

**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 12, 2009 at 3:00 p.m., at the Watersone Clubhouse, Phase II, 1355 Waterstone Way, Homestead, Florida.

Present and constituting a quorum were:

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

Also present was:

Vivian Fazio	District Attorney
Paul Winkeljohn	District Manager
Dennis Baldis	Governmental Management Services

FIRST ORDER OF BUSINESS

Roll Call

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

**Consideration of Change
Orders #3, #4, #5 and #6 with
JVA Engineering Contractors,
Inc.**

Mr. Diaz: The next item on the agenda is Consideration of Change Orders #3, #4, #5 & #6 with JVA Engineering Contractors, Inc., Mr. Manager?

Mr. Winkeljohn: Thank you Alex. Circulated in your board email, the electronic copy of today's meeting were change orders from JVA Contractors and let me start by talking about change order #3 and #4.

Ms. Felipe-Ochoa: I'm sorry Paul, I didn't have any ink so I could not print my copy, so could you pass your copy or could someone just share with me?

Mr. Winkeljohn: Well when I go over them you'll be able to understand what I'm explaining, so change orders #3 and #4 just for the record, change order #3 is \$84,900 and change, and change order #4 is \$119,000 and change. Those two change orders are the calculations based on unit pricing of a previous bid from this contractor to encompass design work for the widening of gates #2 and #3, gate #1 is the gate where they've already completed the work. This has been reviewed by your engineer and it also is under the estimate that the engineer provided when we first discovered that we had to widen the lanes for those two gates, so that's all good news for you, so there are two things in front of you today and this has two things for your consideration. One, if you're satisfied with the workmanship of this contractor and he has met his schedules given the increased scope of work and you feel comfortable that he can perform this work successfully for you, you would authorize these change orders today. What I would ask you to do is to authorize a not to exceed number because I actually think that there are a couple of things in here I'm going to be able to reduce, so I don't want to lock him into these prices, I think we can do a little bit better.

Ms. Felipe-Ochoa: Paul, I have a question. Now are we putting any type of amendment in his contract with a time limit for these individual gates to be completed only because, of course, the one in front of the school took quadruple the time we thought it was going to take, so are we able to do that?

Mr. Diaz: I think you're confusing two issues, one is these are change orders to the current road construction, road widening actually, and just civil engineering, is that correct Paul?

Mr. Winkeljohn: Right, this is the construction work that will widen the lanes for the other two future gates, just like what happened at the school, but on a much smaller scale. That was a \$700,000 project, these are \$120,000 and \$84,000 respectively, and much smaller and yes you can do that, however, with construction and you may remember this, if you put liquidated damages on this type of work, he'll meet the time schedule, and when you do that you have to give him reasonable delay time, whenever it rains, whenever there's a traffic issue that's outside of their control, if there is an underground utility issue, and every time

there is something out of their control, they get an extra day or week of work, so you end up really never recovering anything and you end up creating a litany of monitoring and paperwork on everyone's part to prove that they received a delay when they deserved one. My advice is, that at this price which he bid, he will perform it as quickly as possible because he loses profit the days he's working where he's not accomplishing anything, so you're going to get the most efficient construction. Now if you want to talk about why the school took many months longer, then there's an explanation for every day.

Ms. Felipe-Ochoa: Right, I know there is an explanation, and the fact that it was in front of the school.

Mr. Winkeljohn: I was saying this earlier to one of the supervisors, that none of his change orders had to do with anything other than increases to the scope that we added, because what he bid on was changed dramatically by the county, so that added design change, which would have given him another 45 to 60 days of work, so the original 3 month construction schedule ended up being 6 months. Then if you add in the restriction in work schedule cutting off the 9:00 a.m. peak time and the 2:30 or 3:00 p.m. peak time, so if you were to add those hours up from a contractors mindset, that would be several more months, so the two things I would worry about if I were a person buying a contract is, am I being taken advantage of in change orders in a shell game, and the way we do the unit pricing and the way the engineer has to independently calculate the amount of work being done and the way he has to bill a change order to account for anything, none of that has taken place. Clearly everything he charges is measurable and so a change order is not because he wants more money for something, a change order is, that length of wall is 6 feet longer than I bid and so I get my unit price times 6.

Ms. Felipe-Ochoa: Yes, and I understand that whole concept, I just wanted to know could we do that in their contract for this time.

Mr. Winkeljohn: It's the same contract.

Ms. Felipe-Ochoa: Ok.

Mr. Winkeljohn: It's just adding more unit pricing in a different area at the same bid price and none of that will change.

Ms. Felipe-Ochoa: Are they going to be doing both road widening and both entrances at the same time?

Mr. Winkeljohn: I'm not sure, sometimes there is work where that is a good idea, like the demo, he could do demo three days here and demo there for 3 days in the same first two weeks of his work and then you would have work in two areas. Then he might form curb in both places in the same couple of weeks and see an efficiency in his schedule, it's all up to him really. This goes back to my philosophy of managing construction he will perform it as efficiently as possible for his own benefit, which is the same as ours.

Ms. Felipe-Ochoa: Right, but also I remember when we were talking about this road widening and the gatehouse project that the timing of that light on 137th was going to be in place before they started the construction so we would have a flow going on there and the benefit of the traffic light, so does anybody know where we are with that?

Mr. Winkeljohn: The board expert on that traffic light is Alex and he may be able to give us his technical expertise.

Mr. Diaz: The last update that I got was that they were supposed to be out here this week to put those loops in the ground and that involves milling the two sides, the north and southbound, adding the loops in the ground and re-asphalting or resurfacing and then after resurfacing temporarily painting the stop bars and all the pedestrian walkways and all that goes there, it's a lot of work but they can't get the light on until that happens.

Ms. Felipe-Ochoa: And what is that estimated time?

Mr. Diaz: Well when I spoke to him last week putting together the community update he said it was supposed to start this past Monday and they're not here, so it's the contractor not the actual county and they have contract work to do throughout all the county so I can only imagine that they are probably behind on their last job and hopefully they'll be here soon.

Ms. Felipe-Ochoa: Thank you, so with that in mind I want to put it out there for the board for them to start on the Boulevard first to maybe give the county time to get that light up and operational.

Mr. Diaz: That would make sense.

Mr. Winkeljohn: I think it's going to work out either way, he doesn't have a permit to do the civil work, that permit in Dade County and in good shape through the county's process.

Mr. Diaz: While we're on the topic, why don't you give us a quick update on that?

Mr. Winkeljohn: Ok. You may know we've done two things with the gate design, and you may remember my statement last time, it's broken into several parts and the plan central as it's called now at Dade County is a holding tank for all kinds of plans and then they split them up into the right places and send them to the various departments. They also track and monitor them online if you're interested in that, but you can actually see every detail of our permit process going on live, you can see who's reading it, that they're done reading it, that they've written a note about it, you can read the notes and so it's a pretty good process. All three sets of plans by the end of today appear to have finished DERM, Fire and WASA review and all three of those are the longest review processes. There were a dozen comments, mostly from DERM, the Department of Environmental Resource Management and DERM's comments were 99% clerical, meaning they would like a notation moved from the left side of the plans to the right side of the plans and they were also very interested in the demolition of the existing gatehouse they weren't real sure how that fit into the process because they weren't involved in this previous project so their comments are nominal. The Fire had no comment on any of the plans and WASA wrote we don't service that area.

Ms. Felipe-Ochoa: So now that's going over to the city now?

Mr. Winkeljohn: Yes, so those plans will be picked up, they were already at the city, so those plans will be picked up by the architect probably tomorrow morning, she will attach the corrections and resubmit them back to the county and we don't know how they react to re-submittal, does it take the same two weeks, or is it a one day thing, we don't actually know that, so once we get that review back if it takes the two weeks that this one took that's great, we'll get our approvals way before we'll have a contractor in place. The civil contractor can pull a permit then and in most cases get started, so in a few weeks. So back to your comment about that traffic light, I don't know if that will be a problem one way or the

other because we don't know if it's 3 or 4 weeks away and it sounds like from what Alex said that it may coincide and I'll certainly mention to him that there might be added value to him to start on the Boulevard which I know is the board's preference. I can tell him to start on the Boulevard but if there's an efficiency for his benefit then I'm open to that.

Ms. Elliott: Well I would leave it up to him because he's going to know what needs to be done.

Ms. Felipe-Ochoa: I agree.

Ms. Elliott: Thank you for all that information. Back to the consideration of the change orders 3, and 4, you suggested that we put a not to exceed certain amount, first of all, what would be a reasonable amount?

Mr. Winkeljohn: These amounts would be the cap, but also, for instance one of the items on here is sod, he's not planting any sod, Dennis and I do not want him in the sod business.

Mr. Diaz: Can we also add signage to that?

Mr. Winkeljohn: Delete signage?

Mr. Diaz: Yes, any signage, why don't we take care of that because in our experience or at least in my experience it's not working out having two people.

Mr. Winkeljohn: Yes, I don't want two people either so I agree with that, so before we'll allow the chair to execute a change order I have a couple of little clean up items, removing the sod, removing the signage as I agree with Alex on that, and actually a couple of his change order prices have been noted by the engineer in correspondence that they are inaccurate and so it's not a material issue for you today but you authorize it and I'll get it back as a new document and the chair will execute and that's my recommendation.

Ms. Elliott: Ok, very good.

Mr. Diaz: If no one has any further questions could we entertain a motion.

Ms. Felipe-Ochoa: I have one more question. I remember the last change order for this contractor for the drains was included with that, has he completed that and what is the status?

Mr. Winkeljohn: Yes, he milled down one of the drains, the other drain he said needs to be taken out and lowered, and he's called locations, you can see that there's paint

on the side of the road and he'll charge us his unit pricing by the hour as it's required, so we'll pay what we have already agreed, but we don't know what it's going to take yet.

Ms. Felipe-Ochoa: Right but I thought that was in his last change order, the drains?

Mr. Winkeljohn: No, it was not.

Ms. Felipe-Ochoa: Ok then I'm mistaken because I thought it was in there.

Mr. Winkeljohn: We talked about it when we were discussing that change order and I said we're about to hand him this change order and I'm sure if it's a few hundred dollars he's not going to charge us for it, that's what I believe the conversation was. Now that he's looked at it closely with his survey crew and he took an elevation of it and saw that it's clearly several inches too high, it's too high for milling to correct, so it needs to be dug up and lowered, so he'll give me an estimate of what it's going to take.

Ms. Felipe-Ochoa: Well I just asked because we haven't had any rain so I couldn't tell. Now my other question is, the \$119,000 that is for the Boulevard or for Waterstone Way and why is there so much difference in price?

Mr. Winkeljohn: The Boulevard is the higher one and it's probably got more drainage structures is my first guess.

Mr. Diaz: I think it's also the run for the sewer line.

Mr. Winkeljohn: And the traffic marking is significant, the scope is just bigger for the Boulevard, 30% or 40% bigger and we tried to move the design a little bit to not have to replace as many drains and we actually saved \$20,000 or \$30,000 on the Waterstone Way because we had the luxury of positioning, we only had to be 190 feet away from 137th, you may remember that the calculations came out and we were in the 600's, actually that one had to be 500 feet and we were 690 feet away, so we had about 140 feet that we could adjust and so we looked at where the drains were and we said let's adjust back a little bit so we don't have to affect so many drains.

Ms. Felipe-Ochoa: Ok and hopefully this will be my last question, where are we on budget as far as these because I know originally we were not counting to do any road changes on these two areas.

Mr. Winkeljohn: Right and these two, the roundabout that the board authorized deleting from the bid work is within a few hundred dollars of these two change orders added together.

Ms. Felipe-Ochoa: Thank you.

Mr. Cooper: I just have one quick question on the traffic separators could you describe what those are?

Mr. Winkeljohn: It's another word for the median.

Ms. Elliott: Very good, so then the last thing we would need to do is go ahead and make a motion not to exceed approximately the \$119,000 and \$84,000 amounts for change orders #3 and #4.

Mr. Winkeljohn: Yes, to the existing contract with JVA Engineering subject to final engineering review and authorizing execution by the chairman.

Ms. Felipe-Ochoa: I have one more question, I'm sorry, and that is those previous unit prices from the contracted that was executed before?

Mr. Winkeljohn: Yes.

Ms. Felipe-Ochoa: Ok.

On MOTION by Mr. Cooper seconded by Ms. Castro with all in favor, accepting change orders #3 and #4 to the existing contract with JVA Engineering Contractors, Inc. and not to exceed the submitted amounts of \$84,972.10 and \$119,566.95 subject to final engineering review and authorizing the proper District officials to execute any necessary documents was approved.

Mr. Winkeljohn: Next we have change orders #5 and #6 and we'll take change #5 first and that is the west side of Waterstone Way in front of the school, actually across the street from the school to be more exact. We added and reshaped 740 linear feet of the berm. It's a funny thing when you give a design job to an engineer who is really not a landscape architect, so they look at sidewalk connections, utility connections, property line and pretty much pre-engineering type thinking, they really didn't anticipate the cosmetic impact of the widening on the berm that was there, or used to be there, and the fence line and the hedge line as a landscape architect would do, so the field observations were

obvious that more trees were going to have to be removed, you've seen those change orders to pull another 50 some oak trees and replace them, you've seen that we've added the fence back, the landscaper kept track of his time and materials, he originally kept track of the hours of supervision, and he came back with about \$34,000 in expenses combined, between this and change order #6 on the east side. The chairman and I scheduled a meeting with him and we identified some deficiencies in his own numbers, where the supervisor was really supervising a lot of other things, so that should be reduced. The vehicles handling the material, though it took them all day, they worked for us all day and he admitted that sometimes the truck goes back to the yard and waits until they are ready for it and I had asked him as a courtesy to this project to be more efficient and so he did and reduced both of these change orders by a combination of over \$10,000.

Mr. Diaz: I think it's important to note because you have budgeted a big item here and even though we're looking at all these change orders, overall you need to step back and say, are we over or under budget, that's the big, number one question and the answer to that question is, we are under budget right now.

Mr. Winkeljohn: I'll give you the walking around numbers, the engineer's estimate for the road widening all in, was \$760,991, and you can see that number in all of our minutes, and reports. To date, with this change order our projected expenses are \$723,000 so that's a \$37,000 difference. Now, excluded from that are some significant landscaping upgrades, included in that is sod replacement, what was there before being placed back to a finished quality. So apple to apple, the things that we authorized to execute under the widening project and the things that we're expending have been at or under budget. The landscaping budget that I've been carrying for increased upgrades, etc., the total project of \$2.7 million is still projected in the \$2.66 million range.

Ms. Felipe-Ochoa: And how much was the bond again?

Mr. Winkeljohn: The bond was \$2.3 million.

Ms. Felipe-Ochoa: That is why I want to keep on top of that we don't go over that \$2.3 million because at that point we may have to raise assessments and we don't want to go there.

Mr. Winkeljohn: Well you have a capital budget that you borrowed money to supplement that capital.

Ms. Felipe-Ochoa: Yes, I'm aware of that, with that other project going over the original price that was presented initially, hopefully there won't be any more change orders to anything that comes our way, which in the construction world is very typical apparently.

Mr. Winkeljohn: Ok so are there any other questions on the berm discussion?

Mr. Diaz: So we would need to entertain a motion to approve change orders #5 and #6 which would be the west and east side.

Mr. Winkeljohn: And authorize the chair's execution of change orders #5 and #6.

Ms. Felipe-Ochoa: Well we never got the full amount, it's \$34,000 for both?

Mr. Winkeljohn: No, one is \$10,000 and one is \$13,000 which is \$23,000 and some change.

Ms. Felipe-Ochoa: Ok so it comes out to \$23,000, and just so I understand because I thought change order #5 was \$34,000.

Mr. Winkeljohn: Well no, his original one, I had it split because I thought it was a better discussion to look at the 640 linear feet of berm for \$13,000 and 740 linear feet for \$10,000, just so we could discuss the particulars for each one.

On MOTION by Mr. Cooper seconded by Ms. Elliott with all in favor, accepting change order #5 in the amount of \$10,812.50 and change order #6 in the amount of \$13,675.00 to the existing contract with JVA Engineering Contractors, Inc. and authorizing the proper District officials to execute any necessary documents was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

Mr. Diaz: The next item is No. 4, Staff Reports and our first one up the attorney, Vivian?

Mr. Winkeljohn: I have one thing to talk about to lead into Vivian's report which may help her. The broadband agreement was finalized through Mike and Jay and I brought the hard copy to today's meeting and it was executed by the chair just a few

minutes ago, so he's in contact with Comcast in starting the process, and that's I have to say at this point.

A. Attorney

Ms. Fazio: Yes and I don't have anything else to report except that Mike apologizes he could not be here today.

Mr. Diaz: I think the question that we had because they were all bulked together with these three different POA's and the question was can we get out of the agreement and still leave the other two in place, and then I think the secondary question would be, do we want to get out, or are we obligated to get out even though they're requesting to and then it's really up to the board to decide what's best for the District at this point.

Mr. Winkeljohn: Well it's very different that they've asked us because the fence was never put in and I tried to figure that out, does anybody know why there was no fence?

Mr. Diaz: I think it's the only area of the District, when you look at the District and all its perimeters that abuts to a neighboring community, and the school of thought at that time was, why do we need a 15 foot track that basically becomes a pedestrian walkway for everybody to go behind people's homes. Then issue number two is, why is the CDD expending money maintaining an area that nobody sees, so the answer to both of those questions would be, why don't we just come up with this agreement, this was the suggestion of management at the time where they would maintain the area and they could put whatever fences they wanted there and it would keep the foot traffic down and they would maintain it and we could save on costs.

Mr. Winkeljohn: So do you see any of that changing?

Mr. Diaz: I think that now that we know legally that we can get out of it and we can drop one and leave the other two in place, because the other two have built fences.

Mr. Winkeljohn: It was be an addendum to their copy that eliminates them I would assume.

Mr. Diaz: Well, what I would want to do, and this is just direction and I would imagine the board can decide or not, is let's reach out to them and ask them what's their

concern, but why is it that they're hesitating because it's just a great deal for them in my eyes. It's such a great benefit to them to close it off, so I don't understand why they would want to get out of it, other than that they don't want to maintain it, so can we reach out to them and just talk to them and explain to them the benefits of it because I think this is the same one, and correct me if I'm wrong Dennis, that they have been reaching out to put up fences, the homeowners themselves, and then what we've said is contact your POA because they have easement encroachment rights and we've basically given it to them and they can in turn give it to the homeowners so they can build their fences.

Mr. Baldis: That's correct.

Mr. Diaz: And each time I think what's happening is the property management or the board doesn't feel comfortable giving permission to basically a third party.

Mr. Baldis: I believe there was a problem with the city also and they wanted to get permits for their fences and the city didn't want to issue permits on property that they didn't own, but I agree I think it's a benefit to them.

Mr. Diaz: But let's give it one more shot, let's reach out to them and try to talk to them face to face other than just the request to dissolve it and then if they still want to do it, does the board agree to their request?

Ms. Felipe-Ochoa: I've been in the community where that area is not maintained and it looks awful so for prospective buyers that come in and they have not been maintaining it all this time, so it makes the whole community just look awful when you see that.

Mr. Diaz: But in fairness, that particular POA doesn't do any common maintenance of any lawns, it's up to every homeowner to maintain their own lawn in that particular community, so I guess if they are really insistent they want it, we'd grant it.

Ms. Elliott: It can't hurt to reach out to them one more time, maybe there's some sort of misunderstanding just to clarify that this could be to your benefit.

Mr. Winkeljohn: Does any member of the board volunteer to make that contact that knows them? I don't know them.

Ms. Elliott: I'll make it.

Mr. Diaz: Well the president is Martin King and I think Melissa Gillan is the property manager if I remember correctly.

Ms. Elliott: Ok, I'll reach out to them.

Mr. Diaz: Ok, so moving on then, I have one quick question regarding South Florida Water Management and where we're allowed to plant in the easement of South Florida Management as it pertains to the bridge on Waterstone Way.

Mr. Winkeljohn: Did we copy Mike on all of that? He has all of that right?

Mr. Diaz: I believe it was part of that yes.

Mr. Winkeljohn: It was at a previous meeting we identified an agreement to build the bridge and they have tracts of land drawn out around it during that permit, that they have to have access to their easement and at the last meeting it was the board's direction to plant just outside of those drawings and not have a conflict and not ask permission to plant inside them.

Mr. Diaz: Oh is that where we left it?

Mr. Winkeljohn: Yes, because their tract was actually "L" shaped and not global.

Mr. Diaz: Ok thank you, that's it.

Mr. Winkeljohn: Very good.

B. Engineer

Mr. Diaz: Ok next we have the engineer report.

Mr. Winkeljohn: Yes I've already covered his topics for today.

C. Field Manager - Management Report

Mr. Diaz: Ok field manager, Dennis?

Mr. Baldis: Thank you. Yes, planting at the road widening has been completed and the road signs are being installed, the traffic signs, and the school zone signs are being installed. At the last meeting we discussed a tree to be planted in the roundabout in the center circle and I have three choices for you to view and give me your opinion on which one you think would look best in there.

Ms. Elliott: Are all three choices approved by the arborist that we've been working with and said they'll grow in this area and they'll be fine?

Mr. Winkeljohn: Yes.

Ms. Felipe-Ochoa: While they're looking at that, I have something for you Dennis, what is the status on the sinking pavers over by Pebblebrook II because at the last meeting I had brought it up to you, so have you contacted the paver company because there are sinking pavers there?

Mr. Baldis: No, I remember you talking about that and I'm not sure exactly which pavers those are that were sinking, because we went over there.

Ms. Felipe-Ochoa: Well I just came from there right before the meeting, there are several pavers that are sinking that abuts the drainage system, the concrete area. Two are very obvious and then it goes down a little bit more and then there's a hole there, in front of Pebblebrook II where we put the pavers because that area kept being destroyed, there are sinking pavers in there now.

Mr. Winkeljohn: That needs to be reset, it looks like.

Ms. Felipe-Ochoa: And we had talked about adding more sand, but the sand doesn't look like it's helping in those areas.

Mr. Baldis: After the meeting I'll go over there and if you could go with me and show me exactly where that is?

Ms. Felipe-Ochoa: Sure.

Mr. Winkeljohn: Perfect. I have a couple of comments about these trees. The three pictures that you're looking at our artist renderings, if you'll allow the expression and the more expensive tree is a much taller tree, so it's a little more representative, but there's an equalizing piece of information here. The more attractive looking tree, is guaranteed for life.

Ms. Elliott: Which is?

Mr. Winkeljohn: The medjool.

Ms. Elliott: The \$7,000 tree, ok.

Mr. Cooper: How tall is that?

Mr. Winkeljohn: That's 15 feet of clear trunk, it's called the CT and that's about what you need.

Ms. Elliott: Alright, so the other two cost \$4,200 and that one costs \$7,000 something.

Ms. Felipe-Ochoa: Actually, I thought all their work was guaranteed.

Mr. Winkeljohn: No, when you purchase a collected or specimen tree often times at best you get a 1 year survival rate promise, where they'll replace it up to the first year and you're lucky if you can get that for a collective tree. Collective means they go to somebody that has one of these in their yard or in their nursery and they say I want that particular tree and they negotiate with that person and they take it out of their yard and plant it for you, so there's nobody to guarantee it.

Ms. Elliott: Ok, so let's say we pick one of the \$4,000 trees and it dies, then we have to buy another one, then we're still right around that \$7,000 in change more or less, so it's a pretty big insurance plan just in case the tree doesn't make it, it's almost double the price of the other two.

Mr. Baldis: I think what you have to look at in this location is what you want there, and not just what it costs, because it's a signature tree.

Ms. Elliott: Dennis, from my point of view is to spend the least amount of money that we can for this and to get something attractive, as long as the arborist says yes, these also that cost a little bit less money are very good appropriate choices that would have a good chance of surviving then for me it would be ok.

Mr. Winkeljohn: When I saw those descriptions, the silvester palm is the one that actually that I would have picked off of a piece of paper without seeing a photo, but the problem with a silvester palm and the problem with this location is that it's about 6 feet of wood so with the gate behind it and with a new traffic circle I would not recommend you plant that size in that set up because you really want your driver to be able to see clearly under and through that traffic circle at this point.

Ms. Elliott: Ok.

Mr. Winkeljohn: So that was the first thing we talked about today and the next problem and this isn't the way we would normally approach this but we had the pictures so we wanted you to see the different tree types. The medjool palm, not only being

guaranteed is available in much higher heights for about that price. A silvester palm at the correct height is rarely available.

Ms. Elliott: Well also, upon your recommendation for something that would actually block the visual, then I'd say go ahead and cancel that one out because that's a safety issue and we don't want to do that, so then we're left with this one or this one.

Mr. Winkeljohn: Right and that's really where I would narrow you down to start your decision making.

Mr. Cooper: Dennis I have a quick question, on the palm choices was there a reason why they didn't do a canary palm quote?

Mr. Baldis: I believe she didn't pick the canary because of the size of the trunk which would not fit in that location.

Mr. Cooper: Ok.

Ms. Elliott: Well guys, one is \$4,200 and the other one is \$7,700 and a lot prettier in my opinion, but it's double the amount.

Ms. Castro: Well I think that we wanted something that would be a signature palm tree and something that would look pretty, so I am leaning towards the medjool.

Mr. Winkeljohn: Yes and the medjool is a much stronger statement, it's a much more recognized signature palm, they are expensive and that's what makes them a signature palm because most people can't afford them.

Ms. Felipe-Ochoa: I think the question is Dennis, is that negotiable in the price?

Mr. Winkeljohn: I think there's some room on that one, I talked to him at lunch today and we're also talking about next year's budget so it's a good time to negotiate again.

Ms. Felipe-Ochoa: Well I love the medjool and I see that it's pricey, but I'm thinking not to exceed \$6,000.

Mr. Winkeljohn: I think you'll be happy with that.

Mr. Cooper: Actually just for comparison depending on obviously that they're going to make some money on here in a 10 inch clear trunk height, plus 18 feet tall, it's \$4,500 for the medjool.

Mr. Winkeljohn: Not installed. This is a crane and part of my negotiation strategy with them would be, and Alex and I had talked about this, is that they're going to use a crane for some work that we're having them do to move some of these bismarks because they're so heavy, so you would have this scheduled on the same day as that, so you would have the use of the crane.

Mr. Diaz: Yes, we're trying to take advantage that the crane is out here to do all this work.

Mr. Winkeljohn: Yes and so I think you can get the medjool for probably \$6,000.

Mr. Diaz: Does that include irrigation?

Mr. Winkeljohn: We already have irrigation.

Ms. Elliott: Well if Paul thinks we can get it for \$6,000 that's a little bit more feasible.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Castro with all in favor, accepting the proposal to install the medjool palm not to exceed \$6,000 was approved.

Mr. Winkeljohn: Ok I'll see what I can do.

Mr. Diaz: Next item.

Mr. Baldis: Thank you. Voltage Electric repaired the light at Campbell Drive and Waterstone Way, there was a crushed wire that wore out over time, so that's up and running.

Mr. Diaz: How much was that repair?

Mr. Baldis: I believe it was right around \$900, I have it here I just need to look through my paperwork, I'm sorry I can't seem to find the paperwork right at the moment, but it was right around \$900, it was under \$1,000 and I believe it was \$940.

Mr. Diaz: Ok do we want to tack this on to the construction?

Mr. Baldis: I asked Paul that earlier and he told me that it would be under the regular maintenance.

Mr. Winkeljohn: Either way, I thought it was a maintenance repair, we couldn't verify that it was a construction issue.

Mr. Diaz: Ok well then let's just move on.

Mr. Baldis: Sure. The damage on Waterstone Way being caused by people pulling up on the side of the turf, muddying it at Portofino Bay, we talked to ValleyCrest today and they were talking about putting in turf block, stabilizing the ground underneath the sod with rock and putting turf block in. They're going to provide us with a picture of a job they've done because we're concerned about what that finished product would look like and they've told us that they've done that in the past and that that would be a solution to this area. We also talked about trying to put curbing in there, so those are things that we're kicking around because it's been an eyesore for a long time.

Mr. Diaz: Well first of all it's important to look at the two different directions you want to go here, because there are two different directions. There's a preventative direction and then there's a going with the flow and understanding that people are always going to park there so we're going to make the surface parkable. So the board has to decide which direction it wants to go in then we can decide which project to go with.

Ms. Elliott: It's not a parking lot.

Mr. Diaz: Yes, and that's the direction I'm going in also, but I had asked the manager to look into the curbing portion of that traffic circle.

Ms. Elliott: Well what I've noticed is it's a turning point for school buses in the morning and they're not quite making the angle wide enough and they go over it and they tear it up.

Mr. Winkeljohn: One of the misleading components of curbing is the drainage part of it, because as soon as you put a curb in you basically block the natural flow of water.

Mr. Diaz: Again, it goes back to what direction the board wants to go to, so I think the general consensus is we want to prevent people from being able to go on the grass in the first place. Now, there are different ways you can accomplish that once we've decided that's the way we want to go then you can also look at what we've done in other locations which has worked which is a combination of either a landscaped hill with more landscaping, a boulder, but let's first get to the decision. Are we all in agreement that we want to prevent people from going on there in the first place?

Ms. Castro: I agree.

Mr. Diaz: Ok.

Ms. Felipe-Ochoa: Yes, I'm in agreement with that also.

Mr. Diaz: Ok.

Mr. Winkeljohn: Ok so the asphaltting is out?

Mr. Diaz: Right, asphaltting it and those things that he suggested today are out of the picture so he doesn't have to waste time either getting us quotes or anything else.

Ms. Elliott: I have a question, is it something necessary that we have to fix? I know there's a slight drainage issue right around that area, is it something that we have to fix or is it something that if we were to put some preventative something or other from blocking people would it just be ok, as is?

Mr. Winkeljohn: Yes, well the thing is obviously there would be a lot of water sitting there.

Ms. Elliott: Is it going to cost us money down the road if we don't fix it?

Mr. Winkeljohn: I don't know, I just really noticed how bad it was with the drainage issue for the first time this week.

Mr. Diaz: You know what, I don't think that we're seeing an increase, this is what I was talking about today on the onsite, I don't think there's an increase in traffic driving on there, I think what's happening is we're over irrigating and that water is not settling, so there's a combination of the two and we want to try and prevent them from going on there certainly because of a safety issue.

Mr. Baldis: It's wet now because we've been trying to keep the grass green during the dry season, but when it rains every day it's going to be wet that way all the time.

Mr. Diaz: Right, but then there's a drainage issue also though.

Mr. Baldis: It's going to be wet, it's always wet in that area.

Mr. Diaz: Well, you could use the idea that I gave you, and even Corrine said you could do that which is, go down three feet and put in that big pipe with the french canal and then that gives the water the opportunity to go into that pipe and drain and eventually go down.

Mr. Baldis: Well to do that would cost you \$1,808.89.

Mr. Diaz: \$1,800 for all four corners?

Mr. Baldis: For that area, three corners at Waterstone Way and Floridian Bay.

Mr. Diaz: Well, we're looking at more preventative measures, so I'm thinking of and just off the top of my head, that the drainage issue is just to deal with the drainage issue, because it's an issue we need to deal with anyway for the landscaping for the sod, but also putting some type of barrier to prevent people from parking at those areas.

Mr. Baldis: Correct.

Mr. Diaz: Like what we did over in Marbella Cove, a combination of the two.

Mr. Baldis: Exactly, we could do that also. I think you need to solve the drainage problem first.

Mr. Diaz: Right.

Mr. Baldis: Again it's going to happen when it rains and it's going to be muddy there.

Ms. Elliott: I like your idea and it's not really expensive and it sounds like with your professional advice it would be a logical way to fix the drainage issue, then after that's done we could look at what would be a feasible way.

Mr. Baldis: Right and with the bus, now that we've identified where the bus is coming from, they have now been made aware that we're watching.

Ms. Felipe-Ochoa: I was wondering in the future if we don't decide to put any buffer, such as landscaping there because it's four areas that would have to be landscaped and while I like that idea I know it would be very expensive, so I'm thinking that no matter what we do, and we put that drainage system in, it's still going to get torn up, so maybe we need to put a camera there in the long term so we can bill these people that are destroying our property.

Ms. Elliott: Well why don't we go ahead and go with your drainage approach first and then deal with the other issue afterward and that will buy us some time and then school will be out and then our project will be in the swing of things.

Mr. Baldis: Alright, and the concern about putting the landscaping in there, this is out close to the road, it's not like it is over at Marbella Cove where we did it where it's set back, so you have some sight issues there that we'd have to take into account.

Mr. Diaz: Right.

Ms. Elliott: Right.

Mr. Baldis: When you're pulling out on to a road you don't want to have bushes higher than 18 inches in my experience.

Mr. Diaz: Why don't we just do this in stages, fix the drainage issue, and that might even remedy the problem because they may drive on there but if it's not soaking wet it won't leave the ruts. Ok so we need approval for that AEW?

Mr. Baldis: Yes.

Mr. Diaz: Ok how much is it?

Mr. Baldis: \$1,808.89.

Mr. Diaz: Is that for all four corners?

Mr. Baldis: It's three corners at Waterstone Way and Floridian Bay.

Ms. Felipe-Ochoa: But there are four corners.

Mr. Baldis: There are only three that are damaged.

Mr. Diaz: Ok do we have a motion?

Ms. Felipe-Ochoa: Can we get that not to exceed \$1,600?

Ms. Castro: Well do you think that the price is negotiable?

Mr. Baldis: I can always ask.

Ms. Castro: Ok then my motion would be not to exceed \$1,600.

Mr. Diaz: Can I just make a quick observation here? I think what's going to start happening here, because we're always asking to reduce the price, that they are going to automatically bump the price up knowing that we're asking to reduce the price each time. So what I'm saying is every time we go back, as a business, every time we go back and say the board wants you to reduce it \$200, the light bulb is eventually going to go off that you're conditioning these people to say, every time we put in a bill we're going to have to increase it \$200 because some board member is going to ask us to reduce it \$200 each time.

Ms. Elliott: But Alex you also have to take into consideration that it's not the same company that we're asking to reduce each time, we deal with several different companies.

Mr. Diaz: Yes, but these are all ValleyCrest, it's always ValleyCrest.

Ms. Elliott: Oh it's always ValleyCrest, yes they'll probably bump up the price and we'll have to roll them back.

Mr. Diaz: Right.

Mr. Winkeljohn: Well Dennis and I could sit together when we negotiate next year's budget, but the picture is give us what you're willing to spend and we'll bring our contractor to the best possible price we can agree to. If you give us a ceiling number, we'll either get to it or we'll say we couldn't do it.

Mr. Diaz: Ok, so which motion do we want to entertain, \$1,600, \$1,700 or the original \$1,800.

Ms. Castro: I stand by my \$1,800 just because the haggling at every turn is something that I don't agree with.

Mr. Cooper: I'd like to approve \$1,800 but include the four corners, just to prevent that so we don't have to come back for the other side, if they're going to be doing all four sides.

Mr. Diaz: Well you can give direction to the field supervisor Dennis to negotiate that one.

Ms. Felipe-Ochoa: I would be in agreement with all four if it's necessary at \$1,800 that's fine with me.

Mr. Diaz: To get it done.

Mr. Winkeljohn: That makes sense.

Mr. Diaz: Ok, so then the motion on the floor is not to exceed \$1808.89 with direction to the field supervisor to negotiate as low as you can.

On MOTION by Mr. Cooper seconded by Ms. Castro with all in favor, authorizing the AEW from ValleyCrest for \$1,808.89 to proceed with the pipe and drainage system for the four corners at Waterstone Way and Floridian Bay with direction to the field supervisor to negotiate price as low as possible was approved.

Mr. Diaz: Do you have your direction Mr. Baldis?

Mr. Baldis: Yes, thank you. My next item is the fence that runs between Marbella Bay and Waterstone where it meets the Turnpike. There is a section of fence there that we repaired a couple of times and I came in contact with the security guard from Marbella Bay and was asking him if they had difficulties over there and to my surprise he informed me that they've also repaired the same fence several times and they're frustrated the way we are with trying to keep repairing this. The last time we repaired it we put barbed wire on top of it and we're guessing it lasted less two weeks before it got torn down.

Ms. Elliott: Why is it being damaged, what's happening?

Mr. Baldis: Evidently there's a lot of foot traffic between the two communities, or people coming from the Turnpike over and in that location there's actually a comforter that appears that someone has used before to throw over the barbed wire so they can get over it without injuring themselves.

Ms. Felipe-Ochoa: Don't you mean Portofino Bay?

Mr. Baldis: No, this is Marbella Bay, this is behind the two communities where there is a fence that runs the entire length where it meets the Turnpike. It's constantly getting torn down.

Mr. Cooper: Can we get a price for one of the cement walls that they're putting along the Turnpike?

Mr. Baldis: Well what I suggested to them that since they have an issue with this, and we have an issue with this, that instead of us repairing and then them repairing it, that we get together and come up with a permanent solution to the problem. They've come up with an idea of putting a wall in, they would like to wall their community in and they're talking along the lines of doing sections at a time because they can't afford to do it all at once, it would be too expensive.

Ms. Elliott: Maybe they should have their HOA screen their residents, since it is their residents that are coming in and out of their property that way.

Mr. Baldis: Well we don't know where they're coming from. So anyway, I have spoken to them and invited one of their representatives to come to our next meeting to

discuss if we can work this out together. At the present time it's not repaired, it's wide open and I have a quote from our fence company to put in a commercial fence there with steel poles with the barb wire on top of it and it's for \$845 which I'd like to discuss with them at the next meeting, if you so choose to wait 2 weeks to leave it open.

Ms. Elliott: And perhaps split the cost with them for \$845?

Mr. Baldis: Well that would be my idea, it's a benefit to both communities, they're already spending money on it and we're spending money on it.

Ms. Elliott: It's a reasonable solution.

Mr. Baldis: I trust the fence company that we have and John told me that they would not be able to tear this fence down, they would have to push it over with something because it's that durable of a fence.

Ms. Elliott: Would that type of fence also elevate the same issue that they're having now of residents throwing blankets over to hop the fence?

Mr. Baldis: Well it has barbed wire on it now.

Ms. Elliott: They might also have to look into getting a camera system for their community back there.

Mr. Baldis: Well it's part of their security guard's patrol actually.

Ms. Elliott: But if you put a camera on that spot, they'll have them on film who is jumping the fence to get back home.

Mr. Diaz: I agree but I just want to remind the board of phase III of the plan calls for installation of cameras, motion sensitive cameras at specifically these types of areas, these remote areas.

Mr. Winkeljohn: Yes, Phase III of your security program.

Ms. Elliott: Ok well in light of that information I would think putting in the fence for \$800 and splitting the cost is a very inexpensive way to fix the solution for now and then we'll have cameras put up in the near future and once we have the cameras and you catch them, it's got to be the same guys doing it over and over again.

Mr. Baldis: Maybe we could share the cost with them at those types of locations where it borders their community also.

Ms. Elliott: That's a very good idea, how do you guys feel about that? Sonia? Curtis?

Ms. Castro: I think it's a good idea. I don't know about the cameras because the problem in that we see the person jumping the fence but how do we know where that person lives?

Ms. Elliott: You can see a lot of detail, we've caught people burglarizing our particular unit from cameras that we've had and you'd be surprised at what you can actually see.

Mr. Winkeljohn: The typical offender is usually easily recognized by local law enforcement, often times.

Ms. Castro: I think that the fence solution is the best one and pending the camera system.

Mr. Diaz: Yes, we're a little bit away from that system, but I think you both have really good points and I think from a security perspective the cameras are only as good as the person monitoring those cameras and the type of response you're going to give that offense. There are two types of responses, you have the immediate response which is my goal, to have an immediate response that's why these remote areas are going to be motion sensitive so they alert the person monitoring, which in this case will be our guards at our guardhouses to dispatch police over there at that particular time. In other words, you bust them right there, which is the ideal scenario. So I think the fence idea is the ideal thing for now.

Ms. Elliott: Have them come to the next meeting.

Mr. Diaz: Either have them come to the next meeting and I think Dennis said they have a meeting coming up on Tuesday, and unfortunately that's the day that we're all Irish and I wasn't able to go to that meeting.

Mr. Baldis: I've spoken to them since and they have a representative willing to come to our next meeting.

Ms. Elliott: Great that sounds like a great idea, you guys ok with that?

Mr. Diaz: Yes.

Ms. Castro: Yes.

Mr. Baldis: So I'm going to wait to make that repair until that meeting.

Mr. Diaz: Ok.

Ms. Elliott: Good idea.

Mr. Winkeljohn: Anything else Dennis?

Mr. Baldis: Sure. The Waterstone Grand Clubhouse has made a request and their request is that they're seeking permission to hang two 6 x 6 banners, one at each entrance to advertise the newly reduced rental rates for Waterstone I and II residents at the clubhouse is Waterstone I and they would like to keep them up for one month. Their rates will be posted on the banners as well as contact information and those banners would be in the entrance ways on Waterstone Way.

Ms. Elliott: I don't see any reason why not to let them do that.

Mr. Cooper: Do we have a picture of what they look like?

Ms. Felipe-Ochoa: I was just about to ask that question also.

Mr. Baldis: No, I don't have one.

Mr. Winkeljohn: Can you restate the location?

Mr. Baldis: It says at each entrance so it would be an assumption on my part that they're speaking of Waterstone Way.

Mr. Winkeljohn: On the Boulevard, on both ends of Waterstone Way?

Mr. Baldis: Right.

Ms. Felipe-Ochoa: Tell them that in order for us to make a decision we need to see what they would look like and how they are going to hang them.

Mr. Winkeljohn: I'll play city manager for a moment here. When you get into allowing people to advertising world, it's a very slippery slope, and you may remember when you first started putting signs up I mentioned, be careful because once you start advertising, the list will grow and you're going to have to set a policy on who and how and what is advertised.

Ms. Elliott: But these are our clubhouses.

Mr. Winkeljohn: Yes, but they're not CDD clubhouses and it's CDD land and I'm just pointing out that you're using a District resource and the fact that it's a mutual benefit, you're spending a lot of money on your appearance of your community and signage is not necessarily considered attractive.

Ms. Elliott: I agree with you that signage is not attractive but I don't see any reason why not to, just because it's for the clubhouses and it's for every single owner and resident of this Waterstone community.

Mr. Winkeljohn: Right, it's just something to think about.

Ms. Felipe-Ochoa: That's why I'd like to see them.

Ms. Elliott: It's only a month, it's not like a year.

Mr. Baldis: I'll ask them to send me a copy of the banner and I will forward it to you by email for comments.

Ms. Felipe-Ochoa: Thank you and how they plan to secure it because all those questions have to be asked.

Mr. Baldis: I agree. Two meetings ago they were here and I actually got this request in February at that meeting when they were here and I left after my report with the assumption they were going to bring it up but they never did and for what reason I don't know, but that's why I'm bringing it to you now. So you'd like me to provide you with a copy of the banner and their detailed plans?

Ms. Felipe-Ochoa: Right, what it looks like, how they plan to secure it, and so forth.

Mr. Baldis: Will do.

Ms. Felipe-Ochoa: Thank you.

Mr. Baldis: Ok. The fence here at the clubhouse they're still waiting on the permit and the gates that you approved a couple of meetings ago. Since our last meeting there was discussion on how to advertise the town hall meeting, this is a sample of what the banner would look like, I believe that's half the size of it. It would go up on the poles just like the Christmas banners went up. There are 8 banner locations and the cost of the banners would be \$2,000 for the first time and then each change out would be \$1,000 and that would include the maintenance of them.

Ms. Felipe-Ochoa: And storage?

Mr. Baldis: Everything.

Mr. Diaz: Just as an important note, the artist put that together but that's 50% of the actual size of the banner.

Ms. Felipe-Ochoa: And the date and the time is removable so we can replace it for the upcoming town hall meeting, is that correct?

Mr. Baldis: Yes.

Mr. Diaz: And that's included in the cost.

Mr. Baldis: Yes.

Ms. Elliott: So we need to spend this money because we need to put the banners up to educate people?

Ms. Felipe-Ochoa: For communication, yes.

Mr. Diaz: I think the direction if I can recall correctly, the direction of the board was that they didn't want to put up banners because of the way it looks in the community and we already had this system in place from Christmas so this is more of the town feeling that everybody wanted to go for and then the question was, how much was it going to be, so that's why Dennis is now presenting this to the board.

Ms. Elliott: So these are banners that we would approve that we can change the information on the banners as we needed to, perhaps maybe for the benefit of the clubhouse or town hall meetings.

Mr. Winkeljohn: All of it, or just the date and time?

Mr. Baldis: Just the time and date can change.

Ms. Elliott: So it's only to alert people of the town hall meeting.

Ms. Felipe-Ochoa: If it's the time and date and not the facility because we can't say that they're going to do it every single time at Waterstone Grand Clubhouse.

Mr. Diaz: That's correct, that's why we had asked them too.

Ms. Felipe-Ochoa: So the place has to be part of that as well.

Mr. Diaz: Correct, time and place.

Mr. Winkeljohn: So maybe we should just get the banner and do all the labeling.

Ms. Elliott: Well if we could change the information on the banner, it would be a presentable approved banner that could be multi-functional and not just for one purpose, that would make more sense.

Ms. Felipe-Ochoa: That does make more sense.

Mr. Winkeljohn: Well it's a challenge for you guys to try and figure out what the appropriate line for you to advertise and now it's a challenge for you to put a line out for others to use your advertisement space, it's a challenging policy topic. The visual impact of a pole mounted banner sign, is that the same or is that worse, or is it better than a median size in the middle of the road.

Mr. Diaz: And just to point out that if we were to make four signs, I think we did this last time, we had four signs, that's around \$700 or \$800 of the regular type of banners, 5 x 3 is what I think we did last time. So the cost isn't that much off and this is the cost for 8 double-sided banners and they're up higher so people can't damage them. There's a lot of benefits to putting them up on the poles and I think overall the best way aesthetically looks a lot more like what I think we're trying to go for which is that sense of community. I think the direction this board really wants is, we want as many people to attend this town hall meeting as possible. We want a huge turnout, we want to advertise as much as we can, we want to put it in our magazine, we want to put it on our website, we want to put it in the clubhouses and we want to put these banners up because in my opinion we want to bombard people and I would love to see a day where there's 200 people that show up at this town hall meeting because unfortunately the negative stuff gets out there really very quickly, word of mouth and rumors, but it's really difficult to get a lot of people in a room to explain to you why everything is going really great and why things are really positive.

Ms. Felipe-Ochoa: Can we change that Dennis, to have the entire thing removable.

Mr. Baldis: Sure.

Ms. Felipe-Ochoa: Well can we rent them?

Mr. Diaz: Well if you want these banners to last and we were thinking about putting them up a little bit less than a month, about 28 days, that will let these banners last

at least 4, 5 or 6 years is what I'm thinking before we ever have to do another one, because you're only putting them up a very minimal amount of time. Every time you put it out there, the sun is taking its toll on it, it's getting the wear and tear on it with the wind, and so you have all those factors going into it. I know it seems like a lot, but we're not talking about something like an HOA where its total budget is maybe \$30,000 a year. You're talking about a 2,269 home community that is once a year advertising their major event to showcase all the things that are going on for those 2,269 homes benefit and that's just my opinion.

Ms. Elliott: You have a very valid point but it's just hard to make a decision. I know we have it in the budget, but I still feel like it's a luxury thing that we're purchasing, not a necessity, so I'm sort of split on the feeling about it and yes it would be a benefit, but at the same time, \$1,000 every 12 months we could put that into a fund and perhaps other things with it as well. How do the rest of you guys feel about this? Kim, Sonia, Curtis?

Mr. Diaz: Ok.

Ms. Felipe-Ochoa: I want it, only because when other people drive into the community and they see that we want to communicate with our residents and we're doing that by advertising and yes of course, nothing comes for free.

Mr. Diaz: Another point I want to make, other cities, actually a lot of successful cities, put up banners just to say, welcome to our city, not even announcing a town hall meeting or anything, just welcome to our city.

Ms. Elliott: Curtis how do you feel? Sonia?

Ms. Castro: Well my suggestion would be that, if it can be interchangeable and that we can make every single little announcement that we exchange a different color so people would know that's a different color, so maybe that's a different announcement, then probably I would be pushed over the fence.

Mr. Diaz: One other option you could look at too, we're doing 8 banners double-sided, we could go down to 6 banners, correct?

Mr. Baldis: Yes.

Mr. Diaz: Two at every entrance.

Mr. Cooper: I would just like to reiterate on the Christmas lighted banners that we had and I think if we start putting them anywhere but the entrances people would probably think that we didn't have enough money to finish the rest of the banners, obviously they're expensive they don't realize the cost, and I think personally I do like the banners, I think it will be great especially to be able to change the lettering and if there is anything else that we could throw up there for another meeting or whatever the case may be, but I feel that we should just keep them at the entrances.

Mr. Diaz: So six of them.

Ms. Elliott: So you're saying that you're ok with spending the money and doing the \$1,000 every 12 months.

Mr. Diaz: Well actually the price goes down as we go on.

Mr. Baldis: That's not necessarily true, I don't know how much the price would go down, it may be less expensive because you're buying more.

Mr. Cooper: You mean more expensive as we're buying less?

Mr. Baldis: Yes.

Mr. Diaz: The other important factor there too, I know you can't see it there, we made that change, the website is also on the bottom of the banner, so you're also promoting the District's website which is to me a great source of information about the District.

Ms. Elliott: Ok so we as a board get to decide whether we want to purchase these or not?

Mr. Baldis: Yes, or pick another way of advertising the meeting.

Ms. Castro: Well I think that if the information can all be interchangeable then it's ok, I would agree.

Mr. Diaz: To put this into perspective, the reason why you guys chose that picture was because the background, and they call it the waterseal look, where it's in the background, that same picture is going to be the cover of the spring issue of Waterstone living, so the banner even though it's announcing the town hall meeting, it also will say Spring is here, it's a seasonal type of banner, so I understand what you're trying to do is

you're trying to make it interchangeable but understand that these banners should be within that season, it's traditionally how it's done.

Mr. Baldis: Alex, another use for the banner may be to announce when the guard gate will be up and the gates start to work.

Mr. Diaz: Application of stickers also.

Mr. Baldis: So the initial cost is \$2,000 to purchase the banner, and the lettering for the first announcement.

Ms. Elliott: Well maybe we could ask you to find out if it's possible to have a banner that somehow we could change the information on it.

Mr. Diaz: Well the way this is going to be changed is now at your direction is, the Waterstone name on top, the picture, the green on the bottom, the seal, and the South-Dade CDD dot com will all be part of the original print, so it will come out just like that and everything other than the town hall meeting, date and time, Waterstone clubhouse, sponsored by has been removed completely. So then what happens is, they print vinyl letters that stick on and it sticks on to that and when they're done with that for that year, they remove them so then the next year you have to tell them what it is that you want to put on there and that's part of the price, they put on the new information you've asked them to put on there on both sides and then they put the banner back up again, and then the process goes over and over again. So the first year you're paying for the printing of the banners. So it's \$1,000 every year, after the first year, because the first year you have to print it, so the \$1,000 every year includes storage, maintenance, installation and putting the new letters on.

Ms. Felipe-Ochoa: Mr. Chairman, that is only with taking the one sign out every year, once a year, so if we wanted to do it let's say three times a year, for example, I think this would be a good way to advertise where you can pick up the clickers or however we would want to word it, that would be something that maybe we might want to also think about and again we don't know that cost.

Mr. Baldis: It's \$1,000.

Ms. Felipe-Ochoa: Every time we want to change it?

Mr. Baldis: It's \$50 for the lettering per banner.

Ms. Felipe-Ochoa: That's \$100 per banner and there are 8, so it's \$800.

Mr. Baldis: Right, the other \$200 comes from the cleaning and that, so you could take that out, so it's basically \$800 for that lettering to be switched out and installation.

Ms. Felipe-Ochoa: That's why the price, it seems very pricey but when you look at everything you are getting with the type of signage that we're using and the level of service, again, my goal here is to make Waterstone the premier community of Homestead, no other community has these types of banners or has done anything like this before. We are getting noticed everywhere now because of these types of things, so when you think about this, this could be another avenue like I said for getting the people out there to make sure that they get their clickers and their stickers for when we do have the guardhouse.

Mr. Diaz: And you brought up a great point which is when you are displaying things like this, in my opinion, your target audience isn't just your residents, you have to understand that there are people visiting here or people coming here, so you're establishing your reputation as a community and exactly like Kim is saying, you have to define at one point, do you want to be that progressive community or do you want to be just like everybody else.

Ms. Castro: I have a question, if we do the banners for the clickers and the guardhouse project can we then not do the mail outs for the people?

Mr. Diaz: If I had a choice between a banner and mail outs, I'd go with the mail out.

Ms. Castro: You'd go with mail outs?

Mr. Diaz: Yes, because that's your target.

Mr. Baldis: Well last year you spent \$700 dollars to buy banners that we tied with rope around guardhouse structures, which slid down and then you had landscaping people tying them up every day. That's the difference I think Alex is trying to make. Who are you and who do you say you are.

Ms. Castro: I agree with that, but my question again is, if we do this, can we avoid the cost for the mail outs?

Mr. Diaz: Well we can afford both, we have money for both. It's just how we choose as a board to spend the money. If the money is there, we can afford it, so affordability is not an issue here. The issue is how much are you willing to expend for advertising? Again other successful cities and we'll compare ourselves to other areas as cities because this is not something typical of HOA's, but if you go to Doral, or you go to Miami Gardens where I work, this is what they do to typically to announce their particular issues that they want to get across. I know you're trying to make the most of the money, but for me personally I think we should stick to just a town hall meeting banner. I know it seems like a lot for a town hall meeting banner, but it's once a year and believe it or not it's up 30 days, so it's every 11 months and plus you have ahead of time a month before to really let them know what you want to change on it, I don't think it's worth going into another banner to make those changes maybe twice a year. I think it should be exclusive to springtime, this is the same time we have our meetings every spring, every year, and so I would recommend just leaving the town hall part and only changing this part out.

Mr. Baldis: Alex, I think you have to look at it not as one year, but the banner is going to last 5 years.

Mr. Diaz: Well, that's not what I'm saying, what I'm saying is that realistically, me personally, I wouldn't want to see this banner more than that one time a year, not four or five times throughout the year.

Mr. Baldis: I understand that, but the life of the banner is going to announce at least 5 town hall meetings, so the cost should be spread out over 5 years, not for one, so one meeting would cost us \$2,000 and that would be the first meeting and thereafter, so it's not a onetime banner. The banners we used last year were \$700 and were rolled up somewhere.

Mr. Diaz: Well we threw them away because the logo is obsolete.

Mr. Baldis: Right, so they're done.

Mr. Diaz: Ok, so where are we? Curtis, your final thoughts on the matter?

Mr. Cooper: I think it's a great idea and I'd like to do 6 instead of 8, if it's going to be a decrease in cost to us, but if it's going to be the same price for 6 as 8, then I'd rather go with 8.

Mr. Diaz: Ok. Sonia?

Ms. Castro: I like the banners. I don't like the idea of the banner being the onetime for only the town hall meeting, but I agree that we should have it and I go with Curtis that if it's going to cost the same to have 8 as 6 then we go with the 8. If it reduces the cost a significant amount then we go with the 6.

Mr. Diaz: Monica?

Ms. Elliott: I'd still like to see the banners be multi-functional if there's a different way to reformat it, if there's not I am in agreement with your suggestion of how we want to do things. So, I like the banners but I would like to see them be multi-functional, not just for the town hall meeting if that's possible. If that's not possible, I would still agree with you guys to go ahead and do it, so I'd just like to see if it's possible that we could get more than just one use of it, but the way you've explained it, it doesn't really seem like it's feasible or possible. So I don't know if there's a different format or not, but I like the backdrop and the layout they have.

Mr. Diaz: Well we can change anything, you can rearrange it, you can make it so where it's on the picture, the photograph in the backdrop.

Ms. Elliott: Yes, but something that's feasible and then we could use it for more than one function that doesn't cost an arm and a leg, if we wanted to advertise the guardhouse or advertise something else.

Mr. Diaz: Well that's what I was trying to get to with what my point was, so you have to understand that there's 12 months in the calendar year and two of those months are taken up with the winter, so those are excluded, so now you're down to 10 months. One month is the town hall meeting, now you're down to 9 months, so the feasibility is are you really going to do anything else with this banner in that 9 month window and secondly, I know Dennis has another community and they talk about a term called "over bannerfication", where it's basically that they have a banner for every occasion and then at that point people stop looking at them because you have one for the 4th of July, one for spring is here, one for welcome.

Ms. Elliott: Well I'm not talking about "over bannerfication", I'm not talking about that, I'm talking about the guardhouse and clubhouse items, something that affects every homeowner in the community that lives here.

Mr. Diaz: Right and I agree. Is that it?

Ms. Elliott: That's it yes.

Mr. Diaz: Kim?

Ms. Felipe-Ochoa: I think I've already stated my position

Mr. Diaz: Ok, do we want to take a vote on this, on 6 or 8? I would like to entertain a motion for either one.

On MOTION by Ms. Castro seconded by Mr. Cooper with all in favor, authorizing the purchase of 6 banners with removable letters with price to be determined but not to exceed \$1,600 was approved.

Mr. Baldis: Ok now I have a question, if 6 banners cost, \$1,700 am I going with the 8 banners?

Ms. Castro: Yes.

Mr. Diaz: Yes.

Mr. Winkeljohn: Thank you, anything else Dennis?

Mr. Baldis: Other than that, I have no news on the light pole at Portofino Lakes, I haven't heard back from them yet on their plans to remove that and that's all I have right now.

Mr. Winkeljohn: Very good, thank you.

D. Manager

Mr. Winkeljohn: Ok, I think I've already covered everything I wanted to say for today.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn: Next is Supervisors Requests and Audience Comments and we have no audience here today.

Mr. Diaz: I do have a couple of updates. Waterstone Living, tomorrow is the deadline for everybody and I've been getting articles for it. I got Kim's article today, thank

you Kim. Now you might be pleased to hear this, the Waterstone Grand Clubhouse has reached out to us as well to advertise their rates in our magazine and we are doing that at no cost and that goes out to the 2,269 homes. It's an appropriate place to put it in and I don't know if you guys are in agreement with that but I did take the liberty of doing that as editor in chief for the magazine.

Ms. Felipe-Ochoa: I'm ok with that.

Mr. Diaz: Ok and the main article here is the road widening project is completed. The school has an article in there for something that's going on there. The traffic signal is completed. ValleyCrest has entered an article about the road widening project landscaping project. It's all in there and it explains how it's within the five year plan and the whole theme and everything and on a side note today we negotiated with ValleyCrest during our contract negotiations that they will be paying for their article because it's advertising for them, so we negotiated that as a half and half, they paid for half the page, which I think is \$500. As you guys remember, you approved 12 pages, we've expanded those pages and we've gone down \$300 or \$400 by using a local printer.

Ms. Felipe-Ochoa: Good.

Mr. Diaz: So it's all good news with Waterstone Living and look for the next issue of Waterstone Living in the first week of April hopefully.

Mr. Baldis: Alex, wasn't there something with Home Depot also?

Mr. Diaz: Oh yes, Home Depot, thank you very much Dennis. Home Depot can't advertise from their local budget, but we worked out a barter I guess, and what they're going to do is, our local Home Depot here, is going to provide a \$250 store gift card in exchange for their \$250 ad which is good because we can use that to purchase bottled water or things we need to purchase for the District and Paul has suggested that we keep a file on that and all the receipts, so welcome our two new community sponsors which is Home Depot and Big Daddy's Pizza. Again, look for that issue around the first week of April which makes our community look really good.

Ms. Felipe-Ochoa: I have a question.

Mr. Diaz: Yes, Kim.

Ms. Felipe-Ochoa: The town hall meeting is being advertised in there?

Mr. Diaz: Absolutely. I've also been busy reaching out and doing a sales pitch for advertising in Waterstone Living and it's been pretty successful. That's about all I have right now.

Mr. Winkeljohn: I have one thing on the gate project. I wanted to wait to the end of the meeting to bring it up. Just a reminder 18 contractors picked up bid packages and their due date is tomorrow at 3:00 o'clock. There's going to be several weeks between now and your next meeting where the architect and the engineer will be reviewing those packages and your next meeting is the 24th, so that's about 2 weeks. In that 2 week period the architect and the engineer will be qualifying and reviewing the bids to make sure there aren't computation errors, that they didn't make a mistake that precludes them from being considered. They will be tabulating and weighing the qualifications, etc. That will come before the board with a well vented procedure process and recommended ranking potentially and staff will recommend something to you. My first words of advice is the same as I did when the civil engineering part was bid out, should anyone contact you, or try to suggest that those other people aren't qualified be cautious of the games that are played in a bid process. It's a small project but people are hungry and you never know what might come up. When we recommend it to you, if the engineer and the architect give you a tabulation just be very cognizant of the potential for costly litigation and negotiation for any peculiar actions, just things out of the ordinary. So we'll recommend the best qualified, highest competitive bidder for you and if you don't like any of them, that's fine, and I'm not suggesting that you would do this, but I've seen boards in the past pick #5 on the list for some unknown reason and they cost themselves more in negotiation money than the whole project, so just a word to the wise.

Mr. Diaz: Paul, do you expect them to appear here at our next meeting?

Mr. Winkeljohn: Yes I do and I expect probably about half of them to be here would be my guess. It's a sign of the times, it's a very competitive world out there. This project is so small that it qualifies a pretty huge pool of contractors, so you never know, a very large qualified contractor could afford to throw a very small number at this. A very

eager small contractor could also, so we hope to get a very competitive number and I'm sure it's going to be very tight bidding. The last bidding we had one really strong contractor who made it pretty easy for you to understand the way this public selection process works, so you may be challenged where qualifications are so close that they wash out and now it's just a number and you have to go with the lowest bidder.

Mr. Diaz: I was going to ask you, do you check them before you present it to us? Do you check their insurance and everything?

Mr. Winkeljohn: Yes, we will review everything that is available to us to help us because do remember what we did before is we put a weighting of qualifications and experience into the pricing equation and if two contractors are within a few percentage points of the same price bid a qualification weight could actually make the lower bidder #2 or #3 or lower down the list. It's not typical and it's not weighted that heavily but in this case you may get somebody who has never built a public project before, they've only built privately and that may lower their ranking and I'm just giving you some ideas before we see any of this to get your minds in tuned.

Ms. Elliott: I'm really going to rely on you guys for your expertise in this matter because I have no experience and I wouldn't really be able to make that much of an educated guess.

Mr. Winkeljohn: Right.

Ms. Elliott: Thank you for the heads up.

Mr. Diaz: Ok are there any other supervisors comments?

Mr. Cooper: I'd like to find out about the shirts, where are we at with that?

Mr. Diaz: Sonia?

Ms. Castro: The person who was in charge of doing them told me that she would give me a call as soon as she had the samples ready and she still hasn't called me, so I expect to go by her office tomorrow and see what the status on that is.

Ms. Elliott: Thank you Sonia.

Mr. Cooper: Thank you.

Mr. Diaz: Ok do we have any other supervisors requests or comments?

FIFTH ORDER OF BUSINESS

Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

NOTES:

~ Town Hall Meeting scheduled for April 24, 2009 at 6:30 p.m. (this will need to be advertised)

Please note that at the March 26 meeting we will add the bid results for the Waterstone Guard house

Also: A representative from Marbella Bay will be invited to discuss a solution and a joint effort regarding the fencing problem. (Need to speak to Dennis about this item)

Agenda Items:

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