ Please note that the Town hall meeting is scheduled for 4/22 at 7pm; however Paul does not want to advertise this meeting unless something changes – he will let us know if we need to advertise
Jennifer*

Agenda Items:

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