

**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 25, 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            |
| Sonia Castro          | Assistant Secretary |
| Monica Elliott        | Assistant Secretary |

Also present was:

|                 |                                  |
|-----------------|----------------------------------|
| Mike Pawelczyk  | District Attorney                |
| Paul Winkeljohn | District Manager                 |
| Dennis Baldis   | Governmental Management Services |
| Jon Cusick      | Resident                         |

**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**

**Approval of Minutes of the  
February 25, 2010 and March 11,  
2010 Meetings**

Mr. Diaz: Moving on to Item No. 2, Approval of the Minutes of the February 25, 2010 and March 11, 2010 Meetings respectively and I did have some corrections that I have already submitted to Paul.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Elliott with all in favor, the minutes of the February 25, 2010 and March 11, 2010 Meetings with the submitted changes were approved.

**THIRD ORDER OF BUSINESS**

**Discussion of Sign Revision for the Charter School**

Mr. Diaz: Moving on to Item No. 3, Discussion of Sign Revision for the Charter School, Paul would you like me to do that?

Mr. Winkeljohn: Sure.

Mr. Diaz: Ok, the school administration, if you recall awhile back they had asked if we wanted to participate in a joint electronic message board sign. I have a copy of that proposal here with me, and again this is all voluntary and their general idea is that it doesn't hurt to ask. The school does have some funds but they wanted to see if we wanted to contribute as well, and the purpose of this would be to eliminate banners in the area and you would have a 3 foot by 8 foot wide LED display which would be the most modern thing out there right now, and this would be for both sides. Kim?

Ms. Felipe-Ochoa: Do we have a better example, something that's true to life, because that is not true to life. Do you have an example or a website we could reference? I'm looking on here to see if there's a website so they can give us a true to life example, because I don't like voting on it without that.

Mr. Winkeljohn: We should ask them for that.

Ms. Felipe-Ochoa: Yes, ok.

Mr. Diaz: Yes, and this is just to get the ball rolling. I think how this all started and just to give you a little bit of background on it, the school as you know has been rated an A school now for three years in a row out of the four years that they've been in existence and I think every time they get that A rating they get some kind of extra funding, and so one of the things the school has identified is that they really don't have any signage, such as a marquee to mark the school and so a lot of people especially from the outside, don't really know there is a school there, so that's what I've been told. Plus, if you look at the fencing that they have, they have at any given time two, three, sometimes even four banners that they put on the fencing and that would of course eliminate all the banners and so this would create a roving message, and it's basically like a TV, it's high resolution graphics.

Ms. Elliott: I see what you're saying and I'm basically in the middle, I'm a little bit opposed to having something with LED because it's a community, but at the same time I

agree with you, the banners don't look very professional. It looks halfway done and their fence in the back doesn't look that nice either, so if you get a true to life example and it looks presentable and it looks like it's something that fits into the neighborhood, I'd be agreeable to voting for it.

Mr. Diaz: Do you want to do this? Do you want to see if the school can come before a meeting with the vendor and maybe they could have some type of live demonstration?

Ms. Elliott: Well, do we have to go through all of that? Can't we just get online and look at it, in another community?

Ms. Felipe-Ochoa: That would be my preference, that's all I really need to vote on it because then I will know what it looks like and if I think it's appropriate for the community or not.

Mr. Diaz: Ok, so we'll table that until the next meeting then.

## **FOURTH ORDER OF BUSINESS**

### **Staff Reports**

Mr. Diaz: Ok moving on the item No. 4, Staff Reports, Mr. Attorney?

#### **A. Attorney**

Mr. Pawelczyk: Yes, and I'll make this rather brief. At the last meeting you authorized staff to negotiate a contract with Waterstone II Master Association basically to amend their contract to provide reimbursement for the temporary employee of the association through their management company. That's here providing the services that you see here today, as well as to address issues with respect to affixing the passes once the initial registration period is over. So we've completed that amendment, you have authorized it, and it will be on your next agenda for ratification. I just wanted to give you a heads up as to where we are on that particular item. The other item is that I'm working with Alex on the revised express pass brochure as of this morning. Also, at the last meeting we talked about a couple of properties that were misidentified by the Miami-Dade County Property Appraisers office, as being owned by someone who doesn't own them. We sent a letter as of March 12, 2010 to them identifying these two parcels, one was

tract A in Floridian Bay Estates, which was the roads, that was identified on their website as being owned by the District. Well, we don't own it, the association owns it, so it's just misidentified and this happens all the time. The other ones were tract C, D, and E in Floridian Bay Estates South, these are essentially landscape common areas that are owned by the CDD, but they were referenced on the website as being owned by Steve Greenfield Trustee, so those are in the works and they'll get corrected.

Mr. Diaz: Yes Jon?

Mr. Cusick: Yes, my name is Jon Cusick from the Waterstone I Clubhouse. Mike who did you contact? Currently the clubhouse is listed at the city as property owned by Floridian Bay Estates.

Mr. Pawelczyk: I'll speak to you right after the meeting and I'll give you that information.

Mr. Cusick: Ok, thank you very much.

Mr. Diaz: Thank you Jon.

Mr. Pawelczyk: The only other item I have is, I know we're working on the security services agreement, and staff is looking at the latest changes to that and I don't have anything further, but if you'd like, I did meet with Juan Alvarez today, your District engineer so I could report on that.

Mr. Winkeljohn: Mike, if I could just give an update on the security services. That contract has been finalized with Mike's recommended changes, and they've accepted all of them. The only change since our last meeting that the board isn't aware of is, and there is a copy right here if anybody wishes to see it, but it was in the negotiations, the best opportunity for the District was to freeze their price for three years and so they were one of the top two in terms of the lowest amount of money, including holiday time, including paying their employees a reasonable wage and that sort of thing and so because they were the most competitive in that respect we thought that was the best negotiation item for us, not only to match the others, including the various pieces of equipment that go in the clubhouse for example like a refrigerator and so forth, so they've agreed to all that, but

they also agreed to hold their price for three years and also the same termination clauses by the way.

Ms. Felipe-Ochoa: I have a question since I wasn't here for the last meeting, what was their price because I don't really want to look through all of that just to find out that one answer?

Mr. Winkeljohn: I think it was approximately \$13.55.

Ms. Felipe-Ochoa: Thank you.

Mr. Pawelczyk: So I think that agreement actually still has to come back to the board for approval, correct?

Mr. Winkeljohn: No, it was approved but it will have to come back for ratification.

Mr. Pawelczyk: That's right it was approved at the last meeting, my notes are incorrect.

Mr. Diaz: Ok, I lost track now, are we still on the attorney's report or are we doing the engineer?

Mr. Pawelczyk: Yes, let's stay on the attorney's report because I actually have another item since I misread my notes. We need, at least I would like to request that board approve an amendment to the Waterstone II security decal application agreement which I recently explained because the board never approved that. That's what I thought this was in my notes, so all that amendment does as I previously explained briefly, was that it allows the District to fund as part of our registration program, the association and their management company use of a temporary employee to help us with the security sticker applications and go through all those steps that we've set up for them to review each application and do that. They're paid on a hourly basis, it's \$12 per hour, based on a set schedule that we set during the week, and it's \$25 an hour for the limited weekend schedule that we have, to provide for those people who just can't get here during the regular business hours.

Ms. Felipe-Ochoa: So we need to approve that?

Mr. Pawelczyk: Yes, you need to approve that, and one more thing before I ask for that motion that I want to point out, through May 28th, the association is getting \$5 per

decal and Alex please correct me if I'm wrong, so \$5 per decal applied and that's pursuant to the agreement we discussed with them and after this initial registration program is over which pursuant to the terms that have been discussed would be May 28th and starting May 29th we will no longer have a temporary employee, and at the same time the association will, through its management company, will still apply and be responsible to do these application stickers through the Waterstone II Master Association for the security stickers and they're going to do that for \$10 per sticker, during regular business hours with their current staff.

Ms. Elliott: So we need two motions?

Mr. Pawelczyk: No, I just need one motion authorizing an amendment with the Waterstone II Master Association security decal application agreement as set forth in those terms.

Mr. Diaz: Just as a point of clarification, after April 2nd the District will be receiving \$20 per pass, because the promotion is only up to April 2nd, so the amount after April 2nd is actually being absorbed by the cost of the fee itself.

Mr. Pawelczyk: Exactly, so a motion authorizing the chairman and or assistant secretary to sign an amendment to that agreement would be in order.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Elliott with all in favor, authorizing the chairman or assistant secretary to sign an amendment to the Waterstone II Master Association Agreement relating to the security stickers was approved.

Mr. Pawelczyk: We'll still put it on the agenda for ratification at the next meeting just so you have it in your package. I don't have anything further.

**B. Engineer**

Mr. Pawelczyk: I know there are some District engineer items that are here that I can jump into, only because I had a meeting and your District engineer happened to be there, so I chatted with him for a little bit after the meeting. He's done some work for you, and Alex has some handouts there, and that first handout deals with, actually I'd like to do

that one last if we could, because that's the most difficult one. There are three handouts there, and the first one is just a map that shows all the drainage facilities, another one shows all the lighting facilities within the District, and Juan just wanted you to have these items and eventually we would be in a position to put them on the website and we think they'll be very helpful for identification purposes as we go down the road to identify our infrastructure and have it repaired when necessary, included in our fee documents and whatever, so he thinks those are going to be valuable tools and he was asked to prepare each of those. The other map, which is a colored map, is mainly for the guard gates. Alex already has some questions on that which he's marked up just to identify where the gates are, it's really just a simple map that Juan put together using the existing GIS format that he has for this District, for the security guards to pass out just showing how to get to a particular community or for whatever purpose we need it for. The final map is the one with the highlights in yellow on it, all the bubbles and so forth. This is the one we talked about, as you know and we've talked about this quite a bit, for purposes of the South Florida Water Management District permit and drainage, etc., each permit goes from a construction phase to an operational phase and once that happens when it goes to the operational phase, essentially it's turned over to the entity that's going to be responsible for maintaining it. As you know we're responsible to maintain our lakes, and we have quite a bit of waterways within the District, and we're responsible to maintain those also. One thing that we've talked about in this meeting and that really is an issue that is going to come to the board for a decision is, included as part of the drainage for the community, is those drainage facilities that are not the lakes, but the culverts and the pipes, that are in the individual communities which are owned by the respective associations and which drain water from the roadways within those communities to the District's lakes. So, the question is, does the District want to accept responsibility for the maintenance of those drainage facilities within individual communities since we are the responsible party under the permit? The interesting question there is, if we were to do that, we would need an easement for maintenance and repair purposes, over each individual community from each individual community, so there is a lot of leg work that's involved here. To

compound the situation, you'll see on that map those highlighted areas on the left side of the map, the one that Kim has. On that particular map, on the left side, that shows those communities where those permits have not been transferred to an operational phase and undoubtedly the developer just never did it, so we would need to do that and to go back and have the individual developers do it, we can ask them to do that, but I think it's just easier to have Juan go ahead and do it and present it as one entity which we can do since the CDD is the responsible entity under the permit and he's going to package it, and I think it would cost more to go after each developer, should each developer even exist. To try and get them to do it, and this is what the District is for, to go in and fixed it, so the question is, when we're doing that, do we want to also obtain easements over these interior drainage facilities and be responsible for the maintenance thereof, and the only reason I'm saying that is because this has come up in previous meetings.

Ms. Elliott: Having one entity in control of all of the drainage, is this something that could be easily organized and maintained if you go to one person controlling it? The other thing is that, how much more costs are we going to incur if we do so, because I know each homeowner's association is paying and is responsible for paying yearly or whatever, so I'm sure the homeowner associations would be more than happy to have that if there could be an agreement made to where it works out good for them and it works out good for us because we don't incur all of the costs, maybe they pay a portion but we have one head person that actually has some sort of organization for the drainage and in scheduling that here, does that make sense?

Mr. Pawelczyk: Yes, that does make sense and the only thing I would say is from a practicality standpoint, I think if you look at those communities overall the cost to maintain the drainage facilities, and they're all different sizes, but it's probably about the same on an annual basis, so if you think about it, have the District assess to maintain those facilities and be responsible for them and not have to answer to anybody other than the District. So what would happen is we'd send people out, just as we inspect the lake drainage facilities, they'd inspect them all, so the District would incur the cost but that money should be in your associations budgets which should be taken out of there.

Mr. Winkeljohn: Yes, they would have to be responsible for deleting it from their revenue and expenses, but the reality is, that never happens, and what ends up happening, often times they don't reduce their budgets and they just spend that money somewhere else, then we go in and add our inspection and maintenance costs the net effect to the resident is more expenses, so that's one side of it.

Mr. Pawelczyk: If the District were to do this, the cost per individual homeowner would be considerably less because it's one contract to inspect it, and it's one contract to fix it.

Mr. Winkeljohn: Right, and when the board took this up previously that was the consensus of the board which was that the ultimate blame and benefit to the community and responsibility will always fall with the District, and these small collection pieces upstream of our lake drainage system will ultimately rule whether we're successful or unsuccessful in a storm event and so the board chose at that time to authorize Juan to start this process, so you've already weighed in as a board on what you want the outcome to be. What Juan is supposed to be doing and what he's done is identifying the low hanging fruit so to speak, the communities where he thinks it would be the easiest to transfer depending on where the permit is. If the permit is already in an operational standpoint, that would be easier, just go in and get the easement. The next tier are those with the operational permits still outstanding, so he's has two steps with those, so they are all unequal in that respect as far as I can tell, but the reality of it is, the District is in position to do an assessment, to collect revenues for that type of an operation, and we have the experience and the background as entity to do that and it's easy for us. There are numerous contractors, like Mike said and it makes good business sense. Now from a political, social, practical sense, the HOAs are not known for reducing their budgets, so that's another topic.

Ms. Elliott: Yes, that's another issue altogether.

Mr. Pawelczyk: What I think we would need to do is, after explaining it, set a deadline and if they don't give us the easement by that deadline, then they're responsible for it in perpetuity because we're going to submit the proper applications with the South

Florida Water Management District to move it either to the operational phase, or just to identify it as being District facilities and with all due respect to the associations and their property managers, do they really have the expertise to review it, some of them do, but most of them don't.

Ms. Elliott: I'm totally for doing it, I don't know how you guys feel about it.

Mr. Diaz: Yes, we've gotten to that point now, but I have a separate issue. The fact that the developers didn't close out these permits, I'm assuming there's going to be some procedure and costs involved in getting those permits closed, correct?

Mr. Pawelczyk: Well, actually transferred.

Mr. Diaz: Yes, transferred, so are we talking about a lot of money?

Mr. Winkeljohn: Well, what will happen is you can try to put them through as one request and the reality is South Florida Water Management will come back and say, no these are separate, and then you would have to pay for each one individually, I forget what the amount is, but it can be upwards of about \$1,000 per permit, so it could add up to quite a substantial amount.

Mr. Diaz: What I'm getting at is, we have a pending litigation with the Joint Venture so maybe this is just another item that we could add to that list.

Mr. Pawelczyk: I think you should notify your special counsel that this stuff is there and has not been done.

Mr. Diaz: But I also agree with Monica and Kim as well, it just makes sense to have it all done, and to me it makes a lot of sense, but the hard part is getting through the political ramifications of getting everything approved.

Ms. Elliott: That's just part of it, we just have to go through it, and address the issues as they come.

Mr. Pawelczyk: Well, Juan did offer to come to the meeting or come to a future meeting if you thought it was necessary to discuss this with him, or he's available by phone at any time. I don't know if that's necessary, I think now it's really how do you want to proceed to do this? I would like to start getting the easements for those, and why don't we do this, why don't I work on the proper easement document between now and

the next meeting, and we'll just bring that to the board since that's only a couple of weeks away, and we will at that point decide how we're going to approach the associations. I'll do an easement and maybe an overview, I'll draft something and let Juan look at it for technical reasons just to have something to send to the associations.

Ms. Felipe-Ochoa: Speaking from my vantage point, I know that only a couple of times our community has been done, and selected areas were done. So having said that, I'm just all about the cost and what it's going to breakdown per home, because it has to get done, and if it's going to fall back on us ultimately it looks like we are the responsible one, then let's just get it done.

Mr. Pawelczyk: I think from my experience and Dennis could probably even comment better than I could, is once you start maintaining these and have a regular maintenance program, the cost is relatively low, as long as you're maintaining it and inspecting it on an annual basis, is that correct Dennis?

Mr. Baldis: I can give you a good example that happened here last year. The District has 38 catch basins, they were inspected at \$10 per catch basin, which is \$380 and that \$380 went against the bill for cleaning the ones that needed to be cleaned. The District had never done it before so we had construction debris and all of that built up in there, so out of the 38 catch basins, 22 needed cleaned, so it was around \$3,800 to have 22 catch basins cleaned. Now if you added more, we can negotiate maybe \$7 per catch basin to inspect, and like Mike was saying, if you do it continuously every year, then essentially you have no build up. I have Districts where we have pipes where we send divers in, and they charge us about \$2,500 to inspect 14 sites and some years the board decides to clean maybe one or two of those sites, and some years they decide not to clean any at all, except the one main outlet that we always clean no matter what is in it, so once you start doing it then it gets better and better.

Ms. Elliott: I think we should get started on it and then we can approach some of the associations with it.

Ms. Felipe-Ochoa: Well, if we could also have a guesstimate about what it might cost per home that would be good.

Mr. Winkeljohn: Yes, I'll ask Juan what the estimate for the engineering cost would be to do it all as well as the permitting costs.

Mr. Pawelczyk: Unless there's a problem, there's no legal costs associated with the transfer of the permit, the engineer does all of that. It would just be dealing with the easement, once I prepare the easement, management can basically track down items, so really my cost is relatively low, so it's heavily geared toward the engineer.

Mr. Diaz: Very good.

Mr. Pawelczyk: That's all I have.

Mr. Diaz: Ok, so are we still at the attorney's report or are we doing the engineering?

Mr. Pawelczyk: We did the attorney's and engineer's both at the same time, so I don't have anything else to report on behalf of Mr. Alvarez, unless Paul has something he wishes to report on.

Mr. Winkeljohn: No, not at this time.

Mr. Pawelczyk: Alright, so I have nothing further Mr. Chairman.

Mr. Diaz: Thank you.

### **C. Field Manager**

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

Mr. Baldis: Yes, and continuing on that topic, storm drains. I received another proposal from a different company than we used last year to do the District's 38 catch basins, storm drainage and the conversation I had with them, they more or less just come out and clean all 38 catch basins without inspecting them. If they do an inspection, they use a camera and send the camera into the pipe and it gets quite expensive. They quoted me a price around \$2,500 just for the inspection. The cleanout, to have Southern Asphalt Engineering cleanout 38 catch basins, their quote was for \$5,894 and we're just bringing this up because this is something that we should start doing this time of year before hurricane season. Last year we spent around \$3,800 to clean 22 of them and they inspected all of them. I was very happy with the company that did it last year, all the areas we were having difficulty with flooding once they cleaned them we no longer had that flooding

issue, so I would like to go ahead and continue working with Allstate Resources who was also the vendor that takes care of our wetlands, so I would recommend going ahead and having the initial inspection done for \$380 and bring it back to the board.

Ms. Felipe-Ochoa: So that's a new quote for this time around, the \$5,800?

Mr. Baldis: Well no, that's another company that we received a price from, but I'm speaking about Allstate Resources, who did it last year, they charged us \$10 per catch basin for inspection and then that comes off of the price to clean it and last year they cleaned 22 catch basins for \$3,800, so I would be surprised if we needed to even clean 22 this year.

Ms. Felipe-Ochoa: Right, and that was a total of \$3,800?

Mr. Baldis: Yes.

Ms. Felipe-Ochoa: Ok, so I make a motion to approve with a not to exceed amount of \$3,800.

Mr. Diaz: Don't we have a budget line item for that already?

Mr. Baldis: Well, I just wanted to bring the board two quotes.

Mr. Winkeljohn: Right, so I think this is just for informational purposes only.

Ms. Felipe-Ochoa: Ok, I'm sorry.

Mr. Baldis: Alright, so I'm going to go ahead and have them inspect it for \$380.

Mr. Diaz: Thanks Dennis.

Mr. Winkeljohn: Dennis, correct me if I'm wrong, but you're just bringing this up for informational purposes to show what the market is charging, and our previous contractor seems to be the most economical.

Mr. Baldis: Correct.

Mr. Diaz: Yes, because Waterstone II came to you, right?

Mr. Baldis: Well, they're the ones that provided the proposal because they were trying to get a lower price for everybody altogether, but you can't really compare them because they're just going to clean them without inspection and it's \$5,800 just to clean the District's.

Mr. Diaz: Right, so it's a better deal with Allstate.

Mr. Baldis: Yes.

Mr. Diaz: Very good, what else do you have Dennis?

Mr. Baldis: Ok moving along, at the last meeting we talked about some sidewalks in the community where the grade was 6 inches right next to the sidewalk and we went around and filled those areas in with sand and built them up so it's less of a hazard. We installed the 22 boulders the board approved throughout the community and relocated the boulders from the school area. We also installed the trees that were approved by the board at the last meeting. The mulch for the community is being completed as we speak, it may be completed right now. The fertilization, we fertilized the whole community. The Spring annuals will be here on Monday and they'll be installed. I wanted to let you know that you might not be happy with them when you see them because they are a little bit small, and there are not a lot of flowers, but they are budding. The order went in on January 16th but the weather really hasn't been very conducive to growing plants. They will flower, they are healthy, they just haven't had the right conditions for growing, so those will be here on Monday. The FPL easement over on Waterstone Blvd., all the debris has been taken out of that, so that's been all cleaned up. The FPL easement running behind The Estates, next to the preserve area where we had a complaint that it wasn't graded properly, I met with FPL and they brought the contractor out there, and we looked at that and they've agreed to come in and re-grade the area, put some sand in there, and re-seed it and that should be done by next week. Also, Comcast is here and they are installing the cable.

Mr. Winkeljohn: Actually, this building is complete with the exception of the tie in on the inside, so the cable is outside and it's just going to be a few more feet of work which will be quite interesting to see and then this building will be live.

Mr. Diaz: While we're on that topic, Dennis could we make sure we coordinate with the pressure cleaning people so they can come in right after Comcast? I just want to get all those marks off the sidewalks, streets and curbs.

Mr. Baldis: Yes, and they're waiting for my call, they've been informed.

Mr. Diaz: Ok.

Mr. Baldis: Alright, next we had some plantings at two different fence areas that we put plants around like we always do to hide the fences. The irrigation at the guardhouse will be completed next week. The Turnpike fence has been repaired and we're also waiting to hear back from them to get approval that we're allowed to keep that fence there. The FPL easement next to the preserve has had barbed wire put on both of the gates to help prevent foot traffic in that area. That gate behind the clubhouse that's been missing for a long time will be installed next week. There's also a gate missing on lake #2 that will be put back next week and that's all I have, unless you have anything for me.

Mr. Diaz: You touched on the planter that I wanted to show the board.

Mr. Baldis: The planter, yes.

Mr. Diaz: We were looking around at the guardhouse for planters to put in the center at the two sides, the column and the left side as you're coming into the visitor lane, and by accident we stumbled across a nearby nursery that actually custom makes them, so we asked if they could make our logo on a planter and they made us a sample. I brought a picture of it today because I thought I could pick it up and bring it over here, but apparently it is very heavy, it's concrete and weighs about 100 pounds, so I didn't actually realize how heavy it was, but this is what they are offering to do for us, and they are \$100 each.

Ms. Elliott: Do we need a motion on that?

Mr. Diaz: Well how many of these did you want to get Dennis?

Mr. Baldis: I believe we were talking about purchasing 12 of them.

Mr. Diaz: Ok, so it would be a not to exceed amount of \$1,200.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Elliott with all in favor, authorizing the purchase of 12 planters for the guardhouses not to exceed \$1,200 was approved.

Mr. Diaz: Anything else Dennis?

Mr. Baldis: No sir.

**D. Manager**

Mr. Diaz: Alright, moving on to the Manager's report, Paul?

Mr. Winkeljohn: Yes, just an update on trying to get the Certificate of Occupancy for the Boulevard gate. We had a busy day today, the city was trying to figure out what we needed to give them to give us the CO and they kept telling us they needed a letter and we came back to them and said, we would be happy to write you a letter what do you need it to say, and they said we need a letter from the owner, we need a letter from the engineer, just a general request from a lot of different people and so about week after that we figured out that they needed a letter from the civil engineer certifying the civil side of it and that is Juan Alvarez's office. His staff came out and inspected what they had thought was already approved and certified, which it had not been apparently, according to the city, but the county had signed off on it in regard to the sewer. It also turned out that it was broken, the little pump stations at two of the three guardhouses that didn't work. It appeared the electrician put a steel rod through the top of this device and the landscaper put a palm tree through the top of the device also, but luckily the steel rod ended up about a fraction of an inch above the tank and the tree was about 4 inches above that, so we removed all of that and we're going to basically put a donut and a manhole on top which is actually what was on the plans originally. I'm not sure why that wasn't done to begin with, but nonetheless, the palm tree will have to be moved and this is on the back side of all the gates. So that completes the guardhouse at the Boulevard from the city's standpoint, and hopefully by tomorrow we'll have this magic letter signed off on by the engineer and to the city, with a C.O. sometime next week. I'm not sure how that's going to fall into place and affect the timing with the spring break holiday, but often times staff are on skeleton crews and things like that, but regardless we'll make sure that it gets received. The second topic on opening up the guardhouse at the Boulevard is the ability to connect internet, remember we had advanced enough with our server that the software was not able to take a thumb drive upload of the cars that are allowed to go through, so we needed to somehow create connectivity and so I found a router that uses a cell phone air card with AT&T which has excellent service in that area, and it was supposed to be delivered yesterday but it was not, so I'm going to drive it down here tomorrow when it comes. I

shipped it to my house because it's half the distance to here, so we'll have that and it comes with an IP address, and we're already online here, so sometime next week we're hoping that the security staff can migrate the data that we've been collecting into the server and to make a long story short, we're hoping by the end of next week the Boulevard will be functioning in order to make our deadline, so we're trying to get all of that resolved, and I'm hoping Comcast catches up to us at that point.

Mr. Diaz: Very good, and I was asking Paul what other applications we could use after this, there might be a couple here and there to remotely do registration drives or something like that.

Mr. Winkeljohn: So basically that's the day to day routine of finishing the project, but there are a few paint jobs and things of that nature that I'm going to have them do, but we're just trying to get it finished.

Mr. Diaz: As far as the low voltage or the electronic security items, the easy lock and everything else, are they on track with that?

Mr. Winkeljohn: Yes, they're done with that, it's all on.

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

Mr. Winkeljohn: No.

## **FIFTH ORDER OF BUSINESS**

## **Supervisors Requests and Audience Comments**

Mr. Diaz: Moving on to Item No. 5 Supervisors Requests or Audience Comments, Monica?

Ms. Elliott: Nothing, thank you.

Mr. Diaz: Alright, nothing from Monica, Kim do you have anything?

Ms. Felipe-Ochoa: How much money does the school have to put up towards that sign?

Mr. Diaz: The school, the last I knew they had about \$30,000 to \$40,000 and that's why they were asking if we wanted to partner with them. I think they're also asking the Christ Fellowship Church to see if they want to partner for the remaining balance, because

initially I told them that we weren't going to accept the standard school sign, which has just the one color, the red or the amber, that is a little bit distracting to me. Yes, Mike?

Mr. Pawelczyk: Yes, we would just need to be careful if we're involved in any partnership with a religious organization because we are government, we cannot interfere and have any cross conflicts with religious entities, or an exercise of religion or the establishment of religion, and those kinds of things, there are constitutional requirements that prohibit us from doing that, so any religious message would not be allowed on any sign that the District has an interest in.

Mr. Diaz: Ok, that's a good point. Ok, anything else Kim?

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

Mr. Diaz: Ok, the only thing I have is sometime today or maybe even yesterday the Spring issue of Waterstone Living should have been mailed out so look for it either tomorrow or Saturday to be in your mailbox coming soon. Also, with the update on the Waterstone express pass, I ran the numbers this morning but I can't find my little post-it with the notes on it, but basically as of this morning we've issued over 1,700 decals on cars, we actually placed them on the cars and there are about 680 or 690 that are pending in the system waiting to get a decal issuance of people that have registered their cars. So it's been pretty successful, and Maria has done an excellent job of taking in all the walk-ins, even though she's only scheduled for about 41 appointments per day, she averages about 80 per day, so good job Maria, thank you and of course that's including the people that didn't show up, but I'm saying overall it shows on the screen that it's about 80, between 70 and 80 every single day, Monday through Friday, and we're also here on Saturdays and Sundays, and they've done a great job on the weekends also with all of the walk-ins because the general mindset is to just get them out of the way if they're here. Then the last item I have is, as you know we're going to be having our town hall meeting on April 22nd right here at this clubhouse, Waterstone II, at 7:00 p.m. and one of the presentations is that I had asked for a local insurance company owner to run some numbers on what would be the discount for most of the homeowners insurance companies that cover this area, once the guardhouse is 100% operational and he gave me a

breakdown of it and it's actually pretty interesting because it's divided into two portions and for most companies it's communities surrounded by a 6 foot high fence with limited access gates, a 24 hour uniform employed security, and it ranges from the different companies and I have about nine companies here, from 5% to 15% and then second tier of that is, communities surrounded by 6 foot high fence with limited access gates or 24 hour uniform employed security at the gates and 24 hour roving uniform employed security, so it gives you the two different tiers there, so basically, again it's between 5% and 15%, so if you're looking at insurance it's a substantial savings and if you look at how much we increased for the security program of \$176 per year, in some cases some people are looking to actually save \$200 per year in their homeowners insurance once this program is in place, so that's actually really very good news. I know that one of the topics that was brought up before was the possibility of raising the annual assessment in order to provide 24 hour roving Homestead police officers, similar to the program we have now, so that's just for informational purposes and other than that I have nothing else.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

- A. Approval of Check Register
- B. Balance Sheet and Income Statement

Mr. Diaz: So next item would be to take up a motion to approve the check register and balance sheet and income statement.

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

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Diaz: Alright then, we would just need a motion to adjourn the meeting.

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

March 25, 2010

South-Dade Venture CDD

**NOTES:**

*~ Please note that Paul has confirmed to present the budget at the 4/22/10 meeting I added the PB in our calendar & the resolutions are included in the meeting file for us to hold until the meeting  
Jennifer*

**Agenda Items:**

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