

**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, March 11, 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
Curtis Cooper	Assistant Secretary
Sonia Castro	Assistant Secretary
Monica Elliott	Assistant Secretary

Also present was:

Mike Pawelczyk	District Attorney
Paul Winkeljohn	District Manager
Dennis Baldis	Governmental Management Services (by phone)
Steve Huggins	Resident
Ralph Barnes	Resident
Corine Ferre	ValleyCrest

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

Staff Reports

Mr. Diaz: Moving on to item No. 2, Staff Reports, Mr. Attorney?

A. Attorney

Mr. Pawelczyk: Yes. A couple of properties we talked about awhile ago you gave me authority to get them conveyed to the District and straightened out, one of which is in tract A in Floridian Bay Estates, that's the roadways. The property appraiser lists that property as being owned by the District, well the property appraiser's office, their records

are wrong, so we are notifying the property appraiser that they are wrong and those roadways are in fact owned by the Floridian Bay Estates at Waterstone Homeowners Association, Inc. and platted basically, so there's no problem with that one so we don't have to do anything further, other than notify the property appraiser which we're doing. The second parcel is in Curtis' neighborhood, Floridian Bay Estates South, tract C, D, & E, they're the landscape strip up against the Waterstone Way area. Those are also listed as being owned, actually those are listed as being owned by the Steven B. Greenfield Trust and they are in fact owned by the District, so we do own those and the property appraisers office is wrong, we're sending them the deed so they can correct their records, so those are two more properties that will be straightened out and just so you know I spoke with Curtis regarding some other properties within the Floridian Bay Estates South area and there may be some HOA property in there that's also misidentified that he's going to follow up with his group on. The other item I had just to report on is the encroachment agreement with Portofino Lakes is being circulated for signature and that's really all I specifically have to report on, and I think we're going to talk about security later, so I'll hold on that item. Does anybody have any questions for me?

Mr. Diaz: Mike, are you doing the report on the special counsel status?

Mr. Pawelczyk: No, and I'm not because I don't know anything about it other than the email that was circulated around.

Mr. Winkeljohn: Do you want to talk about that now Alex?

Mr. Diaz: Sure, why don't we just segway into that now, Paul.

Mr. Winkeljohn: Ok, I've given a copy to the board of the response from special counsel which is covering the punch list issue. Essentially the last conversation we had with the Joint Venture through our attorney, and I'll summarize that, was that the developer's position is, and CDDs are a lot different than homeowners associations and a lot of times you can't fall back on what you learned as you took over your homeowners associations, but the CDD, though the members of the board are originally the developers and then there's a structured way for the residents to take over the seats of the CDD, but they don't usually wait for that election process. Often times, somebody like Alex comes

to the meetings, shows an interest and finds himself appointed to the board. Their position was that the CDD is a separate entity and it contracted for all of the items essentially only the punch list, so it's the District itself that bought the irrigation line and technically installed it off of its own property. So it's the District itself that released a contractor from a warranty on a pump that burned up, or it's the District itself that decided to put the U-channel signs in, according to the developer, and my recollection and Luis' is essentially that is pretty much accurate. You could argue if you split a few hairs where, no that was actually a joint project, but it would take a pretty heavy amount of lifting to document where they are inaccurate or that it is not true, or degrees of truth, so in summary, the special counsel says that their position is not to say yes, here's a check, or yes we'll take care of them, their answer is no, those are things that are to be absorbed and resolved as the District, and we are not the District, we used to be on the board, so that's pretty much their position, they're separating themselves from the District because they are separate organizations. So the types of things that you would have to tackle and Mike could speak to this a little bit also, would be to re-establish the parameters of developer funding agreements, and you would probably have to figure out a way to show that a developer or the Joint Venture agreed to pay for these things, or agreed to complete them, and I said at the very beginning that the District will always have spent more through the developer's money on this whole community than we ever tackled with our bond funds. It's by design that the developer contributes millions of dollars to things that technically said are the District's, so as soon as you start to pin him down on an amount of money, all they say is but I spent this over here, here, and here, and I'm not obligated to spend just frivolously or at your whim. So, to make a long story short, for the concept of a punch list, is that they guess, these are items that probably you should fix. Now to legally pursue that, I had asked him some months ago for a cost estimate of what that would be and he didn't answer, but we could probably just in our collective experience here guess what that bill might run when you start doing the discovery type work and like I just talked about all the places you'd have to go to make your argument, given what their argument is, which would be very costly.

Mr. Pawelczyk: I think on one of the things that you tasked him to do was, tell you whether or not you had a claim and what the claim was for and this is all I've seen, I have not received a phone call from special counsel asking me any questions. I have not received any request for any documents, which I'm sure Paul has provided him if he so requested them, but I thought that's what you tasked him to do, was to tell you if you have a claim or not.

Mr. Winkeljohn: Yes, and sort of a value analysis of that claim.

Mr. Pawelczyk: That's what I thought his task was.

Mr. Winkeljohn: Right, would you spend more fighting your case than you would recover.

Mr. Diaz: So we don't have a cost estimate of how much damages there are?

Mr. Winkeljohn: No, and he said in his email, he said he is developing that and will get back to us.

Mr. Diaz: Ok, well then it's still in motion, we're still in the assessment phase.

Mr. Winkeljohn: Right.

Ms. Castro: Well, my question is, that he has not requested any of the documents.

Mr. Winkeljohn: Well, he has the essential documents of how the District spent the money, the whole history, and he has the engineers reports, he has the basic information and he said what he would have to do is, the first step would be to independently verify what is in the field and not in the field through an engineer, and not the District engineer and so you're talking about an amount of money right there just to start his plan on how he would attack this problem.

Ms. Castro: So he basically took \$5,000 dollars for nothing?

Mr. Winkeljohn: Well, attorney's hours spent whether you get productivity of not out of that, it's still hours spent and we paid for that, yes.

Mr. Cooper: When was the initial date that we engaged the special counsel?

Mr. Winkeljohn: It was about a year ago.

Mr. Diaz: But that's typical of a legal process to be three or four years.

Mr. Winkeljohn: So that's the update and I'll report back to you as soon as I get his cost estimates and his prognosis of your case.

Mr. Diaz: And just so you know I did have about a one hour phone conference with all the Joint Venture and our attorney and that was part of the case and they argued the same exact position that you're arguing today which is, they were the CDD and now we're the CDD and they have no responsibility which I argued differently, because I do have a different view of that.

Mr. Pawelczyk: I think at the same time the board understands, and I don't want to cut you off, but I'm just saying that if you are going to litigate this, there's no reason to discuss arguments and points of law at the board meeting, that should be discussed individually with either special counsel, myself or Paul outside of the contexts of the public meeting, because it is in your better interest.

Mr. Diaz: I agree, correct.

Mr. Cooper: I guess Paul, what we would like to see from this update here is an update as to, because it says, "continuing and analyze the strength of the Districts claims and the likelihood of success in proceeding with the legal action", where are we now and what are we going to be expecting in the next two to three months? When are we going to get the strength analysis?

Mr. Winkeljohn: We'll just have to see, he doesn't give us a when.

Mr. Cooper: That's what I'm saying, so do you think he'll find out?

Mr. Winkeljohn: Well, I do exactly that, I will report back to you as soon as I get a piece of information to report to you that's different than today.

Mr. Cooper: Ok.

Ms. Castro: Do we have a deadline in the event that we do want to pursue this? There is no deadline?

Mr. Pawelczyk: Well, I would assume there's a statute of limitations that Mr. Smiley or his firm will watch for, I don't know, but yes, there's a statute of limitations for any claim, depending on what the claim.

Mr. Diaz: Alright, very good.

B. Engineer

Mr. Diaz: Moving on to item B, engineer status report, are you doing that for Juan Alvarez' office Paul?

Mr. Winkeljohn: I have no further information from him other than our last meeting of where we're at, so nothing has changed in 12 days.

Mr. Diaz: You had mentioned to me out of the meeting, that we are working on the map, correct?

Mr. Winkeljohn: Yes, he has a draft, and he's waiting for the as-builts.

Mr. Diaz: Can I give you some direction as far as the current map? I know you talked about the different layers, and we don't need the layers just for a location, so if we could just get a map that I could take to a printer so that we could have them for the guardhouses.

Mr. Winkeljohn: Right, we'll have that.

Mr. Diaz: Ok, thank you.

C. Field Manager

Mr. Diaz: The next item is Field Manager, Dennis are you there?

Mr. Baldis: Yes, I am, is it my turn?

Mr. Diaz: Yes sir, it's your turn.

Mr. Baldis: Hello everybody, sorry I couldn't be there in person today. The first thing I wanted to let you know is, the people from South Florida Water Management are going to be looking at the gates we installed along the easement by the Turnpike and they're going to determine whether they're going to permit the fences there, or whether we'll have to remove them or modify them. The other items I have are that I have some AEWs that I would like to have the board consider for approval. The first one is for 6 pink tabavolia trees, it will go along Waterstone Way and the reason that I'm asking for this is because there are some existing beds that are missing trees, so there are 6 that need to be replaced and the AEW is for \$2,424.

Mr. Diaz: What size trees are these Dennis? And does that include mulch?

Mr. Winkeljohn: 16 to 18 in overall height.

Mr. Diaz: Is it \$2,000 or \$1,000 Dennis?

Mr. Baldis: It's \$2,424 dollars, \$400 per tree.

Mr. Winkeljohn: They also are grade A quality trees at 18 feet, so that's very appropriate pricing.

Mr. Diaz: Is that what you have, 18 feet Dennis?

Ms. Castro: Yes, 16 to 18 feet.

Mr. Diaz: Ok, so then the AEW before us is a proposal for 6 tabavolia trees with the installation, and I would assume mulch, and labor and everything for \$2,424?

Mr. Baldis: Yes.

Mr. Diaz: Ok, so do we have a motion to that affect, or discussions?

Ms. Castro: Well, is it in an area that's needed?

Mr. Diaz: It was identified in one of the drive throughs, where we have our beds and they're all odd numbers, they either have three or five, and in this area there's one tree and then all the beds around it are five or three or whatever.

Mr. Winkeljohn: Yes, there's just enough space where there's clearly a need for it.

Mr. Diaz: Right.

Ms. Castro: So we need it, so I would approve to make a motion.

On MOTION by Ms. Castro seconded by Mr. Cooper with all in favor, accepting the AEW proposal from ValleyCrest in the amount \$2,424 for the installation, mulch and labor of 6 trees along Waterstone Way was approved.

Mr. Diaz: Anything else Dennis?

Mr. Baldis: I have an additional AEW to put silver buttonwood and mulch along lake #10 and lake #11 where the new fences have been installed and it's for 24 plants, 12 bags of mulch, for \$768.

Mr. Winkeljohn: He's just giving that to you verbally, we don't have that one in front of us.

Mr. Diaz: Right, and that's lake #10 and #11, is this to conceal the new fence you said?

Mr. Baldis: Yes.

Mr. Diaz: That's by the school right?

Mr. Baldis: Yes.

Mr. Diaz: Ok, there's a map, thank you Steve, lake #10 and #11, to the new fence, I didn't actually know there was a new fence there?

Mr. Baldis: It's fencing that has no hedging there, and we were asked to get hedging around.

Mr. Diaz: Yes, ok, is it to cover the gate doors?

Mr. Baldis: It's to cover the fencing area, yes.

Mr. Diaz: Ok, alright so that's an AEW for 24 plants, mulch and labor for \$768.

Mr. Cooper: Dennis, what size were they again?

Mr. Baldis: 7 gallons.

Mr. Diaz: Alright, any discussion from the board?

On MOTION by Ms. Castro seconded by Mr. Cooper with all in favor, accepting the AEW proposal from ValleyCrest in the amount of \$768 for 24 silver buttonwood plants, 12 bags of mulch and labor located near the new fences by lake #10 and lake #11 was approved.

Mr. Diaz: Dennis, anything else?

Mr. Baldis: Yes, I have one more for you to consider. Up at the school area we have some boulders and we've talked about moving and relocating some of the boulders to different locations throughout Waterstone Way, so this proposal includes moving four or five of those to a different location and it's also to purchase an additional 21 boulders to be placed along Waterstone Way to complete the theme of the boulders throughout the community, so it's for 21 boulders and the cost for those boulders is \$2,887.50.

Mr. Cooper: Dennis?

Mr. Baldis: Yes sir.

Mr. Cooper: Do we get a discount for purchasing such a large quantity now because I know we've got that five year plan and if they're not giving us a discount I'd rather just focus on the selected areas that we're at now in that five year plan as opposed to spending \$2,887 dollars on boulders right now.

Mr. Baldis: Right, that was all discussed with them and that's the price that they've given us on this for the lump sum of 21 boulders.

Mr. Diaz: Yes, and one of the things, and I'm glad you brought up the five year plan Curtis, one of the things that we need to remember as a board, is that we adopted this theme that included the boulders and this is just implementing all the boulders at one time on Waterstone Way, it's not implementing at Waterstone Boulevard at this time, but like I said, we're phasing this in throughout the years and even though 21 boulders looks like a lot of boulders, in reality we're talking about a 2.2 mile of stretch, so it's really pretty thinned out and it's surrounded by landscape all around it once it gets that natural look grown into it and we're also taking away five boulders from the school, which we all agree was too many boulders, just to spread it out all throughout Waterstone Way and keeping the theme going, but it's up to you.

Mr. Cooper: I'd like to go ahead and see, maybe Corine or somebody from ValleyCrest if they can go ahead and lay out where we're planning on placing all of them.

Mr. Diaz: We've done that.

Ms. Castro: There are "Xs" everywhere.

Mr. Diaz: So basically if you look around, it's all the areas that are empty, there's nothing there, you'll see a bed, you'll see a big open space, and the idea was to put a boulder there and then with time surround it with landscaping and the focal feature won't really be the boulder, it will be the combination of the landscape with the boulder and it gives it that natural look that we're looking for.

Mr. Cooper: Are there some going over by the new street curbing over by Floridian Bay?

Mr. Diaz: Well, we talked about that, but no, this is more on the actual berms, most of the areas are actual berms that have, like I said a big void, if you will within those berms

where the landscaping is. It's almost like it's missing a boulder, but if you look at, and it's hard to describe without a photograph, but it's like a U shape of landscaping around it and then it looks like it's just a plain empty spot and it looks like there should be something there and those are the areas we identified, and we identified at least 26 of those areas that are like that.

Ms. Castro: Ok, so in the event that we do approve these boulders, is there any way that we can borrow two of them for the Boulevard to avoid the people damaging our grass over by the lake?

Mr. Diaz: We mentioned that, are you talking about the traffic circle?

Ms. Castro: Yes.

Mr. Diaz: We'll bring that up on a separate topic, but yes, we have discussed that, and we went by there today and we said we definitely need some type of landscaping buffer there.

Ms. Castro: Yes, we need something, a big rock, we need curbing, or we need something.

Mr. Diaz: But back to the AEW, is everyone in agreement with this, or do you want to table it, it's up to you?

Mr. Cooper: I'd like to table it now just to see if we're getting a discount on the 21 boulders, or I'd rather just go with whatever our plan is where we need to be.

Mr. Diaz: Well, I don't understand that logic because we have a theme that we adopted and that's the reason that I wanted ValleyCrest to come in here today, and come over with the book because I know that we're getting off topic.

Ms. Castro: Is Corine going to do that?

Mr. Diaz: No because her schedule wouldn't match with our schedule today, and we have a lot of issues to deal with today, so we tabled it for the following meeting, so it's up to you guys but again the logic behind creating that book that took almost a year to create was that, we came up with a theme, and now we're implementing it, and we all agreed that would look good, we saw the designs and I wish the book was here because you could see the boulders, with all the landscaping and everything around it and that's

what we adopted, so the idea was if you guys wanted to change what that book has, you don't like the boulders, or you don't like any particular plant that's in those themes, that's fine, but let's all stick to one page because I feel like we're getting away from our organization in that the landscaping is being pulled in different directions and going off in different areas.

Mr. Winkeljohn: It's essentially a master plan and you pick from that, you want to avoid too much introduction or change in that because then it won't be compatible, and most importantly you invested in a look that if you start getting away from that you're going to be spending money to fix things you just spent money on and that would be really inefficient.

Mr. Diaz: Yes, and one of the key components of that theme was to save money over the long run and try to find the plants, and I think we did a good job of doing that, find the plants that would thrive and getting rid of the ones that didn't thrive so that we wouldn't be spending over the long term more money replacing plants, we'd have plants that are more indigenous and more survivable in our particular environment and I just feel like we've spent a year tackling that issue, we got there and now all of sudden now it's falling apart on us because we don't like one particular element of any one particular plant, or any one particular ingredient of that book, but like I said, if you guys want to change the book that's fine, if you don't like the boulder look anymore or we're changing themes now, we want to pull all the boulders out, we can do that.

Ms. Castro: I don't think it's a matter of not liking the book, or not liking the boulders anymore, it's a matter of 21 boulders.

Mr. Diaz: It seems like a lot, but you have to put it in scale, you have to put it in perspective, it's not 30 feet of landscaping.

Mr. Winkeljohn: Yes, and what would happen is, because you put in the guardhouse landscaping in three locations in your community, you've created basically the absence of that look in the rest of the community. We knew this was going to happen, we talked about impact to the community. Now at this phase of landscaping, if you will, to eventually complete your look, is the next piece of the puzzle which are the boulders.

Now if you just put 15 boulders or 10 boulders, you would create a very significant space where you don't have boulders, and it would look to the trained person quite obvious that why, I wonder why they skipped them here. To the untrained person, they would just notice that it's not the same feel and look. So the right way to handle boulders is, because it's a strong element, is to do an entire street all at once and then come back and then do a portion of the landscaping all at once, and then blend the landscaping all at once, and keep building and thickening and getting that final look in phases, and the boulders, now is the time because your guardhouses, not only do they have boulders in their vicinity, but we wrapped them with a stoned coral, we wrapped the bridge with the stoned coral, and now what you've basically done is you've put yourself in a position, and now it's really noticeable that you don't have boulders on these large stretches and so progress works against you a lot of times in that as soon as you make something better, you really notice the things you haven't touched.

Mr. Diaz: Well, I'd actually argue the opposite, I would say that 26 boulders over that long stretch is going to look thinned out. I know because I actually went out there and we actually marked them, and they are pretty spaced out from each other and we did identify the school as too many at one location and that's why we are thinning that out, we're taking six out over there and putting them in other locations, because that look is too congested, but over the long stretch, like I said, it's about 2.2 miles.

Mr. Winkeljohn: Well, you're introducing it but adding frequency and that's the point I'm making is if you did your final concentration in one small area, that small area would look like it was getting extra ordinary and special treatment, so that's the argument, but if you don't want to do it at all, then wait.

Mr. Diaz: Then the other point I want to bring out too is that the idea of mobilizing all these at one time, is that there is a cost savings in labor to get the equipment out here all at one time.

Mr. Winkeljohn: That's the thing that Curtis snagged on, and Dennis' answer was, and he can correct me if he's still on the phone with us, is that yes, it does include the

economy of doing them all at once and he doesn't have an exact unit price, but he negotiated it to the point, as he always does.

Ms. Castro: So we need 26 boulders you say, so what they're going to do is they're going to move 5, plus these 21 or do we need 26, not counting the 5 that we're moving?

Mr. Diaz: Well it will be 26 total, 21 will be new ones, 5 will be relocated ones.

Mr. Winkeljohn: And the target was 26.

Mr. Diaz: 26, correct.

Ms. Castro: I don't have a problem with that, if that's what the book says, but we need to observe what Curtis said before because he put a motion on the table to table this item, so let's deal with his first and then we'll go from there.

Mr. Cooper: Dennis, on the proposal I'm looking at here, it doesn't say anything about the additional boulders being moved, is that just a given that ValleyCrest will be doing that for us, or is that going to be an additional cost to this?

Mr. Baldis: I'm sorry, can you repeat that again?

Mr. Cooper: Alright, so on the proposal that I'm looking at here there's 21 boulders, time and material, plus labor, equals \$2,887.50, and it doesn't say anything about relocating any additional boulders or anything, so is that going to be an additional cost?

Mr. Baldis: No, it's included.

Mr. Cooper: Ok, so I guess that's what my question was, if there's going to be a cost savings for us to do this now and the boulders is the direction that we're going to go because obviously it's going to be hard to move these once they're there and they've been addressed to areas that I've been out and saw, so I don't see why we can't move forward.

Mr. Diaz: Ok, so you're retracting your motion to table?

Mr. Cooper: Correct.

Mr. Diaz: And now you're making a motion to approve?

Mr. Cooper: Well, I think Sonia actually was.

Mr. Diaz: Ok.

On MOTION by Ms. Castro seconded by Mr. Diaz with all in favor, accepting the AEW proposal from ValleyCrest in the amount of \$2,887.50 to purchase 21 boulders and to relocate 5 additional boulders to be placed along Waterstone Way as stated on the record was approved.

Mr. Diaz: Alright Dennis, anything else?

Mr. Baldis: Yes, I just wanted to let you know that John from JCB Fence will be there Tuesday to continue doing repairs and also there's the work at the FPL easement on the Boulevard, putting the berm in on both sides and cleaning that up has been taking place and it's continuing today.

Mr. Diaz: Just on a side note with that, we went out there with ValleyCrest before the meeting with Vince, from ValleyCrest and he's indicated that they have cleaned all the garbage ones already and that the garbage that is currently there right now is garbage that they've added again to the same location, just so everyone is aware of that.

Ms. Castro: Is there any way Dennis that we can do something to prevent the people with illegal access to this back area from accessing it?

Mr. Baldis: Well, we've changed the locks and the berm itself should prevent anybody from opening up a gate into that area, because we did find this week large amounts of ficus hedge that were trimmed and thrown into a pile and code enforcement was called and people will be cited.

Mr. Diaz: Ok.

Ms. Castro: Is there nothing else that we can do because that prevents any gate that opens to the outside from accessing the area, but not a gate that opens to the inside. Is there anything that we can do? Do you understand what I'm saying?

Mr. Winkeljohn: Right, so the gate opens in.

Ms. Castro: Yes, the gate opens in, is there anything that we can do, maybe a camera or something?

Mr. Diaz: That's one of the areas that would be a candidate for the remote motion sensitive cameras, it's a remote area and so that's probably one of the best candidates that I can think of for phase II of our security plan. I don't know, maybe we can coordinate with

some of the people who don't want to see that area looking bad and maybe they can call the police whenever they see anybody out there, I don't know.

Ms. Castro: Can't we identify the houses that have these illegal gates and probably go against them and make them close off the fence or something?

Mr. Diaz: Well, the other thing we could do is little by little as time permits is start planting good size trees or shrubs strategically along the berm so it will create a buffer and it will create like a pole so if you space them out at the right intervals it's just going to make it uncomfortable to go through, I don't know, or fencing on our own.

Ms. Castro: Because this problem is just going to continue.

Mr. Diaz: To me it depends on how much resources you're willing to provide.

Mr. Cooper: I think we should look at this whole entire thing, because that does prove a valid point, we're going to go ahead and spend all this money putting a berm in there and then you're going to have people retrofitting their fence so they open inward, and still accessing the area and now we're going to landscape, so we're going to have this nice landscaping type park area, that no one sees except for the homes that are going out there and trashing it and throwing garbage on it.

Mr. Diaz: Well, my point is not for the pedestrian traffic, but it's a little bit more difficult to bring garbage, when you have to go over a berm, and through shrubs, so the issue of bringing big chunks of garbage into that area, and it just depends like I said, how much resources you want to commit to an isolated area. So we have an option to put fencing along the berm line, it will make it higher because you have the berm two or three feet, plus a fence six feet, makes it nine feet high and then you could put shrubs along that also, there are a lot of options and again, it's how much you're willing to invested into it.

Ms. Castro: It seems to me that we've invest way too much, to put a berm and now we're looking into putting trees.

Mr. Diaz: Well, the berm didn't cost us anything because that's the dirt that was already there, so they're only charging us for labor, there was already soil there, so we saved on that and he's only charging us minimal labor costs to have the guy working out

there for now, and the idea is, if you guys want to later on put something along those berms then we could go with that idea.

Ms. Castro: Because people are going to still dump back there and those same people are going to come back here and complain to us that we're not maintaining the area and that we are the ones doing the damage when it is clearly not us.

Mr. Diaz: Ok, look Corine came to the meeting today.

Mr. Cooper: Dennis, I think we've got one other proposal in front of me right now, it's for the three areas that we notified that were below the sidewalk that poses a hazard for people twisting their ankles possibly.

Mr. Diaz: Where's that at?

Mr. Cooper: There's three areas, one over by the main traffic circle that due to cars going over and whatnot, it's below the sidewalk, so when you're driving a golf cart we noticed that the tires dip off drastically in that area and also in two other locations, so the proposal is for two yards of sand and a half of pallet of sod and the cost is \$270.

Mr. Baldis: Yes, and I went ahead and authorized that because it is under the \$500 dollar limit and it's a safety issue so I wasn't going to bring that up, I just took it upon myself to move forward with that.

Mr. Cooper: Ok.

Mr. Diaz: Ok, we do have a surprise guest with us today, Corine Ferre, our horticulturalist and landscape designer from ValleyCrest is here, and I thought you weren't going to make it today so we skipped over some items, but we just happened to be talking about our landscape issues and is this the book that has our five year theme plan in it?

Ms. Ferre: Yes.

Mr. Diaz: Ok, which is good because we just approved the boulders portion of the plan for Waterstone Way and we discussed about different types of plant materials that we may want to introduce so I'm glad that Dennis is on the phone because Dennis has experience in which plants may or may not make it here, and I'm glad that you're here

because you have the experience also of your expertise in this area, so this is the book as it stands, correct?

Ms. Ferre: Yes.

Mr. Diaz: Ok.

Ms. Castro: I went shopping with Dennis recently and we talking about the angel wing begonia, the shrimp plant, and the crawling iris that we liked and I don't know if that's a good introduction or not, so if you could just give us your opinion on what you think about that.

Mr. Diaz: Please step up to the microphone and just for the record, I know there's been some speculation on what plants I like or don't like, discussions about that I hear, I don't have any preference to any plants, I'm not a big plant person, or flower person, I just like what I see, but I've never really been a fan of the crotons.

Ms. Ferre: Crotons are typically used for color in permanence without waiting for the flower. Typically a flowering plant is going to require a bit more care from a maintenance standpoint, so there is the positive and the negative aspect of using the crotons as opposed to flowering material, we certainly can combine the two, which may be the best approach. As far as the crawling iris, also referred to at the walking iris, it's called trimazia, it's a native, it's a very reliable bloomer, there is one slight drawback with it, it has a tendency of having the tips get dry, it's a normal expectable characteristic of the walking iris, so it does happen and some people do object to that. The second plant you mentioned, the angel wing begonia, absolutely a wonderful plant, it cannot take the full sun, it's under story, will bloom reliably, it tastes like caviar and champagne to most insects, so from a maintenance standpoint you will need to keep the snails and slugs off of it, that's going to be your biggest challenge. What was the third plant you mentioned?

Ms. Castro: The shrimp plant.

Ms. Ferre: Yes, shrimp plants, the straight shrimp or the soft shrimp, there are two types?

Ms. Castro: I don't know, but Dennis was that shrimp straight or bent?

Mr. Baldis: I think it was the straight ones, the yellow shrimp plant.

Ms. Ferre: Alright, those are beautiful bloomers, it likes to eat, you will need to have to keep it fed and it doesn't like too much water.

Mr. Diaz: So that would maybe be more like a garden area?

Ms. Ferre: It's best to keep it in small quantities because you will see that from a maintenance standpoint it's going to require a lot of care, but they are beautiful, I love shrimp plants.

Ms. Castro: So there's not much of a problem with the annual begonia?

Ms. Ferre: No, not really, if it's not kept wet because it won't like it, it doesn't get full sun, it does pretty well and it is not that difficult a plant to maintain and as opposed to the waxed leave begonias, this is a perennial, so you can keep it year round, which is also very nice about those begonias, they are chain begonias, they grow from chain pieces, so you can start with a few and before you know it, you can root a whole bunch of new ones within one growing season you can triple the amount, so from an economical standpoint that could be good.

Ms. Castro: Do you think that would be a nice addition?

Ms. Ferre: Well you would need the room because they get large and we haven't introduced them because they can get quite large, so you need to think about scale when you use those giant begonias because they are giant, they can become 4 x 4, one plant.

Ms. Castro: Well, the one that we were looking at, they told us that was more ground cover, it doesn't grow really big and they told us it was a dwarf or something, so that's what was explained to us. The other one that we looked at was the glory bush, but I don't know about that one.

Ms. Ferre: That is actually a large shrub, it's not a tree, but it can get very large, and the flowers are spectacular and the leaves feel like velvet, but you need to watch out with that one, it can be finicky.

Ms. Castro: Ok.

Ms. Ferre: But if you use just a few you can have it, it's beautiful.

Mr. Diaz: Are those all the plants Sonia?

Ms. Castro: Yes, those were it.

Mr. Diaz: Did you have any Curtis?

Mr. Cooper: No, but is Corine going to talk about specific things that she saw that we need to do?

Ms. Castro: Well, she spoke to me about an award winning tubular leave plant that she thinks would be a great addition for here. The one that you introduced at the fair that won an award.

Ms. Ferre: Oh, my plant, yes I got first prize.

Mr. Diaz: Very good, ok so I'm trying to get the direction of the board, did you want to make a motion to remove the crotons and add additional plants?

Ms. Castro: No, not to remove, but not to continue to plant additional, just keep it limited.

Mr. Diaz: Ok, so it stays in the pallet, we're just not adding additional.

Ms. Castro: Yes, and my intention is not kill anything, but it's to add flowers and beauty and color because we have everything purple.

Mr. Diaz: Ok, then let me just see if we can get Dennis' opinion, out of the plants that we've discussed here today Dennis do you see anything in your 20 years of experience that would be a problem for us maintenance wise or anything else?

Mr. Baldis: No, I don't think there's anything, the begonias are going to get bugs since they are susceptible to that, it's just something you're going to have to deal with, but a lot of these plants we were looking at putting them in where a lot of foot traffic is, around the benches and places, so you're not looking at large quantities of them, but just adding them in as accents because of their uniqueness.

Mr. Diaz: Ok, so Curtis would you be acceptable to adding these three to our book?

Ms. Castro: Or do you want to look at them?

Mr. Cooper: Well, I haven't even seen them.

Mr. Diaz: We don't have a picture of them, so no action is required then. There was one other item that we wanted to tackle every year, if we look at the five year plan, what our objectives are for that year and then look at the bigger plan, and two of the objectives that we discussed in our drive throughs was the boulders, which as Paul

mentioned before, it's like layers, you take care of everything at one time, and something I've discussed a couple of times with Dennis is, our monument entrances, the landscape surrounding our entrances to really establish a theme, and we really don't have much to offer at our entrances. The Boulevard went through a lot of changes, but the reality is, both of the Waterstone Ways are very different, so we're trying to tie the theme in together with all three, more or less and obviously the Boulevard is going to be a little bit different because of the way it's configured, but for the two sides, the four monuments, two on Waterstone Way and Campbell, two on Waterstone Way and Speedway, we wanted to come up with something a little bit more to establish the theme, is that correct Dennis?

Mr. Baldis: Yes.

Mr. Diaz: Thank you, so if we could have some kind of design, maybe even introduce something like what Sonia was mentioning with those plants, something that we could maintain fairly easily, keeping in mind that we have new signage and we have new lighting affects that we're going to be introducing as well, and I'm not sure how that works in the scheme of things, which comes first, landscape or lighting, or if they both work together.

Ms. Castro: Well, the others that we were talking about where the other types of bromeliads that could take in all the sun, and we were talking about cacti, the succulents that would tie in very nicely with the agamas, and that way the agamas wouldn't be so alone.

Ms. Ferre: Well the shrimps and the angel wing begonia, we need some shade, a considerable amount of shade, therefore we need trees to cast the shade onto the plants.

Ms. Castro: Ok.

Mr. Diaz: Ok, so you have the direction then Corine, by next meeting do you think you'll have a design for the monuments, some options?

Ms. Ferre: Sure, when is the next meeting?

Mr. Diaz: In two weeks.

Ms. Ferre: Ok, sure.

Mr. Diaz: Then we'll have photos of these different ones, maybe you can just email them?

Ms. Ferre: I can do a before and after.

Mr. Diaz: Sure.

Ms. Ferre: Yes, Melinda is really good at it, but I take a picture of the before, and then we superimpose the plant material that you have suggested on to the picture, thereby giving you a pretty good idea as to what it would look like once it's re-landscaped with the new plant material.

Mr. Diaz: That would be great, very visual. Alright, thank you very much for coming in Corine, I know you had a bunch of other meetings today. I appreciate you bringing the book as well.

Ms. Ferre: You're welcome.

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

Mr. Baldis: No sir.

Mr. Diaz: Ok, and Dennis thank you for attending this meeting via satellite.

Mr. Baldis: Alright, thank you.

D. Manager

Mr. Diaz: Ok, next under staff reports we have the Manager's report, Paul?

Mr. Winkeljohn: Yes and actually one of my reports was covered during the attorney's report which was an update on your punch list issues, so that's covered. The open item that I've been working on and actually Alex has already started with the handout which is the security staffing, which Alex I assume you would like to give the introduction to that.

Mr. Diaz: Alright, before you I've prepared an overview of the different companies that submitted packages for security services at the three guardhouses, so you have before you an overview of the different proposals that we received between this week and last week and as you know we're actually pressed for time and one of the things we learned recently was that there is no public bidding requirement in our rules, that was an opinion that Mike gave last week I believe, and so with that we went ahead and starting doing

some interviews and some proposals and there were already people waiting on the sidelines that were eager to propose their business to us, so we went ahead and took a sample of them. We have six proposals today, and out of these six we were able to interview three of them. One proposal came in, today the last one, Federal Special Response Security and if you remember, from the beginning we've been discussing this issue now almost three years, we wanted to make sure that we had some type of professional standards with these guards and I think we've met that with some of these and some of these are maybe in the lower grade and the categories, and they had a lot of different categories, but the categories I put in the overview are, how many years of experience the companies had, will they provide uniforms, will they provide radios, the background checks and drug testing that they apply for their employees, the rate that the guard gets paid, because we learned in the process that that's actually really important, how much they're actually giving to the guard because it sets a standard for the professional services versus the fly by night services and what benefits they do provide them. We learned that basically all of them provide onsite supervision at no extra charge, and some do charge extra for the holidays, some say six holidays, some eight holidays, some charge you time and a half, one company charges double time and a half for holidays, and some companies charge you nothing, they absorb the cost, they pay their employees time and a half, but they charge you straight time, so looking at the comparisons to the six companies which are, Marksman Security Corporation, National Security Worldwide, Global Trust Security, Command Security Corporation, Executive Security Services, and Federal Special Response Security. Out of all of these I'm going to make a recommendation, and my recommendation is going to be for Command Security Corporation and this is how I came to that conclusion. They have 29 years of experience, they're nationwide, they were one of the companies we interviewed. They do provide the uniforms and they added an additional feature which is, they will allow us to design any customized uniform we want, and they'll pay for it and we even mentioned blazers, something more like a resort style look, and they said yes, absolutely, they'll pay for whatever it is that we want and so we would decide as a board what the look will be,

they'll put the logo on it, and pretty much in my mind I'm thinking something like a blazer with the Waterstone "W" logo embroidered or patch on the left side, a tie, and pants. They also provide the radios, they do background checks nationwide, they also do it annually, they repeat the background checks, and randomly, they also do drug testing and the rate for the security guards that they pay is \$9.00 for a guard, and one of those guards at every shift will actually be what they call an officer in charge, a lead worker, and he gets paid \$10 per hour. They pay their vacations, they give them a one week paid vacation after a year, and they do have some medical and dental benefits that they pay them as well. They also agreed to have a supervisor that comes for 1 hour for every shift, so three times a day the supervisor comes in with his marked vehicle, checks on all the guards and they added another, and actually all the companies said they would agree to do this, for the vehicles parking on the grass, they agreed that they would document and sticker those vehicles, the supervisor while he's driving through Waterstone Way and Waterstone Blvd. at no additional cost. Then the charge for holidays, they do not charge for holidays, Command Security Corporation, does not charge for holidays.

Mr. Winkeljohn: And the impact of that is pretty significant because their hourly rate comparing apples to apples with the other companies would affectively lower their rate, the cost to us, or affectively raise their rate.

Mr. Diaz: Right, and just coincidentally, they're almost the absolutely lowest price with all that said and like I said, they are a national company, 29 years in business, they're in 40 states, and they're a big company, equivalent to a Wackenhut or any others of that caliber.

Mr. Winkeljohn: And I attended some of the interviewing with Alex and I concur also that this is one of the most experienced firms, if not the most experienced firm, they have an excellent reputation and their background checks are all very positive. The element that's really before the board today, isn't so much selecting a firm, it's more of giving authorization to perhaps the chairman and myself to enter into a negotiation with what we are recommending as the preferred contractor. Included in the negotiation, and I don't want to go so far as to tell you everything I would negotiate, but clearly we can

begin by having the preferred firm match the services that any of the others were providing. For instance, some of the amenities that would go into the guardhouses like a refrigerator and a microwave, things that they see would do better in the guardhouses, so that would be included, we would certainly talk about price as well, so we're not just accepting their first offer and that sort of thing. Included in our discussions have been and it's not on here, but it's a penalty clause, so in the proposals you'll see that they've accepted the concept of a penalty which is \$100 per hour fine included in the deduction of the \$13.55 per hour for anyone that doesn't show up.

Mr. Diaz: Right, so the stipulation is and I asked Mike to make it a little bit clearer, but it's if the guardhouse for any reason is inoperative, for any reason, even if the guard is there, so for whatever reason it's not operating the way it should be, the \$100 per hour fee, plus, so it's really \$113.55 for that hour, or any part of the hour, so if it's for 10 minutes they would get fined for one hour, for the first hour, if it's an hour and 10 minutes, then it's two hours they get fined, that's the stipulation, isn't that correct Mike?

Mr. Pawelczyk: That's how I would propose it because otherwise, if I'm a guard, I can just disappear for 59 minutes and I would get fired, but my company is not going to get fined, and the purpose of it is to make sure, and this is always the problem, and I know Paul will tell you this also, the problem is not with the company, it's with its employees, and if they're not supervised, 80% of the time and they're not making a lot of money, so it's hard for them to recruit good people, is what the reality is.

Mr. Diaz: Just so you know, they were all very pleased to know that we have cameras watching the guards themselves, they all asked if they can link into it so they can monitor from their central office, so they can watch their guards remotely, and then the other issue with this company, once I saw that they were pretty much in the lead in all categories including the price, I went ahead and checked their references on three properties and I received callbacks from those different properties, and I'm just going to get my notes real quick here, excuse me.

Mr. Pawelczyk: While Alex is looking for that, they did provide a certificate of insurance, they're well over insured, so they have plenty of insurance and that's included

in the proposal. I have started to draft a contract already, not necessarily for this company, but depending on who you chose you're going to eventually need somebody anyway, so any motion you would make would just be to authorize negotiating that agreement and we'll bring it back most likely at the next meeting for approval.

Mr. Diaz: Ok, and just so you know, out of all the different proposals, theirs was the most professional package they put together, they really customized everything down to the actual training and the schedule, orientation, they're including 24 hours of training on their dime, onsite training for each individual guardhouse, they're offering a supervisor when you start off for the first couple of days to make sure everything flows smoothly to help out with the process, so in my eyes they're bending over backwards, but Paul still wants to negotiate and obviously that's not a bad idea.

Ms. Castro: Where are their central offices?

Mr. Diaz: Well, they have a Miami office.

Mr. Pawelczyk: Their main office is in New York.

Mr. Diaz: Right, their headquarters is in New York.

Mr. Cooper: What type of presentation did we get from Federal Special Response Security because that would be the other one that is really comparable to this one? What are we looking at for that?

Mr. Diaz: I have the package that just came in today and this is it. I haven't had a chance to review it, because like I said it just came in by Federal Express.

Mr. Cooper: Did you have a chance to meet with this specific company?

Mr. Diaz: No, they're out of Tampa and they submitted late, at the eleventh hour and they contacted me yesterday.

Mr. Cooper: So they have no base office here?

Mr. Diaz: No, they're in Tampa and they're in different spots remotely, Tampa, Orlando, West Palm Beach, Dade County, Broward County.

Mr. Cooper: Paul, have you had any experience with that company?

Mr. Winkeljohn: Not specifically.

Mr. Diaz: Federal Special Response, just so you know, the way they contacted us, is the security service that Waterstone II clubhouse uses here, that's the company they use, so they do have local access around here, but I would venture to say that they are not of the same caliber as Command Security Corporation, CSC, but you can look at their proposal there in front of you.

Mr. Winkeljohn: Also, just for the board's benefit, any firm that we choose, when we bring it back and we get an agreement on a contract, like anything we do it has a fairly short termination option.

Mr. Diaz: Yes, this is 30 days with or without cause.

Mr. Pawelczyk: The contract actually says 15, I drafted 15 days, only because my experience is that you need to get them out right away because if they're doing such a poor job, they need to be off the property as soon as possible.

Mr. Diaz: One more mention, he says that they will have an account manager assigned to this account obviously and that account manager will come to our meetings if you need him to be part of the staff for any reports or anything like that.

Mr. Winkeljohn: Right, and the way I would manage that would be, there's going to be a lot of minutia and detail in the first few months, sometimes even the first few years of these gates, and I wouldn't waste your policy setting meetings with that type of detail, but should their presence be needed, that's fine, but that isn't a topic that you would really need to spend your time on right now.

Mr. Diaz: Yes, and I think they're used to HOAs more.

Mr. Winkeljohn: Right, and we don't function like that.

Mr. Diaz: Right.

Mr. Huggins: I have a question.

Ms. Castro: Ok.

Mr. Diaz: Sure, Steve Huggins, Waterstone Grand.

Mr. Huggins: What are the primary functions and expectations we have of the guards once they are in place?

Mr. Diaz: Yes, and we talked about those and what they call post orders, and I was actually going to write the post orders, I started to write them, and a lot of people know the off duty police officers we have here, we have post orders, but I call them letters of expectations, it's an 8-page document that basically says everything they're going to be doing and what their expectations are. They actually write their own post orders, they just take notes on what we want, and they write their own post orders, but as far as expectations goes for the guards, they're going to be working with the new system we just purchased called E-Z lobby and I actually stressed to them that we don't want an overbearing security type of atmosphere, and that's the whole idea behind the blazers and not having the police uniform look, the over aggressive security look. They're more customer service type of a hospitality resort style of appearance, they are there to assist visitors, finding the locations to the different communities, or the clubhouses and that type of thing. They're there to get the drivers licenses, and once they capture the information on the driver's license digitally, the program also captures your tag and a video photograph of the car coming in, and they let them in. In phase 2 of the plan, which we briefly touched on earlier, we want to have remote cameras throughout the entire District, that they'll serve as a dual function, they'll be permitting people in but also monitoring these cameras and then there is also talk about a phase 3, to have a rover where they'll be in communication with so if they spot something on the video, they can send them to those areas and then take care of that problem there. Everything is being done in phases and we're just playing it by ear to see what's needed, let's see if this is enough and then if that's not enough, then we go to the next step and that type of thing. Does that answer your question Steve?

Mr. Huggins: Yes, thank you and I'm just thinking of it in terms of the trade off of what we have now with the contract with Homestead Police Department, the presence, the work that they do, every day duties, in addition to the new diggy system. We're losing in one respect the authority the Homestead Police Department has to act right on the spot, so it would be a little bit of a lag time I'm sure that we would just have to accept, then if there's an issue that does require the police officer.

Mr. Winkeljohn: I just want to interrupt you for a moment, we do not have 24/7 police security.

Mr. Huggins: Yes, I'm aware of it.

Mr. Winkeljohn: Ok, so there isn't lag for the periods when they aren't even here, it's the same as it would be, just to point that out, and it's very likely that there will be some budget dollars for peak activity times, holiday events, to bring in and keep what we have now, and that's really a separate topic ultimately for this board to talk about from a budget standpoint which is do they want to keep that capability on a grander scale, so they are separate topics and you have to have somebody at the guardhouses so it's not like an either or kind of option at this point, but it's a question of degree of how much you would keep the uniformed officer, local police officer, and that's really a different topic.

Ms. Castro: I believe it's going to be a topic for our town hall meeting, that's going to be one of the things that we're going to be discussing.

Mr. Diaz: Yes, and I was mentioning to Paul earlier that I've had a lot of residents say they don't want to see the police program go, if anything they want to see the roving police services expanded to 24/7 along with this, and I agree with that, I think the combination of having the guards at the perimeters and having the roving police, it's a great combination, especially if you have these remote cameras where you can identify areas because you're basically watching the whole place at one time, but that would be an estimated \$128 more a year, but I've had a lot of residents say, that's nothing.

Ms. Castro: Yes, that's a small price to pay.

Mr. Cooper: The other option though, because we were looking into that to offset the costs and maybe present it to the residents, unfortunately we can't do that, is starting up some type of alarm monitoring service and utilizing those monies that would pay into the security service, the alarm monitoring, and use those monies to go ahead and offset the cost possibly within Waterstone and maybe even Malibu Bay, unfortunately the CDD can't per our attorney, venture into the alarm monitoring services, however the masters, that might be something that we could possibly talk about, or the masters associations could

possibly talk about and see if they can get that started and maybe that would help with that.

Mr. Huggins: Ok, thank you.

Mr. Diaz: Thank you Steve that was a good point. Are there any other questions at this time about these proposals, about the issue at hand? Alright, so Paul we need direction on voting for us to negotiate?

Mr. Winkeljohn: Well, what I would request is a motion authorizing the chairman to enter into negotiations with whoever your preferred contractor is, and at this time I'm hearing it's Command Security Corporation, CSC, and bring back a final proposal and a signed agreement for your final ratification and so we'll come back to you with these are the terms that were negotiated and it's back to you, unless you want to authorize execution of that as well.

Mr. Diaz: I was going to say, we don't have much time, our activation date for Boulevard is April 5th, and we would have to act on this today, just to get the ball rolling.

Mr. Cooper: How are we locked into this, once we go ahead and say this is our preferred contractor?

Mr. Winkeljohn: Well we can cancel for no reason at any time, so you're not locked it at all and the longer term plan is to get somebody in and let them try it, and see how they do, and if we're comfortable with them we keep going and renewing the contract, and if we're not comfortable or we think we want to bid a greater level of service or change the way we're doing business, then we would go out for a more specific request for services and include the existing company, if we're comfortable with them, and see what the profession offers us and since we do not have the bid requirement, and that was really what I was driving at, I knew we were under our threshold under normal bidding requirements, so that we could hire somebody on this basis, under this set of procedures and there were no rules telling us we had to do otherwise, so this is the best for you because you are able to negotiate.

Mr. Pawelczyk: If I could just clarify something he said, it's not that there's not a bid requirement, there's not a "competitive bidding requirement" which requires you to

put an advertisement in the paper so many days in advance, that's different. You guys still solicited this, you went out and gathered information from a number of companies to get, what are in essence bids, and now you need to choose who you are going with, so it's not like you picked Joe's brother-in-law to do this, so you did get proposals, just for the record to make sure that's clear for the minutes.

Ms. Castro: I want to ask, this is a company that we interviewed, right?

Mr. Diaz: Yes.

Ms. Castro: And I'm guessing that they have something in place in the event that one of their guards is out sick how they will go about replacing them.

Mr. Winkeljohn: Right, and the way they typically function is there's a overlap, the on duty person makes a phone call to his or her supervisor when someone doesn't show up and they stay on the post until they are replaced and if they were to just say and this is where the fine would come into play, if they say, I'm going to lose my other job if I don't leave right now, so I'm going to risk losing this one and I'm just going to leave and then you have two employees that they have a problem with and they leave our gate open, that's where the fine would come in.

Mr. Diaz: I just want to add on to that, something I learned throughout this whole process was that they have to be licensed, there is something that's called a "D" license for this particular guard.

Mr. Winkeljohn: Right, and there's an abandonment clause in their license.

Mr. Diaz: Exactly, if a guard is caught abandoning any post, they lose their license.

Ms. Castro: Ok, so we're covered in the event that somebody calls in sick or something, so they do have floaters that could come in.

Mr. Diaz: They all mentioned that they have, and this particular company said they have what they call "floaters" and they are people who work many different sites, so if someone calls out sick, they're already trained for this particular job, and the nice thing about this particular project is all three guardhouses in the interior were built exactly the same, so if you can operate one, you can operate any one of three, there's no specialty to any one guardhouse.

Mr. Winkeljohn: Yes, so most of them, and particularly the more experienced firms they have that all, they would be out of business if they didn't have that solved and understand the amount of their employee pool that they have to have trained to sustain three spots times 24/7, so after you interview them you realize and see how they solved that problem. Most of them hire the person that will work here locally, they try to keep them local because they learn the more local they are, the less times they're late on the job, and they only do it for a month or so if they have a long drive, and then they don't want to do it anymore, so they've learned through practical experience to hire locally. They hire a lot of part time people also which is not unusual in this type of profession and they hire a lot of people who say, I can work 10 hours, but almost everybody who says they can work 10 hours, can actually work 20 hours and they almost always are willing to, so they have that person available to cover, so it's a very common business practice in that industry to have multiple people sharing the responsibility and covering for one another.

Ms. Castro: And we can tell them, this is what we're looking for in the guard that we have here, for example, they are fully bilingual, that their English is very clear, etc.

Mr. Winkeljohn: That's in the proposal and it's all spelled out.

Ms. Castro: Ok.

Mr. Diaz: That was one of the things we asked during our interviews was, would you be willing to keep the hiring local and most of them said, that's what we want, that's exactly our objective and it's in everyone's interest to do it that way. The only thing they ask is if it is somebody local, and one company brought this up and I didn't think about this issue, if it is local and if it's let's say somebody the board knows or lives in the same neighborhood with, that they let them do their job, that if they're not performing to standard let them supervise them and do that, so they really prefer the board not get involved in intervening in personnel issues, they need to have that authority to be able to supervise their people.

Mr. Cooper: With regard to the guardhouses also, I think we should make a note Paul, that we need to have them potentially clean it occasionally as well, if that's something that they're capable of doing.

Mr. Diaz: I don't know where I read it but I think they include that, I think they actually include cleaning services for the guardhouse and I would need to clarify that with them because when I read that part I wasn't really sure. I know it has something to do with some federal standards about using minority cleaning services, do you know anything about that Paul?

Mr. Winkeljohn: I do not.

Mr. Diaz: Ok, well it's some organization that says we have to use some type of minority, I don't know if it's them or us, I'm not really clear on that but I will get some further explanation about that statement.

Ms. Castro: Well then I move to allow Paul to interview and execute to finalize this project.

On MOTION by Ms. Castro seconded by Mr. Diaz with all in favor, authorizing the proper District officials to negotiate and enter into an agreement with Command Security Corporation for guardhouse security services and authorizing the chairman to execute the document were approved.

Mr. Diaz: Ok, very good Paul, anything else?

Mr. Winkeljohn: That's it.

Mr. Diaz: That's all you have.

Mr. Winkeljohn: No other changes since my last report.

Mr. Diaz: Do you want to give us an update on the guardhouses where we stand with inspections and everything else? For the record, Ms. Monica Elliott has just joined us.

Mr. Winkeljohn: Basically the general contractor is complete, he's received all his final inspections, the certificate of occupancy will be received any day now for all three gates where they can function. There is still some security work going on, and they are just a couple weeks away from really having that. We were contacted yesterday by Comcast so they have things in gear and for the last two months they've been waiting for budgetary authorization to start the work, so they now have full authorization to wire this clubhouse, the Waterstone I clubhouse, as well as the three gates. I'm working with them

to try and coordinate our priorities which is to get the guardhouse at the Boulevard on first, equal to that is to have the connectivity here, but not as urgent, but it's easier to wire the clubhouses right away and while they're starting the Boulevard, they have more than one person working on this, so they're doing locations actually right now, and we'll see activity next week, so that's a good sign.

Ms. Castro: Ok.

Mr. Diaz: Ok, very good. Is there anything else Paul for the guardhouses?

Mr. Winkeljohn: Well, without the connectivity, it's still going to be behind our schedule which is my guess because it's going to take awhile for them to do the directional boring into the guardhouses. I don't expect them to be finished on time, so I've developed, and there's two ways for us to wirelessly function where the data that runs the gates would be wirelessly connected to all three gates, either through a cell phone type air card system at each gate or a full wifi system, so we're trying to figure out how we're going to do that, but we're going to basically spend money on an interim system to have our gates functioning a few months earlier and it's not a lot of money, it's pretty inexpensive equipment. We have a PC in each guardhouse so just to add a network card and a wireless card to it and make sure we get a good signal is a good idea, so just the fine tuning of the system as you would expect.

Mr. Diaz: Very good. Anything else Paul?

Mr. Winkeljohn: No, that's it.

Mr. Diaz: The only other thing related to the guardhouse that I have is signage, and I'm trying to expedite that, there are a couple signs that we want to make sure are in place when the guardhouses are active, one of them being, please have ID ready on the visitor lane, or guest lane, and the one is a division sign that says, express pass or residents on right, guests on the left, so that's just a little detail that we need to fine tune.

Mr. Winkeljohn: Correct.

Mr. Diaz: Ok.

THIRD ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Diaz: Moving on to Item No. 3 Supervisors Requests and Audience Comments. Monica, do you have anything?

Ms. Elliott: No, not at this time.

Mr. Diaz: Ok, Curtis?

Mr. Cooper: No.

Mr. Diaz: Sonia?

Ms. Castro: Did we ever figure out how we're going to deal with the problem of the people that do not read the sign and go over to the residents lane, so that the guard doesn't have to cross the street?

Mr. Diaz: Yes, the program that we finally broke down and purchased because of timing is, and remember we discussed it briefly that it was an expensive system, but the other systems that had proprietary software that had licensing agreements to the tune of I think it was \$10,000 a year or something like that, so we did find the one that they mentioned, which was called E-Z Lobby and it will have a shell, a hard shell scanner in the guard, but it also has the wireless mobile unit, so we did purchase that and it is a full system and it works, we know it works, we could probably program something through our programmer that we use for everything else, express pass and everything else, but that's going to take a long time to get that in place.

Ms. Castro: Ok, that's it for me.

Mr. Diaz: Ok and the only thing I have is just an update on the express pass program. It's been very successful, to date we have about 1,800 cars have been responding into the system, we're expecting anywhere between 2,000 to 3,000 total. We're trying to move the masses before the April 2nd deadline, and as you know we get two free passes before April 2nd and as of right now I think we're up to 1,100 cars that we've actually put the decal on. We've also expanded the program to the school because we recognize that even though we're opening the gates up during certain school hours, the employees don't necessarily traverse through the area during those hours, they either go before those hours, or after those hours. In other words, they come in at 6:30 in the morning, or 7:00 in

the morning, way before school starts and they leave way after school ends sometimes, so we're giving them one courtesy pass per employee, it's only 104 employees at the school and we coordinated that already.

Ms. Castro: Why do they need to traverse through our streets?

Ms. Elliott: Well, they work with the school, they have to come in and out of the school.

Mr. Winkeljohn: The road configuration forces you into the gate area, there's no U-turn anymore.

Ms. Castro: Ok.

Mr. Diaz: And it's really a benefit for us because that's 104 cars that we're not dealing with at the guardhouse at the external guest side and we already know these are not outsiders. The other item I have, we have the first draft of the Waterstone Living magazine for spring, tonight I will be reviewing with the graphic artist, and we'll have that disk to the printer hopefully by tomorrow and we're hoping that within two weeks they'll be in everybody's mailboxes. If you want to review it will be here, and anybody else who wants to review the magazine it's there, and it's pretty much full, the same as all the other issues. That's it for me. Moving on to the next item, audience comments, does anyone have a comment in the audience? Please come forward and state your name for the record.

Mr. Barnes: My name is Ralph Barnes, I live in Portofino Oaks. I had a question about the express passes and the number that are allowed per household.

Ms. Castro: We don't determine that, that is determined by your HOA description, your docs, so we just go by what the HOA submits to us. The HOA is the one that determines what the legal limit of cars that goes into your community, we don't do that.

Mr. Barnes: Ok, but this isn't for the community, this isn't for Portofino Oaks where I live, this is for Waterstone Way.

Ms. Castro: But the way that it works is that we're only allowed, according to the docs, if you live for example, I live in Stonebrook II, my docs say that I can only have five cars, so we can only allow five cars belonging to my house to come into the gate system.

Mr. Winkeljohn: Sonia maybe I can help explain it a little bit better. It's the policy of the board that was adopted when we set up this gate concept and this system to be in harmony with the existing rules of the HOAs. It would be really inappropriate for us to issue seven passes to someone when they have an internal rule that only allows five, so we would basically be deluding their authority, or creating a conflict within their authority and as a courtesy we mirror theirs, so in your situation and I read it, and I understand entirely, for whatever reasons you have more than their current limit, so we would certainly, if they changed theirs to seven or eight or nine, we would certainly have no problem adding any number of vehicles, but we are going to remain in harmony with the HOA for obvious good neighbor courtesy.

Mr. Barnes: Ok.

Mr. Diaz: Alright, thank you very much Mr. Barnes, but I think we might find a solution for that.

Mr. Barnes: Ok.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Diaz: Ok there being no other audience comments, I would entertain a motion to adjourn the meeting.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

March 11, 2010

South-Dade Venture CDD

NOTES:

~ Please note that we will present the budget at the April 22nd meeting

Agenda Items:

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