

**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, June 25, 2009 at 3:00 p.m., at the Watersone Clubhouse, Phase II, 1355 Waterstone Way, Homestead, Florida.

Present and constituting a quorum were:

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

Also present was:

Mike Pawelczyk	District Attorney
Paul Winkeljohn	District Manager (by phone)
Dennis Baldis	Governmental Management Services

FIRST ORDER OF BUSINESS

Roll Call & Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes from
the May 28, 2009 Meeting**

Mr. Diaz: Moving on to the next item we have Approval of the Minutes from the May 28, 2009 Meeting.

On MOTION by Ms. Castro seconded by Ms. Elliott with all in favor, the Minutes of the May 28, 2009 Meeting were approved.

THIRD ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2010 Budget**

- A. Consideration of Resolution #2009-05 Annual Appropriation Resolution**
- B. Consideration of Resolution #2009-06 Levy of Non Ad Valorem Assessments**

Mr. Diaz: Moving on to item No. 3, Public Hearing to Adopt the Fiscal Year 2010 Budget, Mr. Manager?

Mr. Winkeljohn: Thank you and it's my pleasure to call to order today's public hearing to adopt the 2010 budget. Resolution #2009-05 adopts the budget that was proposed with the recommended changes from our last budget meeting. Resolution #2009-06 levies the assessment which basically is the process to collect on the tax roll. There is one change I think in the budget, it's actually a line item, we didn't get that fixed right Dennis, the flipped item?

Mr. Baldis: Right.

Mr. Winkeljohn: The only thing I wanted to mention was you had asked to put in a general maintenance line to cover street cleaning and special pressure cleaning, not just the basic pressure cleaning and so line items down the middle of page two, there is a \$10,000 and \$3,000 entry, one is for general maintenance and \$3,000 for pressure cleaning, those items are actually switched. You may remember it was about \$15,000 we thought it would cost.

Mr. Diaz: I'm sorry, what tab was that Paul?

Mr. Winkeljohn: It's under section 3.

Mr. Diaz: Ok.

Mr. Winkeljohn: So, that is the only correction I have at this time.

Mr. Pawelczyk: The record should reflect that the public hearing is open and that there are no members of the public currently in attendance.

Mr. Diaz: And this meeting was duly noticed?

Mr. Winkeljohn: Yes sir.

Mr. Diaz: Thank you.

Mr. Winkeljohn: So with that correction, if you have any other changes we can take those up now and remember we can always change the budget up or down and shift the money as the year goes, but we cannot increase the amount of collections without starting the process all over again and then we would not be able to use the uniform method of collecting through the tax roll, so those are the only limitations by today's actions.

On MOTION by Ms. Elliott seconded by Ms. Castro with all in favor, Resolution #2009-05 the Annual Appropriation Resolution was approved and adopting the budget for Fiscal Year 2010 was approved.

Mr. Winkeljohn: As stated, now you've decided how much revenue and how to spend those expenses, so resolution #2009-06 levies an assessment to collect that money.

Mr. Diaz: Can you clarify that a little bit Paul?

Mr. Winkeljohn: Sure, you just adopted the budget through a resolution, now you need to adopt the method of collecting it, you can direct assess, you can put it on the tax roll, and obviously you know that collecting on the tax roll is the most efficient and effective means for collecting your revenue.

Ms. Elliott: Is that what you would recommend?

Mr. Winkeljohn: Absolutely.

Mr. Pawelczyk: And this is what GMS does as a matter of practice, once the budget is approved, some Districts do it where they approve the budget in one resolution and the levy of assessments in another, some just do it all at once in one resolution, but they do it separately just as a matter of practice, it's actually more detailed than most.

Mr. Winkeljohn: Yes, more formal and the statutes spell it out that you must act to adopt a budget and you must act to collect it, so to me that means two separate actions.

Ms. Elliott: So we need to make a motion to decide on which to collect the monies?

Mr. Winkeljohn: No, it would be resolution #2009-06.

Mr. Pawelczyk: It's just a motion to approve resolution #2009-06 which levies assessments based on the budget you just approved.

On MOTION by Ms. Castro seconded by Ms. Elliott with all in favor, Resolution #2009-06 Levy of Non Ad Valorem Assessments was approved.

FOURTH ORDER OF BUSINESS

Appointment of Audit Selection Committee

Mr. Winkeljohn: The next item is the audit selection committee and for those of you who were on the board a few years ago, you'll remember the statutes separate out the

actions of beginning and selecting an auditing firm for the board. As you know you are required to have an annual audit, it has to be done in a certain amount of time and sent to the state and the statutes ask that in two separate meetings that you first select a committee and then you'll see there is a little mini agenda there where you would select a selection criteria, authorize staff to issue a request for proposals and then you would adjourn and then at a later date we advertise that it's an audit selection meeting, we bring the proposals back to the board, we give you a week or so to look at them, we re-open the audit committee meeting, you rank the firms #1 through whatever, and then you re-convene as a board of supervisors and you accept the ranking of that committee. It's a little bit unusual and you could choose outside members from the board, but that's not really necessary, there's no real reason why you just can't be the audit committee.

Mr. Diaz: Well I'd like to give the audience an opportunity to volunteer, Paul.

Mr. Winkeljohn: Ok.

Mr. Diaz: Does anyone want to be on the committee?

Mr. Winkeljohn: I see that there is not a long line of people that want to participate, but at the same time, should one of you be a member of one of the audit firms, for instance, that would be an opportunity to not be on the committee, and the converse of that is, for some reason or another you had two people on the board that had a lot of experience with audit firms you might choose them and one other person, that would be one way of deciding, but I don't recommend any of that for you. I do recommend that the board as a whole serve as the committee and that your first action is to appoint yourselves as the audit selection committee, there is no reason not to do that unless you don't want to participate.

Mr. Diaz: Do we have a motion to that affect?

Ms. Elliott: That all just went over my head.

Mr. Pawelczyk: Let me see if I can break it down to make it a little simpler for you. Chapter 218 requires you to set up an audit selection committee and Chapter 218 was written by a bunch for legislature who thought this was a good idea so that all audit firms have a fair shake at being the auditor. It's like when we select an engineer, it's a similar way to do it. In doing so we have to take off one hat and put it to the side here as

supervisor, and put your selection committee hat on, and approve criteria and authorize the RFP, so the first motion you would need here would be a motion to select the board of supervisors as the audit selection committee, that would be your first motion, unless you choose to appoint some other group of people or add the manager but Paul is recommending that you just do it by the board and 99% of the Districts I have, the board serves as the selection committee.

Ms. Elliott: So we would need to make a motion to approve this board as audit selection committee?

Mr. Pawelczyk: Yes maam.

Mr. Winkeljohn: Exactly.

On MOTION by Ms. Castro seconded by Ms. Elliott with all in favor, appointing the entire Board of Supervisors to serve as the Audit Selection Committee was approved.

Audit Selection Committee Meeting

- A. Opening Audit Selection Committee Meeting**
- B. Roll Call**
- C. Selection of Criteria for Evaluation**
- D. Authorizing of RFP**
- E. Adjournment**

Mr. Pawelczyk: Now your next action and I'll just jump ahead of Paul, because he's writing something down right now. In your package you have criteria #1 through #5 that are listed, #1 through #4 are required by the statute and #5 is referenced in the statute as being optional. However, I think Paul would agree that the general practice is, once you distribute this to five firms that do CDD audits, #1, #2, #3, #4 and #5 are about the same, plus or minus one, once you do your points, so your determining factor is going to be price, because these firms, if they've done CDD audits they're generally qualified under those four criteria and so it comes down to price and that price, I've seen it differ by \$3,000 so what the next action would be to, and you can certainly add to the criteria if you choose to, but from my personal experience haven't seen any need to, so it's going to come down to price.

Mr. Winkeljohn: And just to add to that, it's likely you'll get two types of respondents, one will be as Mike described, firms that have a lot of CDD experience and they're going to go to the top of the list and that group is probably going to be hard to split up and price will often be the determining factor. You will also get another group that have no CDD or very little CDD experience and CDDs are very specialized government form of accounting and you may see a really low price by somebody who has no experience but you'll be paying to teach them how to do it and that's not a good idea necessarily, however that will be your decision to make, so the points will help balance that for you to make the best possible choice. So I prefer this evaluation, it seems to have worked well and one of the reasons we bring this before you is that should one of the firms ask how will we be evaluated, I have this on record as the form of evaluation and it serves as notice to them in advance that everyone is on the same playing field. Now that we've called to order the audit selection committee meeting, we need a motion to accept the criteria for evaluation.

Mr. Diaz: Is this like another sub-meeting to our meeting, is that right now?

Mr. Pawelczyk: Yes.

Mr. Diaz: So we have to do the roll call and all that?

Mr. Pawelczyk: I have the roll call, I took it silently.

Mr. Diaz: Ok.

Ms. Castro: Is there any way that we can petition you to get the list without including people who do not have CDD experience or we do have to include them?

Mr. Winkeljohn: It won't hurt, if somebody sends us a small packet, you'll be able to tell right away.

Mr. Pawelczyk: What happens is, your management company, in addition to advertising it as required, sends the RFP or RFQ whatever it is, to those firms that do have experience with CDDs to get you the best price and those 6 or 7 are generally in the top 7.

Mr. Winkeljohn: Yes and you'll get 5 or 6 maximum back, and two or three of them will be heavy in CDDs, and two or three of them middle or less.

Ms. Castro: Ok.

Ms. Elliott: Very good.

Mr. Winkeljohn: And Mike says you can also authorize the request for proposals at the same time included in this motion, is that agreeable?

Ms. Elliott: Sure.

On MOTION by Ms. Elliott seconded by Ms. Castro with all in favor, accepting the selection of Criteria for Evaluation and authorizing staff to proceed with the RFP for auditing firms was approved.

Mr. Winkeljohn: And so that will adjourn the audit selection committee meeting for today and now we can move on to staff reports, Mike?

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: Dennis just handed me our first amendment to encroachment and maintenance agreement which removes Portofino Oaks and Portofino Point, which removes two of the three parties.

Mr. Diaz: I believe it's Portofino Point and Portofino Lakes, and Portofino Oaks to stay.

Mr. Pawelczyk: Yes, you're correct, Portofino Oaks remains under the encroachment agreement and we just need to get some final signatures on that today and then that's done.

Mr. Diaz: Ok, do we need to just agree on a vote?

Mr. Pawelczyk: No, I think we've already voted on it.

Mr. Diaz: Did we?

Mr. Winkeljohn: Yes.

Mr. Pawelczyk: We did on May 15th.

Mr. Winkeljohn: So it's just an update.

Mr. Pawelczyk: The revocable license agreement for Stonebrook, I've had a number of exchanges via email with the property manager, either Sal or Charles, and he keeps telling me that their lawyers are looking at it. I realize it's a really difficult agreement to understand, but I can't imagine what's taking so long, and I keep calling up but I'm getting no response and it's baffling to me, it really is. We talked about lift stations and

we're working on right now conveying the one lift station that is in the name of Caribe to the District, and this is tract K, and we've ordered title on that and once that's done we'll get it signed and get it conveyed to us and then thereafter we will work with the city to grant the city easement over our properties. We'll own all three lift stations, and then we'll grant them that easement and at the same time I think we need to talk about some maintenance issues and landscaping around it and that kind of thing.

Mr. Diaz: Thank you, and that's the way I would prefer it being done and we talked about this today, there's many issues including being able to put some water spigots on there for maintenance issues for pressure cleaning.

Mr. Pawelczyk: And I've talked with Dennis and Paul about that briefly as well, but I think let's get the property in our hands first, so we're just doing one easement over all three with the city and we can hammer out those issues. I agree the ability to have that water out there is beneficial to the District. There's been some legislation that has passed and I think in your next agenda book you'll receive a memo detailing changes to Chapter 190, which I don't think specifically apply to this District at this time, but it's basically a tool in the tool chest that will allow Districts and first let me tell you that this really came out of the Villages CDD, which is a giant District up in Orlando that has multiple problems in addition to some tax issues they're dealing with now. The new legislation allows a CDD to enforce declarations of restrictive covenants of HOAs, POAs, within the community and of HOAs or POAs outside of the District. In order to do that, number one, you need consent of the HOA if it's outside the District, you need the approval of the municipality or county, in this case both, Miami-Dade County and the City of Homestead. As far as enforcing the declarations, I think it would really be limited to those covenants that affect the District, in other words you can't enforce paint colors, they wouldn't allow you to do that, but if you're bordering, say there's a canal that comes between Stonegate and South-Dade Venture and they were restrictive covenants on the other side that are in Stonegate that dealt with lake bank maintenance for instance, we would be able to go and enforce those covenants in order to protect our infrastructure. If it's outside the District actually the area outside the District gets to a point to sit on the board and that person really becomes a member of the board of supervisors, that only sits as a consultant and

recommends things to the board dealing with matters outside the District and I don't really foresee that happening but we'll talk about that after you've had an opportunity to look at the memo that's coming out in the next package.

Mr. Diaz: Is that something that's pending?

Mr. Pawelczyk: No, that's been approved, the governor signed it.

Mr. Diaz: Would that be something like maybe the CDD would be able to enforce, let's say parking regulations along easements within the District property?

Mr. Pawelczyk: Yes, with the consent of the HOAs.

Mr. Diaz: Well I'm actually speaking of actual District easement property, not HOA property.

Mr. Pawelczyk: Well I think you have the power to enforce that anyway.

Mr. Diaz: Ok.

Mr. Pawelczyk: The other items of legislation that have come out of this legislative session is a bill, and we'll distribute this one as well, this one has not been signed by the governor, it is House Bill 712, which allows special Districts to piggyback purchasing agreements of other special Districts, or counties or municipalities.

Mr. Diaz: We can't do that now?

Mr. Pawelczyk: Well, I'm of the opinion we can, we are a local government and I think we are allowed to do it, there's nothing that says we can't, but this just gives the explicit authority to do it. A quick example would be, if Stonegate CDD has a contract for the purchase of oak trees, and we wanted to purchase oak trees of the same size, we could just buy them off of that contractor. The other two items of legislation are House Bill 611 and Senate Bill 2666. House Bill 611 increasing the bidding threshold for public construction projects from \$250,000 to \$300,000, so it just gives us more wiggle room for our next big project.

Mr. Winkeljohn: Just for the record, Kim Felipe-Ochoa has just joined us, thank you.

Mr. Pawelczyk: Senate Bill 2666 provides for procurement process to hire project managers or program managers, which really probably wouldn't have too much affect here with this District in the immediate future. That's really all that's happening, nothing

that has a direct affect on us, but we're going to watch the Villages and see what they do with regard to that and we'll try to keep an eye on that and report back to you, just to see how it works. I think it's one of those things where you don't necessarily want to be the first to do it. Kim just so you know, this is nothing to really worry about today, it's been passed by legislature, the governor signed it and in your next package there will be a memo giving you some more detail about it.

Mr. Winkeljohn: Yes, and Mike started off by saying that HOA rules that show restrictions on paint color of a house wouldn't be something that would qualify. Alright, do you have anything else Mike?

Mr. Pawelczyk: No.

Mr. Winkeljohn: Excellent, thank you.

B. Engineer

Mr. Diaz: Ok moving on to the engineer, Paul will you be doing that for Juan?

Mr. Winkeljohn: Yes. Mike actually covered the lift station discussion that they're working to develop the correct way to transfer the lift stations and to identify the correct easement language all at once for that. The project update from the engineer's standpoint, is essentially everything is rolling along nicely, all the permits have already been issued and they've been working. Today's field meeting had some minor adjustments, there is going to be some issues with elevation probably small elevation issues. If you go by 137th and Waterstone Way, you'll see there's about a foot difference between where the old sidewalk is now and where the new road will be, that will shorten when you start to see the next layer of asphalt, so I'm going to have the engineer look at that closely because we want it to be a nice smooth finish, so we'll address those issues and we're going to move one more tree that we think will balance that gate. Pretty much everything is on pace and believe it or not in the next two weeks you will actually start to see brick and block going vertical, and so it will actually be that quick on maybe one or even two of the gatehouses, so next month when you meet you'll see as many as two and possibly three of the gates will be vertical. If you don't mind Dennis, if I could just go ahead and finish my gate report?

Mr. Baldis: Sure.

Mr. Winkeljohn: One of the other projects that gets ready for the kickoff and the opening of the gates is designing the computer systems that will operate the three gates. Conceptually where we are at this point is, there will be five points of data in our system, two of them will be in each clubhouse, which means the computer we'll be able to access an internet site which will have our data and the management systems for the gates, as well as each of the three gates and a reasonable number of offsite administrative sites which would obviously be my office for instance. One of the things we've worked out also is developing how the resident will interface with this data and the gate system. We've designed a draft in a fairly final form website page which will go like this. We have every resident's address obviously, and we've created a user name and password for every resident in the community. A letter will go out and this is conceptual, but it's getting pretty firm, a letter will go out to each resident stating that your new gates are going to be completed soon and so now is your opportunity to register for two free gate passes or decal passes, and additional passes at a discounted price, say \$10 and this opportunity will expire on a particular date, November 1st for instance, so to take advantage of this, go to the website, register your first two vehicles or any number that you want and then after the second vehicle, when the third vehicle is registered a payment window will pop up and they'll have to give a credit card number.

Mr. Diaz: I saw you put a pay pal feature in.

Mr. Winkeljohn: Yes, pay pal, that's the way I'm going to do it and basically what that will do is give them a registration, they'll get a confirmation number back, then from there they'll come to the clubhouse and we haven't figured out this piece out, because I haven't met with the HOA people yet, or the management companies yet, but they'll give some kind of proof that they are that person, and they'll prove that's the vehicle that they pre-registered for because they'll be able to print out their page and if all that information is accurate the decal will go on the car. So that takes 2,300 residents times the number of cars and spreads it out over a pretty long time, we're going to try and get two or three months of this going on of voluntary pre-registration people and then what will happen you will get a lot of people right at the last few days of the deadline and so you may want

to bump the deadline up a month or so just to spread it out a little bit longer because you don't want everybody in here because we're not staffed for that. Then after that, it will still be available to register but it will be for a fee all the time, about \$10 is what it's looking to be as a cost recovery and we also don't want to make it too expensive.

Ms. Castro: I have a question regarding the extra passes that we can purchase, is there any way that we can ask the people that are purchasing the passes to prove to us that those additional cars are actual residents from Waterstone, because my concern is, I have a constant visitor, and it's \$10, I just buy a pass for them.

Mr. Diaz: That's exactly what I told Paul, make it \$20 to try and deter some of that, and at the point, they can also provide a utility bill or something that registers with the car, something to prove that the car belongs there.

Ms. Felipe-Ochoa: Well, their driver's license should say that information and then when they can provide that, then fine.

Ms. Castro: Yes, but the problem is that they're going to be doing this through a website and it's not going to be an actual person.

Ms. Felipe-Ochoa: Then I volunteer for that, I have time, because that's going to be something that we really need to be conscientious and do it right the first time and that's the only way we're going to be able to assist the HOAs with having these renters here that are not supposed to be here because they never ask for their pass.

Mr. Winkeljohn: Well that part I have a plan for, Sonia's part, I think the price will hone that in, as Alex just said, so I don't know that you will ever be successful because as soon as you restrict a valid person because the names don't match on their paperwork, you start to impede a legitimate customer.

Ms. Felipe-Ochoa: That's ok, we just handle it professionally and tell them we just need this proof, have a nice day.

Mr. Winkeljohn: Well that may not be easy to prove, if you have for instance a social relationship that the names don't match, but they live with you then it becomes a difficult situation to prove. So do you want to only allow passes to people who physically live here, or do you only want to allow the HOAs for the people that your residents choose to let in, that's the issue. Your residents or owners of the property, and that's what the

website does, it only goes to the owners of the property, not to the renters, so if you own property, and this is a debate issue, so that's where the line is.

Mr. Diaz: One thing I do think though Paul, one thing that we do need to do is that when that letter goes out, is to already know ahead of time, what is the HOA going to require of them when they go to get their stickers or passes on the cars and if it's going to be let's say, a utility bill, driver's license or a photo ID and whatever, that all should be in that original letter so that nobody shows up at the clubhouse and says, I didn't know I had to bring any documentation.

Mr. Winkeljohn: I agree entirely with that, so we'll let the HOAs filter that piece.

Mr. Diaz: But when we say HOAs though, and correct me if I'm wrong Paul, we're only talking about the two master associations, so they will act as a filter, we're only doing Waterstone I and Waterstone II at the clubhouses and they will collectively set a policy for each group, so I'm confident and I know for Waterstone II that they're going to be stringent in their policy and I'm also confident that Waterstone I will as well.

Mr. Winkeljohn: Yes, and so those are the conceptual points and I appreciate your feedback and input today because that's keeping me on track.

Mr. Diaz: Ok and I'd say to keep it at \$20 at least, to deter from exactly what Sonia was mentioning about my housekeeper, my babysitter, etc.

Mr. Winkeljohn: Well I'm heading that way, but I think it's in your long term advantage to keep the first two passes at almost your bare bone cost for the decal.

Ms. Elliott: Well, I have no problem with \$20 or even higher.

Mr. Winkeljohn: Ok well we'll go in that direction and the beauty of it is, we can change it pretty quickly if we need to.

D. Manager

- **Consideration of Fiscal Year 2010 Meeting Schedule**
- **Discussion of Financial Disclosure Report from the Commission on Ethics**

Mr. Winkeljohn: The other two things I have to discuss is the meeting schedule for 2010 which has been provided for you, it's the same two Thursdays of the month. Again, you're not meeting every week and there probably is no reason to meet every other week,

but should you need to, you have the meeting advertised. So if this day and time is acceptable to you, a motion to accept the meeting schedule would be in order at this time.

On MOTION by Ms. Elliott seconded by Ms. Castro with all in favor, accepting the Fiscal Year 2010 Meeting Schedule was approved.

Mr. Winkeljohn: Also in your packet is the state's disclosure information, and I show that no one's financial disclosure form has been received by the Supervisor of Elections, have you guys received them in the mail, the renewals for your form 1?

Ms. Castro: Yes, I did.

Mr. Diaz: I have mine here and usually what I do every year is I go there in person, have them stamp it and give me a copy of the stamped one, so if anybody wants to give them to me I would be happy to assist them with that.

Ms. Felipe-Ochoa: Yes, I got mine too.

Mr. Winkeljohn: You have the next month or 4 or 5 weeks to get that in.

Mr. Pawelczyk: Well it's due by July 1st but they generally don't start fining until September 1st, so if you can get it in within the next two weeks that would be a good thing.

Mr. Diaz: I'm going this week, maybe even tomorrow, so if you have your form and would like me to take it there I can do that for you.

Ms. Castro: Can I give it you today?

Mr. Diaz: Sure.

Ms. Castro: Ok perfect.

C. Field Manager - Management Report

Mr. Winkeljohn: Alright next up with have Dennis' report.

Mr. Baldis: Yes, at the last meeting we talked about South Florida Water Management putting a fence up near the Turnpike and also out on Campbell Drive, that hasn't been installed yet, I was told that they're hoping to have it in by the end of this month or shortly thereafter. We received a check from Malibu Bay for half the cost when we installed the fence over there where our properties join and it was a check for \$422

dollars. The fence here at the clubhouse and gate has been completed and installed by Fantasy Gates. The light pole at Portofino Lakes has been removed. I haven't received the invoice but we agreed to pay for half of that, but I haven't received the invoice from them yet, but the pole is gone. The flashing school lights have been installed, and I think they look pretty nice. I don't know if everyone's had a chance to see them.

Mr. Diaz: The only comment with that Dennis is I've heard from three different people, can they paint the silver box and the actual covers in Hunter Green, the same color as the signs?

Mr. Baldis: I'll check on that. The catch basins were cleaned, vacuumed out and I haven't heard of any flooding since that has taken place, which is good. The mosquito fish, they've been stocked, that was taken care of. I wasn't there but they came on Friday morning and I had Jose from ValleyCrest send Hector over to spend time with them while they were being stocked so we know that it was done. The street sweeping took place on Thursday, the 11th and I don't know if you saw them, but they were here probably half of the day. That was our test run, so if that's something you guys want to continue to do, if you thought it was worthwhile or not, you can let me know, again that was \$395 dollars for each time they do it. Like I said at the last meeting, I had suggested doing it right after the 4th of July, maybe the 5th or the 6th which is Monday.

Mr. Diaz: Go ahead and do it.

Ms. Elliott: I like that idea because I remember last year our community got pretty dirty with all the firecrackers.

Mr. Baldis: If anybody wants their HOA to coordinate with them they can.

Mr. Diaz: Actually Portofino Oaks wanted to do that.

Mr. Baldis: Ok well I can get with Ed on that and he can contact them.

Ms. Castro: I guess my only question for you Dennis is, and I don't know if you can answer this or not, but what is happening with illumination, the presentation that we had here for the signs?

Mr. Diaz: Paul maybe.

Ms. Castro: Ok, that's Paul.

Mr. Diaz: Nikko Construction, I think I saw an email that they had gotten the vendor or something for the monument graphics and sign.

Mr. Winkeljohn: I don't understand what your question is.

Mr. Diaz: The status.

Ms. Castro: Well what did we decide on?

Mr. Winkeljohn: We haven't decided, and there are a couple of issues with price and design that we're still ironing out. Alex had somebody that was recommended and their price was considerably lower or higher, I can't really remember, than the other two we got, and each one had a different technique of building the letters. The best priced one wanted to actually change the size of the letters slightly because their system would fit in it better and it would still be less expensive, so we haven't gotten a final answer from them yet, but we're hoping to get that soon.

Ms. Castro: Ok, thank you.

Mr. Diaz: On that same token Paul, where are we with the coral, the last I heard they were 10 days out or something?

Mr. Winkeljohn: Yes, he was given the order, we went through and evaluated his approach to it, it's a fascinating way to make coral rock. Once he got the go ahead, it takes him 10 days to create the coral, it's cultured stone, it's basically cement based with an oxide that gives it the coloring and then he will bolt and affix planks to the service, then he takes a saw and cuts the random pattern into the stone and that way it sticks better, it looks better and that's a traffic area so we don't want it to be falling apart and if we use true coral, they would chip and crack, so this won't be the case because it is concrete.

Ms. Castro: Ok.

Mr. Diaz: So we're close to having that installed?

Mr. Winkeljohn: Yes, in another week he'll start and it should only take a few days.

Mr. Diaz: Ok, I'm sorry, going back to Dennis.

Ms. Castro: Thank you.

Mr. Baldis: Ok, the lift station on Waterstone Way where the city sprayed the plants that we installed around it, they have replaced those. I filed a claim with Liberty Mutual for the roundabout sign, got all the information and I'm waiting to hear back from

them. At Portofino Lakes, the intersection where we had the cars always parked on the grass, Paul and I met with the contractor and discussed if curbing would be possible there and he looked at that and said yes, that there's a section that we could curb on all four corners which would eliminate people unless they choose to jump over an F curb to park up there, and to me, I've always thought that was the best solution and then where that ends, it goes down the road and that's where we could add additional landscaping to keep them from pulling in behind it and it would not cause a sight problem there.

Mr. Winkeljohn: Actually the design is perfect for it. The sidewalk pinches in quite nicely where we need to stop the curb because of drainage purposes and the whole area slopes in one direction and towards the curb, so there is no concern really over pooling or flooding and then as Dennis just said, in those small areas that remain you just landscape it and Dennis did you tell them how much it is?

Mr. Baldis: No, I didn't.

Mr. Winkeljohn: Ok, well it's between \$20,000 and \$30,000 in curb work, just for the curbs.

Ms. Castro: The other question I was going to ask was about the cameras, there was a situation, I know it's the third phase of the security plan, but there was a problem a couple of weeks ago, a neighbor found a dog that apparently belonged to somebody because he was very well taken care of, somebody hit him with a machete and I picked the dog up, he was paralyzed from the waist down and it took animal services two days to get to my house to pick him up and there was no way of knowing who did this to this poor animal and I'm sure that the owner is going crazy looking for their dog and has no idea the dog has been killed, so I think we need some sort of security system back in that area because people keep jumping the fence, they run ATVs back there, they run dirt bikes, and there is only so much that the officer can do for us, so I think this is an area of major concern for security.

Mr. Diaz: Agreed.

Mr. Winkeljohn: Yes, I totally agree with you.

Ms. Castro: So is there a date when we at least can get one camera there?

Mr. Diaz: Well the consultant was out here today.

Mr. Winkeljohn: Yes, actually I had lunch with him today and we went through the whole concept and what he has is the cutting edge of what's going on in the technology world today and as technology is more and more capable, it gives us a better range and a lower cost.

Mr. Diaz: Except for one item, my vision, what I explained to him he said all that was possible, except for he was going to check into that wireless.

Ms. Castro: Ok, thank you.

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

Mr. Baldis: Yes. Today we had a gentleman bring a golf cart prototype, it's a solar powered golf cart and it seats six people. The cost of the golf cart, the base price is around \$10,000 dollars.

Mr. Diaz: For the record we are passing around photos of the golf cart.

Mr. Baldis: Thank you.

Ms. Castro: This color is perfect, it looks really nice. How many people does this cart fit?

Mr. Baldis: Six.

Mr. Diaz: And it's street legal, it's actually a real vehicle, it has a VIN number and it has a vehicle registration.

Mr. Winkeljohn: Alex, would you like Dennis to finish his report?

Mr. Diaz: I'm sorry Dennis, go ahead.

Mr. Baldis: Anyway, the base price is \$6,000 to \$10,000 dollars. The vehicle that you are looking at in that picture has been used as a demo and he's willing to work out a price for us, which we don't have yet. The price has yet to be determined and depending on who purchases, there is a tax incentive, because it's green, and he did indicate that it is a not for profit, such as if the CDD purchased it we would get that tax incentive, but if someone else such as a master association or an individual purchased it, you could get a rebate up to \$5,000 dollars or maybe even \$6,000 which would bring the price down.

Mr. Diaz: It's actually a tax credit.

Mr. Baldis: Right, it's a credit, you wouldn't actually get a check you would take it off your taxes, but we're hoping we get a good enough price where it would end up to be

about \$2,000 for the vehicle. It's the first time we spoke to the company and again it is a used vehicle and some other questions have come up about it too. Then we're also going to need to find a place to store it. The conversation I had with him because I'm just learning about the solar panels, the vehicle will go 50 miles on full charge and it will go easily 25 mph with the six people. I asked him how do you charge it, do you have a shed that has solar panels that would charge it, and he said they do have that, they'll actually come and make it for you, but what they suggested to me was, since you're not going to be using it where it's going to need to be constantly charged, that a single charge just driving around would keep it charged, or you could plug it in if you had to, but you would just be able to go buy a shed from Home Depot, a Rubbermaid shed they even suggested to store it in there.

Mr. Diaz: Just to clarify that, solar power is not the only source of charging you could also charge it the conventional way of plugging it into an outlet and charge it.

Mr. Baldis: Right, you can plug it in.

Ms. Felipe-Ochoa: Does it require a special outlet?

Mr. Baldis: No, it has a special plug that went into the unit.

Mr. Diaz: Yes, it has a charger that plugs into a regular outlet, and then from there it has a bigger plug that goes into that a three-prong plug.

Mr. Winkeljohn: So it converts it and so the regular outlet is the answer to that question.

Mr. Baldis: Anything else on that you wanted to add Alex?

Mr. Diaz: No, I think there are some things that we said we would add to it, it doesn't have any cup holders.

Mr. Winkeljohn: Some kind of a flashing light I would assume.

Mr. Diaz: Yes, a flashing light is good, some LED lighting on top.

Mr. Baldis: Right and it comes with seatbelts.

Mr. Diaz: I'm not too happy about the seat color.

Mr. Winkeljohn: Actually I noticed there was some damage to some of those seat covers, so they probably would give us a credit for that anyway.

Mr. Baldis: Well that was part of the price negotiation we were going with and also that it's used and there are also a few scratches on it. Well I'll tell you I was very impressed with it because of the speed and when we got in it, it was on a low charge and it was barely charged and we drove around the community as fast as it would go with no problems at all and it was extremely comfortable, so it was really nice.

Mr. Diaz: Anything else Dennis?

Mr. Baldis: That's all I have unless you have any questions.

Mr. Diaz: Do we want to give an approval price for this golf cart?

Mr. Winkeljohn: I think it's too early, we don't even know how much it's going to be and we have to work a lot of things out, so we'd have to come back to you with not only a price, but an arrangement, but you could authorize us to produce those things and come back with a price and you could deny it at that time, if it's not agreeable.

Mr. Diaz: Ok.

Ms. Felipe-Ochoa: Do we need a motion for that?

Mr. Winkeljohn: That sounds good.

Mr. Baldis: Now, just on the golf cart, when we're talking about the price, is there anything on there that you would like to have that it doesn't have? It does not have a radio, there are several different things you could add to it, but I thought it was sufficient the way it was.

Ms. Castro: No, I don't want this to become a recreational cart.

Mr. Diaz: It sounds like a luxury item, but keep in mind, that this particular cart is a demo model and has the speakers in the place, it has the harness already in place for the radio, the only thing you would have to do is purchase the radio, drop it into the harness and you're good to go.

Ms. Castro: Ok, that is nice, but this is not going to be a recreational vehicle, so I say let's get it and after we have it, then we can work on the other items.

Mr. Diaz: No, that's exactly what we're talking about, in fact he's giving us a discount because it doesn't have those things.

Mr. Winkeljohn: Right.

Ms. Castro: Ok.

Mr. Baldis: One of the other uses that it would be considered for is, if we put the specimen trees throughout the community, and Corrine takes people on a tour that she would actually be able to speak through the speaker about the trees.

Mr. Winkeljohn: I don't think that's an action now though that we have to consider.

Mr. Diaz: No, and it's not a huge cost.

Mr. Baldis: Well where I'm coming from is that when we get it and if someone says, why didn't we get that with it.

Mr. Diaz: The only option I said that I think we would need would be a LED light for on top, so that way, on the road remember you're going 25 mph and not 35 mph where everybody is going to be honking at you, and so for safety reasons I'd put a LED light bar on top like we use for Dennis' car, we have a magnetic one that we put on top and we turn on, so that was the only thing as a safety feature is to put one of those on there.

Mr. Baldis: That's all I have for my report.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Castro with all in favor, authorizing staff to proceed with negotiations and develop a price agreement for purchasing the golf cart was approved.

D. Manager (Cont.)

- **Consideration of Fiscal Year 2010 Meeting Schedule**
- **Discussion of Financial Disclosure Report from the Commission on Ethics**

These items were discussed earlier at this meeting.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn: Alright, do we have any supervisors requests today?

Ms. Castro: I guess the only thing I want to bring up to the board is the fact that Major Kennedy is leaving us this year.

Mr. Winkeljohn: Is he retiring?

Ms. Castro: Yes, and I would like the CDD to thank him in some way, shape or form of maybe dedicating Friendship Park to him, or put a plaque, a tree, or something that we could do for him that could show our appreciation for all the work that he has done for us, because he had been magnificent.

Ms. Felipe-Ochoa: I agree with that, but I don't think we should dedicate our park to him, that's my opinion.

Ms. Castro: Well what else can we do?

Ms. Felipe-Ochoa: We can give him a plaque.

Mr. Winkeljohn: Well I've seen trees dedicated, you just put the plaque under the tree.

Ms. Castro: Yes, a tree.

Mr. Diaz: You could do it by resolution as well, as a symbolic gesture.

Ms. Castro: Yes, it's not to name our park as Major Kennedy Park or anything like that, but just a little plaque there.

Mr. Diaz: Hold on we have too many multiple conversations going on, I'm sorry.

Ms. Felipe-Ochoa: Whatever we decide to do, we need to do it because he'll be leaving soon.

Ms. Castro: Yes, his family is moving out as of this month, so anything we have to do we should do before his family is out of Florida.

Mr. Diaz: But he's leaving in December right?

Ms. Castro: No, he is leaving in December.

Ms. Felipe-Ochoa: Oh, then we have time.

Ms. Castro: But wouldn't it be nice to have his family here for the dedication?

Ms. Felipe-Ochoa: Yes, it would be nice, but when's our next meeting, Paul? July 9th, is that correct Paul?

Mr. Diaz: Yes.

Mr. Winkeljohn: Not necessarily, I don't think you would be meeting on July 9th.

Mr. Diaz: We're scheduled.

Mr. Winkeljohn: Yes, that is an already advertised meeting, but I would assume the 23rd that you're most likely meeting for the next meeting.

Ms. Felipe-Ochoa: Well is his family going to be here?

Ms. Castro: I can ask him for the exact date, but he told me by next month, he didn't really give me a date when the family was moving.

Ms. Felipe-Ochoa: Well maybe we could just do a meeting and whatever, and do that plaque for him and that way his family could be there.

Ms. Castro: Is that possible Paul, to do the meeting just for him?

Mr. Winkeljohn: You can hold any meeting you want, yes, but you were cutting back to once a month.

Ms. Felipe-Ochoa: Right and his family is leaving around Friday, and I agree, but we really want to do this.

Ms. Elliott: What do you guys want to do exactly?

Ms. Felipe-Ochoa: She was thinking of plaque in the park.

Ms. Castro: The master association brought up the idea of giving him a gift certificate.

Mr. Winkeljohn: You don't actually have to do it at a meeting either, you could just give me 10 days notice and I can put a notice in the paper that the board members will be attending a meeting.

Ms. Felipe-Ochoa: Well I would like to make it like a little presentation to him, not just here you go, thanks and that's just my opinion.

Mr. Winkeljohn: Right and I'm just suggesting another way to look at it which would be, you could hold a meeting on site where you have the tree and do a presentation on site and you could advertise that event as a public meeting.

Mr. Diaz: Couldn't we also do it at city hall?

Mr. Winkeljohn: Any day that works for you and him and you may not know when he's available. I just need about 10 days notice and I can get the ad in, it's a small price to get a special meeting together and you'd be covered.

Mr. Diaz: Couldn't we also do like a presentation at city hall?

Mr. Winkeljohn: Exactly.

Mr. Diaz: Then he would be recognized not only by Waterstone, but he would also be recognized by the city.

Mr. Winkeljohn: That would probably be the most visible way and that's what I'm used to seeing, and we wouldn't have to advertise that.

Mr. Pawelczyk: Yes, because you're not taking any action, all you're doing is giving the guy some recognition.

Ms. Castro: Is there any way that we can make the police force aware so that whoever wants to show up and then police can come and share in that?

Mr. Winkeljohn: Well, if you do that at city hall which is the most formal place you could pick, they're going to know.

Ms. Castro: I think it's a good idea.

Ms. Elliott: Well we could give him a plaque, you want to give him a gift certificate, or what are you thinking?

Mr. Diaz: Can we give gift certificates?

Mr. Winkeljohn: No, I don't think so.

Mr. Diaz: Just plaques.

Ms. Castro: No but the master is going to him something, so maybe we could get with the master with the CDD and give him the plaque and gift certificate, because we wanted to do it like a surprise so all the information that I've been getting from him, I've been getting as casual conversation.

Mr. Diaz: Ok, so do we have a direction, it's going to be under \$500 anyway.

Mr. Winkeljohn: Right, I would just move forward.

Mr. Diaz: Alright, just move forward and a resolution, you're saying, no.

Mr. Pawelczyk: You can do a resolution, but if you're going to adopt a resolution you have to do it at a public meeting, you know what I mean? If you're going to present it at city hall, we'd have to advertise for a meeting at city hall and then you'd have to take action to adopt the resolution there.

Mr. Diaz: No.

Mr. Pawelczyk: Or you adopt the resolution at your next meeting.

Mr. Diaz: Ok.

Mr. Pawelczyk: Or you can adopt the resolution now, and write later, it depends on what you want the resolution to say.

Mr. Diaz: Can we do proclamations?

Mr. Pawelczyk: That's the same as a resolution.

Mr. Diaz: It's the same thing?

Mr. Pawelczyk: Yes.

Ms. Felipe-Ochoa: We should call it that then, you said it's the same thing.

Mr. Pawelczyk: Yes, but it goes down in your book as official action as a resolution, we don't do proclamations here.

Ms. Felipe-Ochoa: So it's the same thing as a resolution.

Mr. Pawelczyk: It's still a resolution it's still the same thing. I never said you couldn't do it, I said you can't do it at city hall unless you advertise a public meeting.

Mr. Winkeljohn: Yes, you would authorize it here in form, write it and then you can read at city hall with no problem.

Mr. Diaz: Right, that's along the line of what I was thinking and does it read whereas, the same as a proclamation?

Mr. Winkeljohn: Right.

Mr. Diaz: It would be official. I could write out an outline and you could put in the whereas and all the other stuff.

Mr. Pawelczyk: I guess the best thing we could do is, you could adopt the resolution now, for Major Scott Kennedy, a resolution of the South-Dade Venture Community Development District honoring Major Scott Kennedy of the Homestead Police Department for his support and service to the South-Dade Venture Community Development District and the Waterstone Community and then I guess the best thing to do would be for one of you to put together an outline of what he's done, etc., give it to Paul's office and they can put it in resolution form and I can look at it if you have any legal issues, but I think his office can just make it look pretty and have you sign it, stamp it, and present him with a certified original and you could frame it, or however you want to do it.

Ms. Felipe-Ochoa: Sounds like a plan.

Ms. Castro: Ok that sounds really good.

Mr. Diaz: So we just have to provide you with an outline of everything he's done.

Mr. Pawelczyk: Not everything.

Mr. Winkeljohn: The things you care to highlight.

Ms. Felipe-Ochoa: I nominate Alex to write it.

Mr. Winkeljohn: Is there a motion to do a resolution?

Mr. Diaz: So it's a motion in recognition of Major Scott Kennedy, correct?

Mr. Winkeljohn: In draft form as discussed, yes.

On MOTION by Ms. Castro seconded by Mr. Diaz with all in favor, authorizing staff to adopt a resolution in recognition of Major Scott Kennedy was approved.

Mr. Pawelczyk: That will be resolution #2009-07 for the record.

Mr. Winkeljohn: Thank you.

Mr. Pawelczyk: If you want I'll volunteer, and Alex if you want to put an outline together.

Mr. Diaz: Yes, all I'm going to do is send an outline.

Mr. Pawelczyk: I'll volunteer to put the resolution together and I won't bill for it, just send me that information and I'll put it together.

Mr. Diaz: Thanks, I'll do that.

Mr. Winkeljohn: Great.

Mr. Diaz: Thank you sir. Anything else from our other board members? Just a quick thing for myself, the Waterstone Living magazine has been at the printer for two weeks now and I don't know what's taking so long, but it's still not out and hopefully it will be out by next week, but it's all in there and that's all I have.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Balance Sheet and Income Statement

Mr. Winkeljohn: Under Financial Reports, are there any questions? Hearing none, then we would just need a motion approving the check register, balance sheet and income statement.

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

June 25, 2009

South-Dade Venture CDD

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Winkeljohn: If we have no other business, then we would just need a motion to adjourn the meeting.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

June 25, 2009

South-Dade Venture CDD

NOTES:

~ At the next meeting please add Resolution 2009-07 (Robin check with Paul this will be coming from Michael and I believe it will not be ready for the first July meeting)
Patti whenever you get a chance please provide me with a copy of the approved budget
Jennifer

Agenda Items:

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