

**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, April 8, 2010 at 3:00 p.m., at the Watersone Clubhouse, Phase II, 1355 Waterstone Way, Homestead, Florida.

Present and constituting a quorum were:

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

Also present was:

Mike Pawelczyk	District Attorney
Paul Winkeljohn	District Manager
Dennis Baldis	Governmental Management Services
Jose Zepeda	ValleyCrest Landscaping
Corine Ferre	ValleyCrest Landscaping
Ed Gonzales	Property Manager, Waterstone II Master Assoc.
Steve Huggins	Waterstone Grand

FIRST ORDER OF BUSINESS

Roll Call & Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Staff Reports

Mr. Diaz: Ok moving on to item No. 2, Staff Reports and we'll start off with our District Attorney, Mike Pawelczyk.

A. Attorney

Mr. Pawelczyk: Yes and I am turning on my microphone, but I don't necessarily have anything to report today, I'm just looking through some of my paperwork to see if I do have anything to update the board on. The only item that I have as a follow up from the last meeting, as far as I know are the lift station easements that are with the city, we're

still waiting to hear back from them but Juan is trying to coordinate with them, not just with this District but with other Districts that are located within the city of Homestead. Certain people are telling me that Homestead has terrible record keeping with respect to its lift stations and easements and its public infrastructure that's given to them by developers, or in this case the District, so that's why I want to make sure that it gets done and we have everything that we need so at least our record keeping will be good. So I think that's part of the reason it's taking so long and it could be a departmental thing because I know their city clerk's office is very organized having worked with them in the past. The other follow up was to start working on, and this deals with the South Florida Water Management District and the transfer of the permits and the assignment of the responsibility for those drainage facilities under the private roads and within the private road right-of-way to the District. We just met on the 25th, but I have started the drafting of an appropriate letter and the easement document and I should have something to bring to you for the next meeting to take a look at. The instructions that I had gotten on the letter to the individual HOAs is something to the affect of, we're here to help you, if you want to take advantage of this program here's the information, if not fine, but let us know one way or the other, so that's the basic tone of the letter, real nice, here we are, if you need further information you can contact me or Paul, so we'll see where that goes, but at the next meeting I'll have that draft letter for you so we can move forward with the process and it also has a form easement that we would prepare for each of the communities over their respective right-of-ways, so they would all be separate easement documents, and that's all I have.

Mr. Diaz: Ok, I just have one question for you Mike, can you refresh my memory and tell me if we finalized the revised encroachment agreement with Portofino Lakes POA?

Mr. Pawelczyk: The last item I have on this is correspondence from you to Jess asking her if the POA attorney has reviewed the encroachment agreement and nobody has commented to me, so we haven't received a signed copy back in other words. This board

has approved it, but the Portofino Lakes POA has not returned the document that you provided to them to my knowledge.

Mr. Diaz: Yes, I haven't heard either way and that's why I was wondering, I wasn't sure if it had been finalized or not.

Mr. Pawelczyk: No, and who is Jess, is that one of the board members with the POA?

Mr. Diaz: Jessica Shuman is now on the board, yes.

Mr. Pawelczyk: Well I have her email address here, so if it's alright with you, I'll go ahead and follow up with her as well and ask if the attorney has any questions please contact me directly.

Mr. Diaz: Please do so because as of right now we are still maintaining the area behind Portofino Lakes I believe.

Mr. Pawelczyk: Ok, I'll follow up and I'll make sure I keep you informed Mr. Chairman and at the next meeting hopefully we'll have something back from them or at least a response.

Mr. Diaz: Thank you Mike. Is there anything else from our legal side?

Mr. Pawelczyk: No sir.

B. Engineer

Mr. Diaz: Moving on to the Engineer staff report, Paul will you be doing that?

Mr. Winkeljohn: Well since our last meeting including a week of holiday for most professional staff, a lot of people were gone on that spring break, Juan's office has nothing new to report, so that has changed since our last meeting from his office. He still has the map corrections to make and the things that Mike just reported on, I've asked him since our last meeting to gather some general budget figures on what it would cost to do the permit transfers that we discussed so I don't have anything back from him on that, but I know he's engaged in working on it.

Mr. Diaz: Ok, so there's no major pending items.

Mr. Winkeljohn: No.

C. Field Manager

Mr. Diaz: Ok, then the next item is staff report for the field manager and Dennis is on vacation this week so Paul will you be taking that as well?

Mr. Winkeljohn: Correct, and actually Dennis didn't have much for you guys this meeting. You can drive through the community and see the flowers rotating, you can see the new mulch is in and the basic spring time conditions are starting to take place. The outstanding issues for him, well there really were no outstanding issues, but the four priors on his plate related to landscape enhancements basically and Alex you probably would want to cover that.

Mr. Diaz: Ok, I do have the AEWs from ValleyCrest, just as a recap we're now entering the fourth year of our five year plan and so one of the main focal features as you know is the main monuments as you enter and we've always talked about our theme and this is the establishment of that theme. This is the first impression you get when you come into the community, so this is the big ticket item for all of the monuments. Dennis felt and I actually agree with him, that this is your first impact as I mentioned, and this is really where you establish your theme, so it should be the lushest and he also felt that the impact shouldn't just be focused on the monument itself, but actually wrap around both sides of it as you enter the community, so if you're coming in off of 137th Avenue, what we've done is that it actually starts before where it wraps around and you start getting that impact right before you make the turn into the community and that repeats itself as well on the Campbell Drive entrance, so what I have before you today is a proposal from ValleyCrest that was put together by our landscape designer staff, Corine Ferre who is here with us today and she can answer any questions you have. I also have some, and I don't know as far as budgeting how far you guys want to go with this, but the center median as you enter 137th Avenue, that's also the outdated theme and so they also went ahead and put in the pricing for different sections of that median leading up to the guardhouse, beyond the guardhouse and beyond the main traffic circle, and it's actually broken up into those sections. So let me start by the first presentation and we do have a photograph that goes with it here and Corine do you want to explain exactly what it is you did here?

Ms. Ferre: Yes, this is a combination of the plants that we wanted to use in the future, along with Sonia's input and adding some of hers. Originally, I had already done something similar including the triangle palms. We basically need to have something tall that casts shade for the plants that we have below the begonias which you will see a little further down, which was the Sonia addition and we have the bourgenvillas which we used on Campbell Drive and at the Waterstone Blvd. entrance, so there's a repeat of plant material we already have, such as these here, the desert cattails and the plants we have been using over the last six months. The society garlic which we have here, as well here, and we have the coral rock and the aechmeas, which we've been using all along.

Mr. Diaz: The only thing I mentioned today, did they remove the one triangle palm from this area here, because our Christmas decorations call for, we have a design that has to be in the same location every time because it was custom made to these monuments and it goes right here at the first pillar of each side of the Waterstone monument.

Ms. Castro: What are we going to do with the plant that is there right now?

Ms. Ferre: I opted to relocate that on site, I would prefer of course to relocate them, as opposed to removing them permanently, they are beautiful, but they are unfortunately destroyed in the winter, but I have nothing against crape myrtle, the ones you have in the median at Waterstone Blvd. could be relocated as well in the common area where we can enjoy them.

Mr. Cooper: So these are getting relocated, these royal palms that are going to be moved?

Ms. Castro: No, it would be in the front, it would be right next to the rock.

Ms. Ferre: I think you're referring to the spindle palms, the blue-green palms.

Ms. Castro: The only thing that I don't really like too much is the bourgenvillas being here, but I like it.

Mr. Diaz: I was going to mention that you have to note that we have this on 41st Street, so I want to make two good observations you alluded to just now. The first is that unlike before where you had the flowers up in the background and plant material in the foreground, it's been reversed now. Now you have the plant material in the background

and flowers in the foreground for the annuals, so the ones that we'll be replacing are only the ones in the front for the changes and there is a slight cost savings because we're not going to be doing as many annuals, so that's the first thing to observe. The second item to observe is that it calls for removing the actual bed, they're actually putting in soil there and gradually bringing it down to a more natural look.

Ms. Castro: The palm that you have here is the Mexican blue palm, right?

Ms. Ferre: Correct.

Ms. Castro: How are we going to keep that small enough to be able to see the Waterstone sign as well as rock?

Ms. Ferre: Well we'll need to clip it at standard height.

Ms. Felipe-Ochoa: I have a question. Does that mean you're going to demolish this wall in the front completely or you're going to put plant material there?

Mr. Diaz: No.

Ms. Felipe-Ochoa: Ok, so it's just going to be hidden?

Mr. Diaz: Correct.

Ms. Felipe-Ochoa: Ok.

Ms. Castro: So you're going to have no palm tree here and two on the other side?

Mr. Diaz: Well, what I was asking for Corine, is that we have a Christmas decoration that goes right on this thing, so that might be covering it, so we might want to move it just a little more, a little off so it's not in front of those palms.

Ms. Ferre: What I was trying to accomplish is to stay with the shade.

Ms. Felipe-Ochoa: So we would move these trees right here, so the palms can still show?

Ms. Ferre: No maam, we would relocate the existing crape myrtles.

Ms. Felipe-Ochoa: Right, ok.

Mr. Diaz: Ok, so let's break it down, if you have any more questions about the landscaping itself now is the time to ask them, and then we'll go into the pricing.

Ms. Felipe-Ochoa: How big do those trees get over time? Do they stay this size?

Ms. Ferre: No, they will grow, but they're not large, they're not something that's going to become as massive as a royal palm.

Ms. Felipe-Ochoa: Ok and so this part where it begins to create this "V" look, if you will, how large does that get over time, so when it does grow it doesn't cover the columns.

Ms. Ferre: It will really never do that.

Ms. Felipe-Ochoa: Ok.

Ms. Ferre: As you can see, it is not dense, you can see through it.

Ms. Felipe-Ochoa: Ok, so now let's look at the cost.

Mr. Zepeda: For the Campbell Drive side the proposals is to do two sides.

Mr. Diaz: Ok, this is for the Waterstone Way/Campbell Drive entrance, so for both sides the total is \$15,047.

Mr. Zepeda: That includes the approach also.

Mr. Diaz: Right, both sides of those monuments.

Mr. Zepeda: Yes, the two monuments, the approach and the signs.

Mr. Diaz: Then for the Waterstone Way and 137th Avenue, both monuments and the approaches to those.

Mr. Zepeda: Yes.

Mr. Diaz: That one is \$19,385, so today we have two proposals here and does anyone have a calculator?

Ms. Felipe-Ochoa: Yes, I have mine.

Mr. Diaz: Ok then \$19,385 plus \$15,047.

Ms. Felipe-Ochoa: So it \$15,047 plus \$19,385, so there's only two prices?

Mr. Diaz: Yes, the two Waterstone Way monuments, all four sides.

Ms. Felipe-Ochoa: Right and I see our manager created where we are at with our expenses as far as the project is concerned, so we're at negative \$26,000?

Mr. Winkeljohn: That's a whole other conversation, and just for today's purposes if you want to approve this, I would recommend approving it in two steps, one would be in a design concept and a price and then a second step would be an install step. I would not do the install step today because the truth is, with your budget cycle starting this month, I

have a lot of numbers I'm trying to put together to catch up to get the financials up-to-date and it's really not a healthy thing to do to spend \$50,000 when you don't know where you are yet. So, I would say then the design and price, to hold the price or lower it, and then we give them a go ahead later.

Ms. Felipe-Ochoa: Ok, so then are we going to just talk about this in a month for the price?

Mr. Winkeljohn: Well, today is the kind of meeting where you don't have a lot on your agenda, it's a good time to look at pictures, and it's a good time to talk about the color of the flowers.

Ms. Felipe-Ochoa: Ok, so when can we get more of a final budgetary number as we are entering this next fiscal year?

Mr. Diaz: Ok, I think we're all in agreement on that, now let's just go over the first item that is to approve it in concept, are we ok with this as a board?

Mr. Cooper: I'd rather wait two weeks so we have some time to look over this, but that's just me personally.

Mr. Diaz: But I'm just talking about concept and visually.

Mr. Cooper: Well, this concept just got thrown at us right now so I'd like to have some time to absorb it.

Ms. Felipe-Ochoa: I'm in agreement with Mr. Cooper.

Mr. Diaz: Ok.

Ms. Felipe-Ochoa: Yes, two weeks to just look at it and if you could Alex, I hate to ask you but if you could, when does Dennis return?

Mr. Diaz: Next week.

Ms. Felipe-Ochoa: Is there any way to email this to all the supervisors so we can really look at it and decide because now that Curtis has taken it a little bit further, because we decide this is a concept, and we didn't officially say ok with the price because of course that is negotiable, but maybe if we look at it, we might stimulate more ideas from all the different board members.

Mr. Diaz: Just two things with that, we didn't have time to put it out to the board because this was just prepared, it was finalized today, so it was basically a rush. So just a little bit of history, we had asked for this about a month ago and they gave it to us, but it wasn't actually the vision that Dennis or I had of really overhauling the entrance, they didn't see it in the same vision as we saw it, so they just thought we were going to change what was existing, so they did have to go back to the drawing board and I think Corine said it, they did a fabulous job of really analyzing the plant material, the color, and getting all of our objectives in there at one time to have something that's both attractive and functional, so the bottom line is they had to go back to the drawing board and they did a good job of presenting something.

Mr. Zepeda: Yes, and from now on whatever we do to change things it will be easy because we have this.

Mr. Cooper: Right.

Mr. Diaz: Ok, so we're basically going to table this for now is what I'm hearing from the board, is that correct?

Mr. Winkeljohn: Yes, with a request to circulate it.

Mr. Diaz: Yes.

Ms. Felipe-Ochoa: Please, thank you.

Mr. Diaz: Ok, do you want to go over the other three items or two items?

Mr. Zepeda: I can send you the pictures.

Ms. Felipe-Ochoa: Ok, just the pictures are fine.

Mr. Diaz: Ok, the second item is the median just going westbound from 137th Avenue on Waterstone Way and I will be circulating that around. I think what they added was a lot more of the color, again within the theme.

Ms. Felipe-Ochoa: Well, my question is when is that old guardhouse going to be demolished?

Mr. Winkeljohn: Well, I was going to do it during the project, then there was discussion and it was recommended to leave it until afterwards and then decide.

Mr. Diaz: I'll take the fall for that, thank you Paul. The decision was to hold off on that for two reasons, one was economics because it was \$5,000 to demolish it, and I felt to spend \$5,000 before the project was even done wasn't wise at that time, it really wasn't affecting anybody, in fact I've seen many joggers utilize it when it's raining as shelter, so if it wasn't harming anybody and it wasn't doing anything, I said let's just leave it for now.

Ms. Felipe-Ochoa: Right, but I've seen teenagers in there at 2:00 o'clock in the morning and hanging out and I even stop my car and say to them you need to get out of there.

Mr. Winkeljohn: Right, I think Alex's point was just a question of timing.

Ms. Felipe-Ochoa: So, I understand that, but then it leaves us with the decision, because that was what I wanted to know way back when, and you were saying that's not a good idea of leaving it there it's going to look bad. So now we have the other entrance off of 8th Street, and now the 137th which they completely look totally different, so that's changing everything I thought where the community was going.

Mr. Diaz: Well, my thing was not to remove it or to remove as much as just to postpone it to the very end.

Mr. Winekljohn: Yes, and my thought was to tear it out at the same time we had a landscape install for the area at the same time, and so it's one project that goes in and one project that goes out, and I also was worried about more interference during the construction on an area that we were doing a lot of work on, so I would wait until a month or so after that gate opens and then go for it.

Mr. Diaz: Yes, I just meant to postpone it until we look at the final numbers and the money because to spend \$5,000 when you're not getting anything in return at that time didn't seem like a wise thing to do.

Ms. Felipe-Ochoa: Ok, well this is what I really think, it needs to go before that gate gets activated because we're going to wait a month or two and then after the gate is activated, that doesn't make sense, then we're going to have to close off that area just to demolish it and I'm sure it's not going to take very long at all, maybe a couple of hours or so.

Mr. Winkeljohn: Right, if you do it during the day it will be a seamless removal, I just don't want to do it the day you open though.

Ms. Felipe-Ochoa: Right, so where are we as far as, I understand your timing issue and I would just like Paul's input about where do you think we should go with this now at this point in the whole scheme of things?

Mr. Winkeljohn: Well, I would wait until mid May, take it out in one day and it's gone, no problem and then we'll coordinate it with the re-install and if you decide to replant that whole median strip, that would be a different budget question.

Ms. Felipe-Ochoa: Ok, so what do Curtis and Sonia think about this? He's saying mid May but the gates go down on that side May 3rd and so I basically disagree with that, I think it should be done before the gate is activated. Is there anything that's constraining our budget?

Mr. Winkeljohn: Well, it's not actually the budget, it's just focus, frankly you don't have staff that sits here every day and manages your project, so frankly I don't think you should tackle brand new gates at the same time as you do another phase of construction, so my advice is to let the dust settle on opening the next two gates, knock it down in one day, it's not a big deal, but it is a big deal if you try to do two things at the same time, so I'm not inclined to try and do it in the next 20 days, it doesn't make sense.

Ms. Felipe-Ochoa: Ok, well everyone knows what I think and what Paul's advice is, I don't agree, so I just want to put it out there to the rest of the board and maybe have some of their input, we can always table it until the 22nd and maybe we can bring it up at that meeting.

Mr. Winkeljohn: Well, if you want it down right away, go ahead, I'll make sure it happens.

Mr. Diaz: Can we do this, can we just approve a not to exceed amount for budget purposes?

Mr. Winkeljohn: Sure, and just as a matter of practicality because it is a demolition, you may remember there is a permit process required for that and we couldn't do it before then if we tried, so I apologize, I should have said that the first time, but it's an asbestos

permit draw and it takes a month to get that. You have to hire a technician to be onsite, etc.

Mr. Diaz: So we might as well approve this now.

Mr. Winkeljohn: Yes, and I might be able to use the previous permit and previous technician and do it a little bit quicker, but it would probably take about a month to do that through the city.

Mr. Diaz: Let me try to find the proposal.

Ms. Felipe-Ochoa: So then what you're saying Paul is that with all of those issues involved, then you're talking about mid May anyway?

Mr. Winkeljohn: Right.

Mr. Diaz: Ok, so if we're doing demo on that structure, tie in the center median at the same time so that once they demolish the structure, we can go forward with the median. I would also add in there that the old structure that's in there, just behind it there's a double palm, one of those palms that died, it's not that visible now but once you take that structure down, it's going to be very apparent, so we also have to look at removing that double palm and maybe replace it with just a single royal or just taking it out all together.

Mr. Winkeljohn: Right.

Mr. Cooper: Maybe put another signature palm in there.

Mr. Zepeda: That's a good idea, I like that, let me do that, I'll remove it and put another signature palm in there.

Mr. Winkeljohn: A medjool palm.

Mr. Diaz: Alright, so I would entertain a motion then for a not to exceed amount of \$5,000 for demolition and a not to exceed amount of \$11,000 for landscaping of the whole median from 137th Avenue to the circle.

Mr. Cooper: I think in two weeks though on the 22nd we could probably have time to review everything.

Mr. Diaz: Yes, but just as an order of business I'm trying to keep everything in tune, I don't want to put too much on the 22nd meeting because it's a lot on our plate.

Mr. Winkeljohn: Yes, the purpose of a proposed budget meeting at a town hall meeting is to get your minds around a 12 month window, not a 1 month window and so you have to shift your thinking, so we want to keep things off that agenda that are a 1 month focus.

Ms. Castro: I agree to approve this and pending any necessary changes that we see fit through these two weeks, but I think we should give it a go ahead and start the process and then we fine tune it as we go along.

Mr. Diaz: So it's a not to exceed \$16,000 for both the demolition and the landscape?

Ms. Castro: Yes.

Ms. Felipe-Ochoa: Well I don't think I want that because we're doing demolition and this right? The demolition is not to exceed \$5,000, but I'm confused about the other landscape issue, because he's saying not to exceed \$16,000 so that is additional landscaping, plus the demolition, and we just said a few minutes ago that we were going to hold off on any more landscaping until we know what our budgetary constraints are.

Mr. Winkeljohn: Well that was the \$35,000 planting at the monument signs, this is the median strip.

Ms. Castro: But you cannot do demolition and leave that hole there, you need to put something there to replace the hole that you're creating by demolishing that guardhouse.

Ms. Felipe-Ochoa: Well, that's my decision.

Mr. Winkeljohn: Alright well, we have a motion on the table and we need a second for that to pass and Kim not to get you confused, but there is \$35,000 worth of monument plantings which is not the median middle strip.

Ms. Felipe-Ochoa: I understand that but what if we decide to put an area that maybe cars can go through there and that's why we decide to table it, I have nothing else for the record.

Mr. Winkeljohn: Well, would you be, just to help facilitate, would you be interested in a compromise where you do a demo and you do a repair for a few thousand dollars as a fallback position, you see my point?

Ms. Felipe-Ochoa: I understand the point.

Mr. Winkeljohn: So, I'm trying to split the difference with you.

Ms. Felipe-Ochoa: Yes, I get it, so then if it's only the demolition with a not to exceed amount of \$5,000 that's fine.

Mr. Winkeljohn: Ok and the hole in the ground afterwards, what would you do with that?

Ms. Felipe-Ochoa: Ok, we need to talk about it, we need to discuss it, but here we have Alex and Sonia wanting to move forward on additional landscaping when we don't even know our budgetary constraints, and I'm not going to repeat myself, but that's how I feel, what if we decide we want to put a median or a U-turn area in that spot?

Mr. Winkeljohn: I agree with you, and that's why I brought that up, and the reason why I brought that up is because there is a middle ground. The middle ground would be to not over invest, but repair and our landscapers, like they just explained, they even put plants in that they owe us as part of our contract in a temporary way just in case because they're flexible. That same behavior takes place in this scenario, where you remove the old guardhouse and you replant with an understanding that we don't want to pay twice for this, and they would work with us, we want to put the right material in which we'd be paying twice for if we put the wrong stuff in and so there's a way to do that and we should talk about that now because that's the topic at hand. I understand you're constrained and there are really two things in front of you, one is, where are we ready to move forward with the five year themed installation and where are we fixing and this is basically in the middle of both of those.

Mr. Diaz: I think Paul, probably with it is that we, I know you want to hold off until the end, but I've already had a discussion about the budget and just to give you a little preview, we're extremely healthy with the budget, it's just the opposite of what you're thinking and what you're reading is incorrect, what you're reading is actually the opposite of what you're thinking, so I think that might calm you a little bit.

Ms. Felipe-Ochoa: It's not going to calm me Alex, because if I don't have those numbers in front of me, I don't feel comfortable moving forward on something that's a big deal because that is one of our main entrances.

Mr. Diaz: Kim, but to me it's hard for me to understand your logic.

Ms. Felipe-Ochoa: My logic is that we don't have the numbers, end of story.

Mr. Diaz: Kim, please let me finish, please.

Ms. Felipe-Ochoa: Go ahead, I'm sorry.

Mr. Diaz: Ok. Your logic is that you're in an extreme rush to spend \$5,000 of demolition that's not going to return anything, but you're saying not to spend money along the median, that makes no sense at all to me. If you're in such a budget crunch that you don't spend money on something that you're not getting anything in return.

Ms. Felipe-Ochoa: No, that's what Paul was saying we need to discuss.

Mr. Diaz: But which is it Kim, are we in a budgetary urgency or are we not in a budgetary urgency, because if you are in a budgetary urgency, you don't spend money at all, so we leave the structure in place, because in your mind there's this urgency that we're financially strapped, so you definitely don't go spending \$5,000 on a structure that exists and causes no harm, and you're not going to get anything in return from it other than feeling better that the structure is gone, that would be financially prudent. Now, you're telling me you don't want to spend to redo the landscaping when we have a proposal, to me it makes sense, it's logical if you're going to remove a structure that has to be re-landscaped anyway, you have to re-landscape that area, you're not going to leave a hole in the ground, so you have a proposal in front of you and to tie these two projects together, do both at the same time, remove the structure and landscape the whole area all at one time because you're going to do that in the future anyway.

Mr. Cooper: Personally for me, I'm for the 312 entrance, that center median, everything around it looks beautiful, but we were constrained of putting different planting material because of the students and their safety and so for me personally I think we're short changing ourselves, and I understand we want to have a theme but it just doesn't look very appealing, when I drive through there I'm not wowed when I drive down that

entrance, and I just want to be honest with you, that's why I'm weary of pulling any type of trigger on 312th because everything on the outside is phenomenal but the center median is just boring.

Mr. Daiz: Remember you were limited in your choice of plant materials because you were talking about a 3 foot space or a 2 foot space versus a 12 foot space.

Mr. Cooper: I understand that but here we're not limited and there is no reason why we can't do more here than what we did over on at the school side, so I'm just saying you guys have your own stuff going on over there and the only reason why I don't want to approve anything to do on this here is because it's just long appealing enough.

Mr. Zepeda: Well Curtis, that's something like I say, there's time to do this, Corine is here, and I'm here so we can do it.

Ms. Felipe-Ochoa: Ok, I think because I feel very compassionate or passionate about it, let's just leave it for now and table it until next month and I would feel way more comfortable if I just saw what the budget looks like for next year, that's all.

Mr. Winkeljohn: Right.

Ms. Felipe-Ochoa: Ok, is that a good compromise?

Mr. Winkeljohn: Well, you're under discussion on the demolition.

Ms. Felipe-Ochoa: I completely understand you Alex, but for me, I know there has to be a fix, no matter what, whether we do decide it now or we decide it in a month, so let's just leave the nice little old guardhouse there for now and we'll talk about it next month.

Mr. Diaz: Ok, but in 2 weeks we're having our town hall meeting.

Mr. Winkeljohn: Well in practicality, you do want me to start the permit process and get ready to take it down so it can be done when you pull the trigger?

Mr. Diaz: Yes, that would make sense.

Mr. Winkeljohn: The general consensus is to remove it.

Mr. Diaz: Right, that's the direction.

Mr. Winkeljohn: Ok, so it's just a question of when and I actually think we might be benefited by the previous one, so it should be nothing new to them hopefully.

Mr. Diaz: Ok, so as far as, and I understand there are now three issues going on here, one is finance, another is that it's not lavish enough which causes more costs, and the third issue is the urgency of the matter with the structure. I'm starting to get a little overwhelmed now because this was supposed to be a simple meeting, but we have all these different items and then with the other items that we're going to have at other meetings, so I'm just trying to figure out by directing these meetings that at some point in time the system is going to be clogged and we're going to end up having a 5 hour meeting one day, I see it coming because we're constantly tabling items and I'm not trying to rush it in any way, but I think I like Paul's suggestion about let's approve in theory what we agree on as far as materials more or less, and then we move on to the actual financing of whether we pull the trigger or not on whether to do the project or not.

Mr. Winkeljohn: Right.

Mr. Diaz: Is that correct Paul?

Mr. Winkeljohn: Exactly, you're approving the scope of the work and the material and what you do is you withhold the authorization to commence the work until a later time, and what I would do is authorize it and give me the executive authority to say go and then I won't say go until you tell me to do so at a meeting. So you can do it two ways, you can have two votes on the same topic, or you can do one and just not authorize the execution of the agreement until further review, and you could also do none of those, you could just say we'll do it all at once, but this is what we want, so you have all those options.

Mr. Diaz: Alright and just as a point of order, does the board as a whole agree with the general concept of moving some time in the future, it doesn't have to be next week, it could be a year from now, but sometime in the future moving towards the direction of what was presented today, is that the direction you want, or do you want ValleyCrest to go back to the drawing board and put something else together or is this within the theme?

Mr. Zepeda: Well the lavishness of the project is something you need to discuss with Corine.

Mr. Winkeljohn: Yes, and you know a large part of that is probably the education that went in to the two or three years to develop that theme, so that's a big list you can't just walk up one day and say this is what I think should be planted because that erases three years of work.

Mr. Diaz: Another issue too is that you have to keep in mind that it's very subjective, we all have different opinions of what we think looks good, so maybe if you think of something differently then you could bring other pictures and other options, so I think that's the fairest way to do it because if not we're going to be here nitpicking every plant and flower.

Mr. Cooper: I think the majority of our plants are great, you guys did a great job doing it, the one thing and it's always been on the school side that we've been constrained into putting certain plant material there because of the size of the median and also because of the visibility of kids walking across the street and so I don't want to limit the choices that we made over there for the reasons why we have to go ahead and do it over here, but maybe not make it the entire median.

Ms. Ferre: Well, we can add more, but we need to keep some of the same plant material.

Mr. Cooper: I agree.

Ms. Castro: I was talking to Jose this morning and we were talking about succulents which may be a nice addition to the medians because they don't require that much space or irrigation so the medians would be perfect, but that's something we can discuss later. If you want to we can approve the go ahead to do the landscaping and then once you see what we come up with for the Boulevard you can decide if that is something you want to do.

Mr. Winkeljohn: I have some input for Curtis because I totally understand where he's coming from, but just a refresher if you will, or just an overview comment. The way I like to approach major landscape design and community feel, and the way I've instructed things for the last few years on this topic with staff and with the contractor is that, we develop the palette to just get our minds on what kinds of plants we think work here, so

we go into that. Then we got into using them in a budgetary approach because what happens is, there are some communities that can afford or aren't smart enough I think, so they try to do a finished product all at one time. What we do, and my philosophy is to buy a really economical solution where you get what will become a finished product for about half the price because it grows in, it thickens, and what you do is for a very small dollar amount in a very small operating expense every year is that you thicken it up, you touch it up with a few more plants or you add in something that didn't grow as quickly as you wanted because of the winter we've had or whatever the case may be, so that plant turned out that it doesn't work here, then you do one or two little replacements or one or two fill ins and then over the course of five years this place looks completely different than it did five years ago after applying this approach for a reasonable amount of money without gauging yourselves financially, so this idea is not new, it works. So the new installation at the school area, now the Boulevard because of the economy and the timing with the gate project will be due in six months or so for a fill in, fine tuning, if you will. The 137th Waterstone Way section has not been touched, with the exception of a few trees here and there and a few small things because it wasn't economical or convenient or efficient timing wise with a construction project like the other two and so what will happen is, that one you may, for instance say you find two or three items that you want to add to the palette, well you add them everywhere so when you do 137th it will actually be more complete than the others, but I still believe in the planting spacing, but you get the same bang for your dollar with less dollars and you let it grow in, so Curtis' point is dead on, and that is the intent of our master plan if you will, to get the theme, to get the right plants, because you didn't have the right plants three years ago, you had plants that were dying all the time and you're still experimenting with your groundcover, you're still trying to see which pentas will make it and things like that, so if you had \$10 million dollars and just the whole place all at once you'd make \$3 million dollars worth of mistakes and you'd have to come back in three years later and change it all, so Curtis is dead on and the Boulevard and the school both will need a fine tuning and that's hopefully part of our big picture plan.

Mr. Diaz: Ok so where we last left this is we have a motion on the floor by Sonia and I seconded it, so do you just want to go for a vote now, and just as a reminder because I know it's been awhile since the motion was made, it's a project encompassing two portions, \$5,000 would be for the demolition of the current structure and I believe it was almost \$11,000 for the landscaping in the median from 137th Avenue up to the traffic circle excluding the guardhouse area and the green space just before the guardhouse area. So we have two in favor and two opposed and I don't feel comfortable approving something unless I know something is going to go in its place.

Mr. Winkeljohn: I'd also like an opportunity to explore what the impact will be on the irrigation because you're taking out the whole middle, so there's going to be damage.

Mr. Diaz: Yes, we always break the irrigation no matter what we do, any construction and just so you know, under that structure there's the main power that goes to the other side of the monument. Ok, so do we have a second for the removal of the structure without replacing landscaping? Alright, well that is the proposal and the general idea is we are tabling everything and ValleyCrest will be forwarding all these proposals to all the board members. Are we adding new plants Jose, because if that's the case why don't we just approve that and amend our book now so that we don't approve something and then have to come back and say it's not in the book, let's just put it in the book, so we can get something out of this meeting. So my point would be to any amendments or deletions to the book, speak up now.

Ms. Castro: What deletion do you have Alex?

Mr. Diaz: The crotons over time, I'm just saying we're never going to add it again. Ok so, going back to the book, are there any amendments to the book that you'd like to make? I know Sonia had one I think.

Ms. Castro: Yes, it was an addition and it was not officially a deletion but the crotons I think we have agreed that we don't want them anymore and I know we added the wondering jew over by the Boulevard.

Mr. Winkeljohn: No, purple queen please.

Ms. Castro: No, it's not.

Mr. Winkeljohn: It's called a purple queen, yes it is.

Ms. Castro: But before making a permanent addition to the book I would like to see the succulents that could go nicely with the agaves' that will survive here that Corine can suggest, so I would like to see a picture of something and make it official to see how it would look with our theme and how it will tie in.

Mr. Diaz: Curtis is not here right now, but can someone make a motion or I can pass the gavel over to Kim and I'll make the motion.

Mr. Winkeljohn: Well you can entertain the motion.

Mr. Diaz: Alright, to remove the crotons.

Ms. Castro: We did this two meetings ago, I made motion to not add more crotons, and you asked me, do you want to remove them and I said, let's not kill anything, we just don't add more.

Mr. Diaz: Well what I meant is, removal from the book, but they've been removed from the book then?

Mr. Winkeljohn: No, they have not yet, but the crotons that are in the theme at the Boulevard, the species that's at the Boulevard for instance, I was looking at them today to see how they were responding and they were responding and they are responding with a brand new growth coming out of them and in the middle of June or July I think you're going to be happy with them again. We had a very unusual winter which we won't have for 20 more years probably in this area.

Ms. Castro: But I said I don't like them.

Mr. Winkeljohn: Well my point is that there are several kinds, so I would never say that all crotons should be gone, there are species that are problematic, the ones that were planted by the developer were probably fairly inferior quality, they were malnourished for many years which we know about and they do require some nourishment, so I would object as your staff to that idea. Now if it's that specific species that does not look good, then we can change it, so I would just be hesitant that's all Sonia.

Ms. Castro: Ok, so keep it in the book?

Ms. Felipe-Ochoa: So don't add additional ones, just leave the ones we have currently but do not add anymore, is that correct?

Ms. Castro: Yes, and that is what we agreed on.

Ms. Felipe-Ochoa: Ok.

Mr. Winkeljohn: Yes, and I would stick to that policy and leave the ones that are in the book, in the book, and we should be more conscious of the volume and the placement of them, but the way they're used on the Boulevard, they do provide excellent color and some of the species always look good.

Mr. Diaz: Alright, so you want to leave it in the book but just not add any.

Ms. Felipe-Ochoa: Right.

Mr. Winkeljohn: Yes, and I think we have pretty good judgment, they've shown very good judgment and the ones at the Boulevard are an unusual example right now that I wouldn't trust just because of the simple fact of the winter they went through, but they are going to respond quite well.

Mr. Diaz: Ok, moving on. Is there anything else we have here, yes there are other AEWs.

Mr. Zepeda: Yes, you have one for the median after the circle.

Mr. Diaz: Right, but they're going to table all that until after there is a full financial review, but I think the board is more or less in tune with that theme, your design with a couple of tweaks from Curtis for another presentation option, is that correct?

Mr. Cooper: Yes.

Mr. Diaz: Ok, so we have another three proposals that are just common maintenance areas. The first one is a proposal for behind the monuments and I'll give you some background on this, behind all four monuments, the one on Waterstone Way, 137th Avenue, and the two off of Campbell Drive and Waterstone Way, we have constant issues with irrigation, flooding, and when they cut the grass in those areas they damage our lighting, they run it over and so the idea that Dennis brought out at the time to solve the situation would be to remove the sod in those areas directly behind the monuments, put something like a weed liner down or something like that, and just make it all rock and

hedge it out from behind because some people have homes behind it and they can see the back of the monument, so it's actually two-fold and they would fence and hedge out the back portion of the monuments, so that would create essentially a maintenance area. An area where there is no landscaping maintenance to do, it's only for the purpose accessing the lighting which is behind there, the timers, all the behind the scenes items and meters and all of that which goes behind there, so it's just a maintenance area basically and it's just to prevent ValleyCrest or anyone from even going in there unless they have a specific function such as electrical work, lighting, bulb changes or Christmas décor and that type of thing. So that proposal for all four monuments together and this is behind each monument, 42 three gallon buttonwood, 12 yards of three quarter white rock two inches in depth, and 21 bags of cypress mulch for a cost of \$1,609.92 times four, comes out to \$6,439.68 and this is Dennis' suggestion.

Ms. Felipe-Ochoa: Ok, so right now in the back of each monument there is flooding there, correct?

Mr. Winkeljohn: Yes, the monument creates so much shade that the grass that used to be there originally has totally died and it's dirt, so the dirt packs in and then gets washed out over time.

Mr. Diaz: Right, it's dirt, grass mixture, and it holds waters.

Ms. Felipe-Ochoa: There's no drainage.

Mr. Diaz: Well they have irrigation there because they have grass there, the idea is to remove the irrigation, cut it off completely from that area, and it also caused problems on the Campbell Drive side because it floods there and it messes up our Christmas lights and it keeps setting the breaker off and that's why we had all these problems with lighting going off and resetting the breaker every time the irrigation went off.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Castro with all in favor, authorizing removal of the irrigation system and replacing it with rock, buttonwood, and cypress mulch behind all four monuments not to exceed \$6,000 was approved.

Mr. Diaz: Next item, and this is from Dennis, this is the completion of the shed area here at the clubhouse when we decided to put the shed in there we had promised them that we would restore the area and we never kept good on that promise and there are two options here, 37 three gallon coco plum to finish the fence line area so it's concealed completely, 2 pallets of sod and 18 bags of mulch, and it doesn't really have a total but it looks like about a little bit under \$1,200. The second option they put in here is 37 seven gallon coco plums, so they're a lot taller, two pallets of sod and 18 bags of mulch, so the only difference here is whether you're going to get the coco plum in three gallon or seven gallon, and you guys will deal with the irrigation as well, right?

Mr. Zepeda: Yes.

Mr. Diaz: So option 1 or option 2?

Mr. Cooper: What was the cost?

Mr. Diaz: Right, option 1 is about \$1,200 that's with the three gallon and option 2 would be almost \$2,000.

Ms. Castro: Would you like me to bring Ed to see what he prefers since this is something that was promised to him and it's something that would really benefit him more?

Mr. Winkeljohn: Well, if he's already chimed in on this process.

Mr. Pawelczyk: No, I don't think he has.

Ms. Castro: He hasn't told me anything, but do you want me to bring him in and see what he prefers?

Mr. Diaz: Well, I can tell you what he's going to prefer, he's going to prefer these.

Ms. Castro: I know that's what he's going to prefer, but if we want to go on the record and say it.

Mr. Diaz: Alright, with us here today is Ed Gonzales, property manager, representative for Waterstone II master association and all eight community subdivisions within Waterstone II.

Ms. Castro: Ok Ed, before us we have a proposal from ValleyCrest to complete the look of your shed area that was not completed with the mulch and the coco plums and the

question is, would you rather have the seven gallon coco plum or the three gallon coco plum?

Mr. Winkeljohn: Sonia let me try and coach you a little bit here, Ed would it be ok if we went with a little small plant for budget and let it grow in for about 3 to 6 months because of the growing season, or you could have it right away, so for 3 months we save almost twice the money.

Mr. Gonzales: That's fine.

Ms. Castro: You see he's a reasonable man.

Mr. Diaz: Ok, so do we have a motion for that?

On MOTION by Mr. Cooper seconded by Ms. Castro with all in favor, accepting the proposal from ValleyCrest, option #1 for completion and installation of landscaping related to the shed area of the Waterstone II clubhouse with 37 three gallon coco plums, two pallets of sod, and 18 bags of mulch plus irrigation, not to exceed \$1,200 was approved.

Mr. Diaz: Alright, and the last one, again presented by Dennis. This one is the issue of the area surrounding all the paver pads within the District, this is for all of them. So the transition that we currently have from paver to grass, is paver, a big white thing, and then grass at the bottom. So ValleyCrest has provided a proposal to raise all the levels so it's smooth, just like they did at Friendship Park, this is for the remaining park benches and throughout all the District so that the grass will now meet with the pavers and the proposal is for three pallets of sod, and I guess you'll provide the sand and everything else as well, for a total of \$1,050.

Ms. Castro: Is there any way that they can include a rock, because this is for the Friendship Park.

Mr. Diaz: No, Friendship Park has already been done, this is for all the rest of them.

Mr. Winkeljohn: Right, the remaining benches.

Ms. Castro: Ok because we're missing a rock at Friendship Park.

Mr. Diaz: No, this is not the rocks.

Ms. Castro: I know but I was just asking if they could include it here.

Mr. Zepeda: I can get you one.

Ms. Castro: Thank you.

Mr. Cooper: So what was the amount?

Mr. Diaz: Yes, for the three pallets of sod for all the park benches is \$1,050.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Castro with all in favor, accepting the proposal from ValleyCrest for paver pads and grass for all the benches in the entire community not to exceed \$1,000 was approved.

Mr. Diaz: Ok, that's all of Dennis' AEWs and there was another proposal but he didn't bring it today, it was from Voltage Electric, and I don't know if you remember or not, we sent out an email, or Dennis did that they put up temporary LED up lighting over at Campbell Drive on the entrance side and that was so you could see what LED lighting can do now because they don't have that over bright white look any more, it looks actually more like natural low voltage landscape lighting now, but it's actually LED. So he put in a proposal to do the full lighting, and that wasn't the full lighting because they couldn't reach the top tower because they didn't have a bucket truck with them, but the proposal that he sent and I don't have that with me, and I apologize for that, but that was to up light the tower, up light all the royal palm trees around the tower, and actually have lighting inside the towers, similar to what you have at the guardhouses where the top portion of the tower was lit up and that was for all four, and I don't remember what the price was, but Dennis is also looking at getting other prices for that. It's in the ball park area with the fixtures, labor and everything else of about \$8,000 to \$10,000 for all four, but Dennis is also looking at other companies that he just found now that will also look at lighting concepts and everything and may even be able to do a CGI.

Mr. Winkeljohn: We also want that proposal to have a energy calculation with it because that will help you make the decision because the difference between LED and traditional lighting is significant on your electric bill.

Mr. Diaz: Yes, and just so you know where this stemmed from, again a little bit of background, if you look at our lighting we have these nice signs but a lot of our lights were damaged, or they're out, so the towers aren't up lit, a lot of it is dark, so we've been looking at different lighting, and I know we've been talking about it and talking back and forth about different lighting concepts, so they're starting to investigate different lighting concepts. A little more background, since we're talking about lighting, about the rippling water effect, the vendor that Christine our architect found told us they were on backorder, and we waited for about 2 months, and when they finally came in, they gave it to the Guitar Center, and then I went to the Guitar Center to try and purchase from them directly and they didn't know what I was talking about, so we finally just dumped them altogether after 3 months of waiting and I went over to Music Depot and they have it in Broward County and they have plenty of them. He was really happy to sell it to us and it's actually \$40 less than what this guy was selling them for, so I went ahead and purchased it with my funds, I purchased one and it should be here tomorrow so we might want to get together and see how it looks on the monument and the idea is we don't know if it's going to be for one or if we're going to need two per monument, that type of thing, so this is also pretty good that we're incorporating the lighting with the landscaping.

Mr. Winkeljohn: The equipment is only a couple hundred dollars per fixture, so the real expense is going to be in the enclosure that protects it and the getting the electric to match and in the right place, but it shouldn't be too bad.

Mr. Diaz: Then on a side note, since we're talking about the signage, we do have one sign that is not functioning correctly because of the processor off of 137th Avenue and Waterstone Way on the exit side, it's yellow and green and you may have noticed that. I've been on top of them for the last three weeks about it, and he did call me today, he said he's going to a trade show in Orlando and he's going to look for a wireless system that will process the LEDs correctly and it is a new technology and so people are still trying to learn how to control it, but one of the things I said to him was that we definitely don't want these processors if they're going to give us such a big headache, so we want a credit for those and then he's going to look into a wireless system so you don't have to change the

color, so we should know by the end of next week what we can do with that. Ok so that's all your lighting items. Also, the fence repairs, I expressed to Dennis that I'm not really happy with the response we've been getting lately with all the fence damages. The current vendor we use is out of West Palm Beach and I think for big ticket items, like when they did the major fencing project, he was very good, very responsive, he has a good work product, but for the small stuff, he says I'll be here on Tuesday, and doesn't show up on Tuesday, no maybe next Thursday, and that type of thing, so I instructed Dennis to look for a local vendor to do all of our small repairs, because we're having constant fence repairs to be done on a frequent basis, so he's going to be doing that when he gets back. I spoke to him this morning about that, he spoke about a local company by the name of Triana Fencing that he's been speaking to and they're right here in Homestead and I think that's probably what we're going to be doing, come up with a unit price for repairs and just stick to that unit pricing for awhile, so we have that going also. I'm trying to remember if there were any other items that were pending. Were there any questions for Dennis and maybe that will jog by memory? No, ok well the only other thing that Dennis mentioned was about the days he comes out here for onsite, his onsite tours, he is having a little bit of a scheduling conflict because of another community that keeps changing back and forth for different days they want to do their onsite visits, so it's getting a little bit confusing and so he wants to apologize for that because he's doing it on some Thursdays, some Mondays, and so there is a little bit of a coordination problem there.

Ms. Castro: What about the sod that was damaged along Waterstone Way, one of the trucks damaged it was that the other item you wanted to talk about?

Mr. Diaz: Well, ValleyCrest has responded pretty much to that. Alright, so that's all I have, other than the golf cart is working fine, the inspections are starting to get back on track, we were a little bit off track with ValleyCrest for a couple of weeks but I think we're back on track now with that and things are working the way they should be, so that's it for the field manager's report.

D. Manager

Mr. Winkeljohn: Alright, now that Sonia is back, one of the purposes I had today was to get you back on track and focused on the big picture for your construction projects since last week we did get the C.O.s on all three gates and basically have released final payment from all the contractors, so in two weeks you'll be looking at a budget. What I want to talk about is a handout that I put together, it's in the format of the original project budget that I gave you this time last year to just help you understand how the cash from the bond and all the money that we deal with from a capital perspective is reflected. So I'll start with a small topic and then I'll go to the big umbrella overview of your finances from a capital standpoint. If you look at my handout in the middle there's a pretty big box that says, "gate budget" and if you look in the budget column it says, "project budget" and those numbers are the numbers taken from the engineers report that started our project, basically the design of the gates that was put into an engineering study to identify how much money we needed for our bonds, so I want to talk to you now about the cost of construction and the cost of building your gates and that's what that box is, if you follow down the right hand side of that, it says, "projected total", these are 98% actual numbers, there are a few small invoices that are floating around that I couldn't put final numbers on, so I had to leave it as a projected total, but it's pretty tight. The three gates, as you may recall experienced significant civil construction requirements. That civil cost as you can see was right at a million dollars and there's a few more dollars floating around there and I think the final number I saw today was right around \$1,011,000 or \$1,006,000, so if you think of a project that costs you \$2.5 million dollars, when you spend your first million dollars before you even get out of the ground it's a pretty profound concept if you think about it, but I also knew that was coming and if you recall back two years ago when we started this project I informed you of that, I said, you're going to be doing almost a third or more of your budget, you won't even see. The actual physical gate part and the contractor that does the gate part is really not as big of a deal, so when we received our first bid and JVA won that award and his pricing was competitive and he was a very highly qualified contractor I felt very confident that your project was going to be close or better than budget and that did prove to be the case, because once you get unit pricing, any surprises,

changes, additions or whatever stays on that unit price bid level and when it was so competitive, believe it or not, here we are almost three years later with JVA and he's still doing work for us under that original unit pricing and so you are benefiting significantly from that, and even if you compare the budget when Juan thought the civil engineering budget would be at \$965,000 to the \$1 million spent, don't forget that you had significant changes to the design to add widening at two gates, that was not included in that original budget, and the way you paid for that was that you reduced one of the roundabouts, and I'm sure you remember that. Moving down on the vertical construction, the estimate was \$875,000 but the actual construction cost was on \$575,000, so from a discussion standpoint, the headaches and the issues with the physical gate construction and the change orders and the other little issues, that was the more annoying part of the process but it was actually less than half of your actual, or about half of what the civil contract was and it was only 20% of your whole budget or so. Moving down then, the security is also the bells and whistles, the electronics and the hardware that makes it a security gate was originally about a \$200,000 part of the proposed budget and that evolved closer to \$300,000 and so I just want you to understand what you received for that extra \$100,000. You virtually doubled all of your technology for the \$100,000. One was a function of the industry, every January the big suppliers come out with this year's model of camera, of video equipment, video recording equipment, gate arms changed, readers changed, the strips, and all of that evolved numerous times through the course of this project and we didn't purchase any of that until the last minute and the last opportunity to make a final decision because just like you buy a home computer, I didn't want to buy something that was going to be obsolete when we opened these gates, and today because it opened last week, you probably have the most state of the art gate system I know of frankly. I don't know of one that has incorporated as many cameras and as high quality cameras and high quality DVR, digital video recording equipment. You have a 16 channel digital video recorder and you only have 8 cameras, so that means you have 8 more channels to bring video into which was the foresight of your chairman to think ahead and say, what about a camera down this way, or camera down this way, so I said ok then let's buy a box that's going to handle that

concept, so the punch line is Juan estimated at the beginning of this project about a \$2 million dollar project. We grew that project which is right now about \$1.876 million, with all the bells and whistles and that's hard construction dollars spent on the gates, including the road work around them. Now, I've taken out the landscaping because that's the optional thing that you bought during the project and I'll talk about that in a minute or two, but from a management of a project standpoint and when you're in the weeds you get annoyed that it's \$10,000 for electrical, or it's \$10,000 for this or \$5,000 for this, but that was all incorporated into the master project and I actually brought a copy of Nikko's change orders, so there were 34 change orders in the entire project. The greatest of them was \$33,000, and that was the roundabout at the Boulevard, so change orders can be misleading and you may remember me saying that to you, don't get hung up on a few change orders, some of them are prescribed because of the inter pricing and things like that, and some of them are mistakes on one side or the other, and everybody starts to point fingers and sometimes we just paid them because we couldn't sort it out and stop the project where you get people fighting and not working in the field because of \$100 or \$200 so it all fits into that spectrum. Of the 34 change orders, I said the largest one was \$33,000, but the majority of them were under \$1,000 and all of them with very few exceptions were with exception of about 10, were pretty minor and immaterial, they were small design omissions, they were improvements frankly, so even though the number may add up to \$34,000, for a project like this to have about 10 of them error related change orders, and so if I were to add all of those together it would be about \$10,000, so that's really unbelievable if you look back at a construction project of our magnitude, so I'm quite pleased with that and I applaud our contractors for cooperation in the field, for overcoming obstacles. Your architect was probably the key to that. Your architect for one was very inexpensive for this type of project, and Kim kudos for you for finding Mr. DeMarco, the hidden benefit of DeMarco and Associates was not just his expertise as a professor of not only engineering but architecture, which we saved a lot of money because he did the engineering in a lot of the plans, with the exception of civil, but his staff is also all graduate students and so the economics of having him do changes to the plans or having him do work for us was

nominal whereas if it would have been an architectural firm without that scenario it would have been double. So moving back to my sheet I have been tracking the cost of issuance, that hasn't changed, I've shown you that from the very beginning, it was \$119,500 and that's in your books and on your financials. The next number down is \$310,000 which is the total professional fees, that includes your civil engineering, which is anything Juan does such as site inspections which is usually very expensive, we were able to do that very reasonably, also design changes, design architect, all that added together and the \$10,000 that you paid for the construction management to our firm. So to make a long story short, the project is clearly under budget from a hard construction standpoint. Now let's go back to the top of my page, the starting balance of your bond that you borrowed was \$2.3 million, we knew the total construction estimate was about \$2.4 or \$2.6 million and we identified things that we would pay out of operating or pay from other sources and we shrunk the bond down to \$2.3 almost arbitrarily. We felt that when we saw the JVA bid that would be enough money and so that was the direction I had given the board and we went that way. In that you can see that paid for the hard construction, but of course in the last, and the reason I'm putting this altogether in one place is just to get your minds thinking of how we've been operating and really how we need to go forward and operate, so I put in here and I did a year ago also, the \$429,000 which came from the previous bond from the 2002 bond which had a surplus of cash which the trustee and the bond documents allowed us to flow into operating and that flowed into last year's operating budget, so it's a little hard to talk about last year and this year at the same time and so that's why I do it in this worksheet.

Mr. Diaz: Paul, I'm sorry, just to clarify that, the \$429,000 was just extra funds that were left over from the 2002 bonds?

Mr. Winkeljohn: Correct.

Mr. Diaz: Ok.

Mr. Winkeljohn: Yes, and so modern bond documents would revert that back to the developer in most cases or use it to pay down the bonds, so in 2002 language that wasn't spoken so it became available to the board at your discretion, so you chose to use it

to fix a lot of the things in your community. The next piece that I put down there is the \$140,000 roughly that you got from Comcast and the reason I'm doing this with you today and the reason I put it in here this way is to just give you a little bit of an education of accounting philosophy, it's called one-time money, one-time expense. These are one-time revenues, a bond you chose to buy that bond or to borrow that money, the \$429,000 you chose to move that money into your hands to use for different things and the \$140,000 was an agreement that you're not going to have again and so the one-time money needs to be identified as spent on one-time purchases, not the maintenance of that purchase, not the reserve to replace that purchase, but a conscious policy decision of the board to buy these kinds of things. Now, not to confuse the issue, I hope this will clarify the way you look at budgets and things, you often times buy one-time things in your operating budget and that's usually labeled under reserves or a capital item. You've been doing both, you've been buying things out of the bond, you've been buying things against whatever funds you want to point to, and it's really important that at some point, you say, today is the day that I say that's what that money went for and so I'm trying to help you do that. So the bond money you see matches the cost of construction, so that's how your books will look and that was the intent of the board and that's been the intent, when we approve items a lot of times we say, we have extra funds in the bonds, let's spend it, but I'm pointing out to you today that's really what you spent money on. The \$429,000 and the \$140,000 if you go to the bottom half of my page, \$476,000 on landscaping, well that's a lot of money considering the size of this project, but you did a lot of things in that pocket and I can break it out for you if you want, but you've already approved them, but those are berms, those are landscaped fences, those are hedges that you put in, that's the quality of the landscaping which is a thousand times better than it was three years ago at the entrance of Campbell Drive, that's the landscaping at the Boulevard, and it just goes on and on. It's also tree locations, and tree enhancements, so it's pretty big, and we put a lot of stuff against that money so I'm just having you in your minds think, that landscaping, mitigation irrigation cost lines up nicely with the cash from that old bond, and I don't want you to spend money twice in your mind. Then if you look at the Comcast money, it

talks about landscape credit, in the budget for the gates there was some money for landscaping, so I am deleting that out because I don't want account for it twice. Moving on down again, you did the Friendship Park and the benches, you bought long term lighting for your holiday decorations, and three or four years doesn't really qualify as long term but I put it there because that's how we looked at it. I also wanted to identify things that we did that were really difficult for me to break out of the construction costs, small concrete repairs around the community as projects went on, such as JVA was here on site and we had them fix this and fix that, and you did numerous curbing projects, etc. The gravity wall on the bridge, a significant visual enhancement to your community was to wrap that with the coral, the roundabout at the Boulevard, obviously the paver bricks make it match the rest of the community, and the monument sign at the Boulevard, and subsequent LED lighting to further enhance your community, so I'm just thinking of things you decided to do over the course of the last year and a half or so, which is a total of about \$2.8 or \$2.9 million dollars which is those three line items if you will, of one-time money, one-time expenses and it balances out, right now I show it as \$26,000 over, and you're really not over because you just took money from your operating and this is really in your operating line is what I'm trying to say, it's difficult sometimes in a government account world to really tie things together, so I'm trying to do that for you. Now, the other things that you bought, lots of curbing, you bought the additional curbing along Waterstone Way, the additional berms on Waterstone Way, you've done probably another \$200,000 or \$300,000 worth of broad base improvements to this community and you've also transferred about \$600,000 from last year that wasn't spent because you weren't doing full time guards, and things that were budget placements that you didn't spend, so you used that money, and the list goes on and on, but by the end of next week I should have the set of financials which will show me, and you're still going to be \$200,000 or \$300,000 ahead of budget. Now, as of today you have guards, you have off duty police officers, so you're going to start what I call a "burn rate" beyond which you've ever experienced and so it's a good time to put this in front of you, and to talk to you on those terms that from now on when you come up against some AEWs of \$5,000, \$10,000, \$15,000, \$20,000 we

really need to have that programmed out a little bit more now because you don't have these one-time funds anymore, you'll have operating funds and in two weeks when you look at your budget, that's what we'll do, we won't have the big blanket, hundreds of thousands of dollars sitting around without a specific purpose. You'll still have I guess \$100,000 to \$150,000 built into our budget of somewhat discretionary funds and going forward I hope to attract that with you. For instance, what I do in my personal finances, and I imagine all of you do something similar also, is you have some kind of an infinite "wish list" and what you do with that infinite wish list is you actually keep 10 or 20 items at the top of that list and you know what they cost and as the year goes on you pick them off priority by priority, and that's how the discretionary funds, so to speak are spent, but I'm here to tell you that the discretionary spending has changed, on purpose you bought security, now you have to pay for it, you've bought enhanced landscaping, so now you need to do the infill as opposed to the big broad projects at whim, you need to think about a \$20,000 to \$50,000 a year master plan investment every budget, and you probably remember that I said that before, so you're at that point where that's what next year's and the rest of this year's budget should be and you have the money to do that, but you can't do it every meeting. You also have holiday lighting, you bought a pretty high magnitude of holiday lighting, it's phenomenal in your investment and the look of your community, and can you double that, no you cannot, without raising your assessments. Can you add a few lights or do a \$5,000 or \$10,000 enhancement, probably, but can you go \$300,000, no, so I'm just trying to answer the topic earlier of can you do \$45,000 worth of landscaping, and I say no because I'm still crunching all of these numbers, and it's been a very active 24 months and so that's where we are at this point.

Mr. Diaz: Any questions for Paul? Ok well to me you've gone on both sides, we've spent a lot of money, but we have a lot of money, but we've carried over \$600,000, but we're about to get into crunch time obviously because now we're budgeted for security guards, and we have been for about two years, but we haven't actually expended those funds, with the exception of the off duty officers which is about \$60,000 or \$70,000, correct?

Mr. Winkeljohn: Right, you budgeted \$400,000 for security and you took that and split it in half, so you've been spending about \$200,000 of that on off duty officers on an annual basis and you've been retaining about \$200,000 of that, so that's about half.

Mr. Diaz: Alright, and that carries over to the next budget year.

Mr. Winkeljohn: Yes, right.

Mr. Diaz: Ok.

Mr. Cooper: I know we're skipping around here, but a question to you Paul, what's the total cost of the contract now for the security? Where did that come out to, where we thought it was going to be, to where it actually is today?

Mr. Diaz: We came under the budget number.

Mr. Winkeljohn: It's a little over \$50,000 under the budget, that's correct.

Mr. Diaz: Right, and then we said that would be absorbed in the maintenance cost of the guardhouse.

Mr. Winkeljohn: Right and that's another topic that you have all of this infrastructure that's new and untested and it's going to take a lot of learning to get used to it, and I've asked your security consultant to provide us with an annual warranty cost because there are things that have a warranty for the next 12 months and after warranty cost on a three year proposal so that we can really get a handle on what he thinks his effort will be to keep our system functioning properly and it's not going to be cheap, there is a lot of pieces to the puzzle once the warranties go away that can break that need to be replaced as technology changes. We're about to invest in an electrical surge decision because we know that Homestead Electric is prone to spikes and surges that would destroy that type of equipment, so we want to be very conscious of that.

Mr. Diaz: As a matter of fact we are meeting with him tomorrow here onsite at 9:00 a.m. to go over the clubhouse and all three guardhouses to establish a proposal for that.

Mr. Cooper: Have we had any contact with Comcast as far as an update because we did see them here in the community and then they just disappeared.

Mr. Winkeljohn: Yes and Comcast lives by its own time schedule and its own clock, but they have had steady progress frankly, so I haven't been chasing them but I have been

getting regular updates, and I did just get one a little while ago. They have completed the wiring and the splicing of the system into both clubhouses and they were supposed to start yesterday on bringing that hard cable into the three guardhouses starting on the Boulevard. I haven't seen any progress, so they're probably about a week off, but their whole system has major flaws in it where even though the wire is there it's not hooked up yet and they also need to schedule that in the middle of the night and I think they're doing that when Alex?

Mr. Diaz: Next Tuesday between 2:00 a.m. and 4:00 a.m.

Mr. Winkeljohn: Ok, so then next Monday night if you're a night owl person, your cable might go out because they're going to shut off the cable because there is power involved in cable to be able to make the splice to start the looping.

Mr. Diaz: I think what they're doing also is correcting some of the problem that they inherited from Adelphia Cable when they bought it from Adelphia or Strategic where they were daisy chaining from one community to another, so I think they're correcting all of that.

Mr. Winkeljohn: Correct, so in their minds they're working on us every day but we're just not seeing it in the specific areas because they have other things in the field to do before they can get service anywhere near this project. From a technical standpoint, on the gates, we're moving ahead on a wireless option that we've been experimenting with. I did experiment with one that did not work and so I'm trying another one that might work quite well to connect this clubhouse wirelessly to the Boulevard and I would keep that system throughout whether we have Comcast or not because it would be a good backup even if Comcast is there it may go out and then what would we do, so ultimately we're going to test that out and if it works it definitely would work for the school house area and the most difficult one would be the Waterstone and 137th area and so if I can connect all three wirelessly through this person's technology that would open up a huge list of potentials for a network ability of the community with wireless cameras and remote cameras which is always the hardest part. The area you need surveillance of is so remote

that it's hard to get a camera, and power, and good lighting to, so if I have a wireless I'm halfway there.

Mr. Diaz: I think we have a comment from the audience, Steve Huggins from Waterstone Grand.

Mr. Huggins: Yes, I'm sure this is part of the meeting but, I did speak with a field supervisor from Comcast, Keith Williams I think his name is, and one of the main delays that they've had that he expressed to me yesterday when he came by the clubhouse was that they lost the code that we had given them to get into Floridian Bay Estates where they need to do these splices and we were looking for a solution and not just to finger point somebody. So, we got the code for them and that's how they were able to schedule this for early Tuesday morning to do this project. He hopes that by the middle or the end of next week that he has the boxes in both of our clubhouses for our televisions, so that's what he told us. What I wanted to say from our standpoint is that I hope that nobody feels like there has been finger pointing going on between us and Comcast or Comcast and you guys or vice versa. I personally haven't felt any of it, but I just wanted to let you know that we're willing to do anything and everything to help expedite the process with these guys, but as you know the service is free so we're actually at their mercy, but I think we're on the right path now and we should be all set to go shortly. Just on another item that was on something previously mentioned that Paul was sharing about the big picture, at it's basically the same thing, we really want to work with all contractors that come into the community. I know a lot goes through the CDD, but we have had an issue with ValleyCrest where they have been actually turning our sprinkler systems on, they actually opened the sprinkler box and broke the lock on it so they could turn the sprinklers on for those annuals, but we did address the issue with them to let them know in the future that if they will just come and ask us we'll be more than happy to turn it on for them. So one guy had been filling up these 500 gallon tanks on his truck, on a trailer to take water out and this is the first time we had actually seen him do it and he said, I've been doing this for almost a year now, and so I asked him, how often do you do this, and he said about once a week, so that explained to us why our water bill had been so high, so I don't know

if this was the right forum to bring this up, but I just wanted to express that to you guys that if you have a chance to talk with them again, and I don't think it's going to happen anymore because we addressed the issue.

Mr. Winkeljohn: Yes, and we talked to them at least 20 times a day, so we're going to talk to them again for sure.

Mr. Huggins: Ok, and I think we're good to go on that, but we may have to ask them to repair the sprinkler box because I think they've actually broken it and so the box may need to be repaired.

Mr. Diaz: Yes Steve, and we've talked about this before and it's one big community and honestly the guys on the field, and that's with all our vendors, really don't know the difference between the HOAs and the CDD and everything else, and so there's an educational curve sometimes when you have new people to teach them that's not actually part of the whole community, but if you just give it to Dennis and Dennis will be here next week, or we can get a hold of Jose and I'm sure they'll reimburse for whatever it costs.

Mr. Huggins: Ok well what I'll do is I'll find out from Mario our landscaper who maintains our system what it would cost and then I'll just email Dennis.

Mr. Diaz: Perfect, very good, thank you.

Mr. Winkeljohn: We'll be happy to take care of it for you.

Mr. Huggins: With that I'm going to have to go now.

Mr. Diaz: Ok, well before you go I have just one question, we came up with the program because a big issue with realtors was that they're having difficulties getting into the subdivisions and so we estimated that there's about 300 homes that are vacant in Waterstone and the reason why we guessed at that was through the express pass program because we received about 300 letters back saying the home was vacant, so that was basically a good indication that we have about 300 homes that are vacant, but the good news is that they're selling fast and I know this is a little bit off topic from the District, but it is really to everyone's benefit here as a resident of Waterstone to get these homes to sell for many reasons. Number one, you have a person who takes ownership, number two you have people who are banks primarily that owe a lot of HOA dues who are now

paying and helping your HOA out which in turn helps out on all the costs and eventually makes the community overall more healthy, so the general consensus in an email I put out recently was let's try to all get on the same page, all the HOAs and incorporate it with the new guardhouses, and I think we called it the "passport program" where we would have one remote clicker, or one card or whatever people choose, where the guards would have maybe five of these at the guardhouses, and the guard would take a drivers license from the realtor and give them these passports that are programmed for anyone of the communities in Waterstone and now they can show the communities 24 hours a day or whatever parameters we set them to between certain hours or whatever, they can show these properties anywhere in Waterstone hassle free without having to bother anybody from the clubhouses because I know it's an issue where you may be there or you may not be there, or codes don't seem to work because codes get outdated a lot and you're constantly changing codes, so we should take advantage I think of the fact that now we have three full time personnel representing the community, 24 hours a day, 7 days a week and so I don't know what the take is or the response is on the board on that yet, but I think you're going to have a meeting and discuss that issue.

Mr. Huggins: Yes, we're meeting on the 24th I think and that's one of the items we're going bring up to the board.

Mr. Diaz: Ok, very good and so if you could just express to them those points that we made, I think it makes sense for everybody to do it, however they want to do it, whether it's a clicker or a card or whatever, but I just don't think codes is the best way to go.

Mr. Huggins: Right, that's been a breakdown in these situations, the codes.

Mr. Diaz: Yes, but I think these guards can help everybody in their service and believe it or not these guards they want to help, so thank you Steve for attending today's meeting.

Mr. Huggins: My pleasure.

Mr. Diaz: Alright, so Paul did you finish your report?

Mr. Winkeljohn: I have nothing else, we were at questions for me.

Mr. Diaz: That's right. How about the budget, does anyone have any questions about the budget? Ok, so is that it Paul?

Mr. Winkeljohn: Yes.

THIRD ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Diaz: Moving on to Supervisors Requests and Audience Comments, Kim?

Ms. Felipe-Ochoa: Yes, the pavers in the Waterstone Way have not been corrected.

Mr. Diaz: At the traffic circle?

Ms. Felipe-Ochoa: Yes, the traffic circle.

Mr. Winkeljohn: Yes, that's on a punch list, and I've contacted that contractor directly to come out and fix that for us and I don't know when he's going to do it.

Ms. Felipe-Ochoa: Ok, so with that in mind, there's also in that same roundabout going I think it's north of Stonebrook on NE 41st Street, there is a dip that comes right off the circle that's always been there. It wasn't addressed when we put the pavers in because we were all new and we were just rookies at the time, so it never actually got corrected. So it was patched up, but when it rains there's a puddle and the road does not meet with the circle properly, so that needs to be repaired and my suggestion would be to do those two at the same time so that little bit of road gets done also, do you know where I mean Paul?

Mr. Winkeljohn: Is the dip in the pavers or on the asphalt?

Ms. Felipe-Ochoa: It's on the asphalt, and so when the pavers were put in they put them in at a dip to meet up with the asphalt there, so that's where the defect is, and I know Alex knows where I'm talking about.

Mr. Winkeljohn: Yes, I vaguely remember it and obviously the solution is both have to be at the same level and that could be quite significant.

Ms. Felipe-Ochoa: Right, and to correct that and have that fixed at the same time they correct those other pavers.

Mr. Winkeljohn: Well, changing out some broken paves and fill the paver portion up to the right level and getting compaction, etc., so that conduit run doesn't sag anymore is one type of project which is not asphalt, and asphalt in a brick alignment could be

significant and that's a different type of contractor, so I can't do them at the same time because there isn't a economical or efficiency between that, but JVA who is one of our contractors has an exceptional small project paving crew and equipment which is typically hard to find, but some utility contractors have that capability sometimes and he does, so I might have him look at that, and he is a civil engineer also so he's pretty good at understanding compaction and grade, and see if he can eyeball it and do a quick repair. You're going to have new asphalt just to let you know, but I will start on that, but it won't coincide with that other job unfortunately.

Mr. Diaz: Ok, Sonia?

Ms. Castro: I don't have anything.

Mr. Diaz: Curtis?

Mr. Cooper: Two things, the curbing that was painted, is there a way so it's uniform to have them paint the other side so that is all looks the same color in the roundabout that we never did on Waterstone Way?

Mr. Diaz: We attempted to match the color of the cement, so what they did was they put a primer, the blue primer and then they put new cement over it thinking that was going to be the right mixture, but that didn't work.

Mr. Winkeljohn: It's probably darker?

Mr. Diaz: Yes, it's darker.

Mr. Winkeljohn: Right, and that will lighten quicker than what was there before, because what was there before was rain soaked curing concrete which will stay that color for about three or four years, but this will cure in about 6 months and match.

Mr. Cooper: There's no way for them to match the other corner?

Mr. Winkeljohn: Well, the answer is we'd have to do the bond, and the coat on all four sides and make them perfectly equal, then they will all look the same and weather the same.

Mr. Diaz: But are you saying to give it 6 months and then it will all start to look the same?

Mr. Winkeljohn: Yes and the thinner type of concrete that they used to do the coating if you will, it's still curing, it takes 30 to 60 days for concrete to cure and with the bonding agent in there it's slower, because the bonding agent is another chemical process and so will it look better by doing nothing, yes, it will happen quicker, but will it ever look equal, no. The equal look would be to do all four sides together, but I can price that for you and he'll work with us because it's not unusual in any concrete contract that if it rains, the color of your concrete is going to change and they don't take responsibility for rain obviously, so I can ask and work on that.

Mr. Cooper: Ok, that was the first question. The second question is, I guess they did do some type of repairs there and we had painted the stripes on the road?

Mr. Winkeljohn: Yes, what do you think?

Mr. Cooper: It looks great, but there are a couple of patches that when they repaired them, there is breakage in that white line so I guess when we have them doing the striping they can fix that and retouch that area?

Mr. Winkeljohn: Yes, he can touch that up.

Mr. Cooper: That's all I have.

Mr. Diaz: Thank you Curtis. Sonia?

Ms. Castro: I just wanted to ask, in front of Portofino Palms and Portofino Point, is there any reason why the curb is continuous, instead of being handicap accessible? Was it to prevent parking?

Mr. Winkeljohn: I know what you're talking about and I remember seeing that, it's sort of odd, usually it would taper down to sidewalk level, and I noticed that also.

Ms. Castro: So I thought that is was the HOA's responsibility.

Mr. Cooper: I think if I remember correctly when they were explaining that whole thing, they said that they didn't want anybody crossing there because it was dangerous.

Mr. Winkeljohn: Right, they don't want it to be the crosswalk.

Ms. Castro: Well we need to make that handicap accessible.

Mr. Winkeljohn: The actual correct traffic engineering was to have that turn and cross in the HOA's property, and then just after our project they did their own project and

blocked it off, so their permit should not have allowed that. Ours is actually correct by standards and I saw it, and I can't explain as to why their permit was allowed to do that, but what's the solution? If we were to go in and make it handicap accessible in an area incorrectly that would be a big mistake, so it's really a coordination issue with that property owner who blocked off and reconfigured their gate and so they blocked off the correct access.

Mr. Cooper: Is there a way that we can have either yourself, or whoever that person would be, to coordinate with the City of Homestead and find out from them why they went ahead and approved that?

Mr. Winkeljohn: Yes, I can do that.

Mr. Cooper: I think the property owner's position is that they allow them the permit.

Mr. Winkeljohn: Yes, the city made a mistake and when we do something on a main road it goes through the full traffic engineering standards, but when they do it on a private, sub-road, it didn't go through that, but I can talk to the city and see if we can come to a solution.

Ms. Castro: Ok. That's it, thank you.

Mr. Diaz: Ok, the only items that I have and actually I have three items. Number one, the update for the Waterstone Living spring issue came out on March 27th, it was a Saturday that it was mailed to everyone's mailboxes and it's been available and for whatever reason this issue seems to be a lot more successful than others, so I've been getting a lot of phone calls for advertising lately for the summer issue, so that's good news. The other item is and is only two weeks away, we have our town hall meeting and that got here faster than I was hoping with everything going on, we really didn't set an agenda for it, but I would imagine the board would want to keep the same standard agenda which is typically Kim does an orientation about what the CDD is and costs. I would imagine we're going to have a lot of new homeowners, we've had a lot of new purchases come in the last year or so, so I would imagine you're going to get a lot of that. So Kim, do you want to do that part again? The Powerpoint presentation and just a quick overview?

Ms. Felipe-Ochoa: Do you still have it, because I don't have that thumb drive anymore, it got corrupted?

Mr. Diaz: I think it's posted on our website.

Ms. Felipe-Ochoa: Ok, so when we're in the meeting we can just go click on there and that's it, we can do it like that?

Mr. Diaz: Sure, absolutely.

Ms. Felipe-Ochoa: Ok.

Mr. Diaz: Then I'm going to do the state of the District address.

Mr. Winkeljohn: Well, are you going to update that on the website or leave it the same?

Mr. Diaz: Well, let's just review it and see what needs to be updated.

Mr. Winkeljohn: Ok, let me know.

Ms. Felipe-Ochoa: Yes, I'll take a look at it and in the next couple of days.

Mr. Diaz: It's all the way at the bottom of the homepage.

Ms. Felipe-Ochoa: Ok.

Mr. Diaz: And our old video is on there, the 2009 video is on there. I also wanted to get at least a couple of the representative of the security company there as well Paul in case they have questions about their background or whatever. Then the stats, I'm still putting those together for the state of the District address and we actually had a lot of good numbers for the budget. So I guess we'll just keep it very simple for this meeting, and just remember we have a regular meeting, and then we'll be in recess and then we will begin again at 7:00 o'clock here at the clubhouse, so count on that and Paul will not be able to be there, because he has a meeting next door.

Mr. Winkeljohn: Right, it's in conflict with another District, yes.

Mr. Diaz: Ok, so we are on our own there.

Mr. Pawelczyk: I won't be there either.

Mr. Diaz: Right, and you won't be here either.

Mr. Winkeljohn: Yes, and you may remember why that happened, during the discussion we were going to have that on the Friday and we moved your other meeting to

the Friday, so we picked two meetings at the same time and we moved one of them to the Friday but not the town hall so I didn't bring it up that I had a conflict and I would have mentioned it to you but I looked back and I can't remember what the other event was.

Mr. Pawelczyk: Well, if you need to contact me, probably the best way to do that would be to call me.

Mr. Diaz: The only thing I'd like to do a little bit differently this year is to ask the board's participation to just kind of start thinking what kinds of questions people are going to be asking, and then instead of just one central person answering most of the questions, have all of us answer the questions and just along the lines of why do we pay so much, and why do we need the guardhouses, and that sort of thing.

Mr. Winkeljohn: Yes, and those are the things you've thought about also, so you're going to know the answers to those questions.

Mr. Diaz: Right and again what I'm asking is that we just try and think of hard questions and good answers to those questions. Then the last item I have is, I'd like to schedule if we could a ribbon cutting ceremony for the guardhouses, it's a lot of work, it was three years in the making and I think a ceremony would be appropriate, either the Saturday before May 3rd, or the Saturday after May 3rd, is what I was thinking.

Ms. Felipe-Ochoa: I'm not available the Saturday before May 3rd.

Mr. Diaz: Ok, then the Saturday after May 3rd which would be May 8th. Is everybody available May 8th?

Mr. Cooper: Well, I'm in town, but I'm probably working on that day.

Ms. Castro: I could be here.

Ms. Felipe-Ochoa: Yes, I'm available.

Mr. Diaz: Ok, so Kim's available and Sonia?

Ms. Castro: Yes.

Mr. Diaz: Curtis?

Mr. Cooper: I don't know, what time are you talking about?

Mr. Diaz: I don't know, probably mid day and I was thinking of having the security company come, it's a good photo opportunity, and it's a great article for the

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summer issue of the magazine, we could probably use that for the cover, so that would be May 8th, Saturday. Can you make it Paul?

Mr. Winkeljohn: It shouldn't be a problem.

Mr. Diaz: Ok, very good, so we'll set it for May 8th at 1:00 o'clock and that would be the dedication ribbon cutting and that will be at guardhouse #1. Ok, and that's all I have then.

FOURTH ORDER OF BUSINESS

Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

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NOTES:

~ Please note that we will be presenting the budget at April 22nd meeting and we will also have the Town Hall meeting

Agenda Items:

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