

**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, August 13, 2009 at 3:00 p.m., at the Watersone Clubhouse, Phase II, 1355 Waterstone Way, Homestead, Florida.

Present and constituting a quorum were:

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

Also present was:

Mike Pawelczyk	District Attorney
Paul Winkeljohn	District Manager

FIRST ORDER OF BUSINESS

Roll Call & Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Approval of the Engagement Letter with Carr, Riggs & Ingram to Perform the Audit for Fiscal Year Ending September 30, 2009

Mr. Diaz: The next item is the Approval of the Engagement Letter with Carr, Riggs & Ingram to Perform the Audit for Fiscal Year Ending September 30, 2009, Mr. Winkeljohn?

Mr. Winkeljohn: As you know you selected Carr, Riggs as your auditing firm and you also authorized staff to bring back an engagement letter and I believe it has been reviewed by counsel and it's in form that the District should authorize by motion today.

Mr. Diaz: So it's a completed form for execution?

Mr. Winkeljohn: Yes.

Mr. Pawelczyk: Yes, we just need a motion. I think you've already authorized them to negotiate this agreement, and I think at this point you're just moving to authorize the execution of the proposal by the proper District officials.

Mr. Diaz: Ok, does anyone have a motion to that affect?

On MOTION by Mr. Cooper seconded by Ms. Elliott with all in favor, authorizing the execution of the engagement letter with Carr, Riggs & Ingram to perform the audit for Fiscal Year ending September 30, 2009 by the proper District officials was approved.

THIRD ORDER OF BUSINESS

**Letter of Commendation to
Homestead Police Officers**

Mr. Diaz: The next item on our agenda is Letter of Commendation to Homestead Police Officers, what is that exactly Paul?

Mr. Winkeljohn: Mr. Chairman it's just a letter from the City of Homestead, a thank you for your letter, thanking them.

Mr. Diaz: So it's a thank you for the thank you.

Mr. Winkeljohn: Yes and it's from the chief of police and he basically said thank you for the letter, he appreciates the recognition.

Mr. Diaz: Just for the record, while we're on this topic, we do have three more commendation letters that we're going to be preparing regarding three separate incidents or issues within Waterstone. We have one that's a burglary and two that are grow house related investigations I believe. For the record, Ms. Sonia Castro has now joined us.

FOURTH ORDER OF BUSINESS

Staff Reports

Mr. Diaz: Next is item No. 4, Staff Reports, Mr. Attorney?

A. Attorney

Mr. Pawelczyk: Real quickly, I've had some correspondence with the chairman on the revocable license agreement for Stonebrook. They are looking at the changes, they meaning the HOA counsel. I was on vacation off and on a couple times since the last

meeting, so I haven't really followed up with him other than to send them the most recent draft. The one thing that I have asked staff to provide is something that was discussed at the last meeting. I know they are working on it, and Dennis Baldis is on vacation also, and that's location of the speed humps. We wanted to add the speed humps into that agreement, so I informed Stonebrook HOA's counsel that we were going to do that. I haven't had any objection to that, but we need an exhibit to that affect and Dennis is going to work on that when he gets back, so that's the update on that one. Let me see if I have anything else to mention today. Everything else appears to be on the agenda later on at this meeting, so I don't have anything further unless the board has any questions.

Mr. Diaz: I'm not sure if I submitted it or not, but I think they were requesting last meeting on the status of the resolution regarding the dedication of Friendship Park to Major Scott Kennedy, I know you presented that language awhile back.

Mr. Pawelczyk: I prepared a resolution, not necessarily I don't believe for Friendship Park, but I prepared the resolution and I haven't heard anything back. I assumed it was sent for execution.

Mr. Diaz: No, we never got it, I think it was that one time you were out.

Mr. Pawelczyk: Well I did send it to the District manager.

Mr. Diaz: Ok, well can we resend it because apparently they didn't get it. I saw it for review and I thought it was great and very well written.

Mr. Pawelczyk: I appreciate your comment and I will find that and I will send it again.

Mr. Diaz: I apologize, I forgot about it in the agenda item.

Mr. Pawelczyk: Now, based on what you're saying, it may require some revision because there was no dedication language at all in there with respect to Friendship Park. It was more of an accommodation, a thank you in the form of a proclamation.

Mr. Diaz: I think what is happening with this is it has evolved into that, it's like a work in progress type of thing and I think we combined two ideas together, one is the resolution and one is a dedication of the park. Initially there was talk about dedicating the

park in his name, but I think everybody wanted to keep it as Friendship Park and just dedicate it to him in the theme of friendship.

Mr. Pawelczyk: Ok, well what I would suggest then is, if the board is ok with it, why don't I re-circulate that resolution to Alex and Paul and you can provide me with any markup language for the next agenda.

Mr. Diaz: Why don't we just send it to the whole board, just forward it to the whole board.

Mr. Pawelczyk: Ok, and any comments you have send them back to us, we'll make the changes and it will be included in your next agenda package.

Mr. Diaz: Ok.

Mr. Pawelczyk: Because you'll recall at the time we wanted to get it done, we were trying to get it done before he left.

Mr. Winkeljohn: Yes, and he's not leaving until January.

Mr. Pawelczyk: Ok.

Mr. Winkeljohn: So we have a little bit more time than we thought.

Mr. Diaz: Yes, so there's no urgency and I believe we may be looking at putting a plaque in one of the boulders in there.

Ms. Castro: As to the urgency, I'm sorry to interrupt because it takes about 8 to 10 weeks to do that, so I would need the resolution to get it engraved.

Mr. Diaz: Well we have the resolution number, you don't need the actual wording of it, right?

Ms. Castro: Yes.

Mr. Diaz: Well it's a very long resolution.

Ms. Castro: Then I need to know what it is that we want to put on that plaque because I need to call the engraving people and have it done.

Mr. Diaz: Well, I was thinking along the lines of maybe some other supervisors can comment on it, but I was thinking something along the lines of Friendship Park, a quote from some type of friendship or whatever, dedicated to Major Scott Kennedy in recognition of resolution number or whatever.

Mr. Pawelczyk: I would say in recognition of services performed on behalf of South-Dade Venture.

Mr. Diaz: Right, something like that and they just put the resolution number somewhere underneath there in case anybody ever wanted to look it up.

Ms. Castro: Ok, so if there something that anybody wants to include just let me know, so that I can brainstorm and send me all the ideas.

Mr. Diaz: I gave a couple of quotes that are related to friendship that I looked up, I put it on a document and I still have it at home and I think I sent it to the board, or I sent it to somebody. It's something like 30 different quotes that I thought would be appropriate from different famous people, but I'll go ahead and send that out to everybody.

Ms. Castro: Ok.

Mr. Pawelczyk: So, we'll try to bring it all together by the next meeting so you can get everything engraved.

Ms. Castro: Ok, thank you.

Mr. Diaz: Thank you Mike.

B. Engineer

Mr. Diaz: Alright, next under staff reports is the engineer, Paul will you be doing that for Juan Alvarez's office?

Mr. Winkeljohn: Well, his office has been doing quite a bit lately, brushing up some drawings for the curb project. You may remember the board authorized some curbing and I shot that back to the engineer because there were a couple of little problems with the original design and I wanted it done correctly before we started construction, that was all clarified and confirmed and we reduced it a little bit. What we reduced we put back in terms of sidewalks. The existing sidewalk doesn't have a 90 degree turn towards the road to cross the road and when you put a curb across that somebody could trip and so what I shortened in curbing I added back, so it's still the original approved amount and they are going to start on Monday with demolition.

Mr. Diaz: So, they'll be starting on Monday, ok.

Mr. Winkeljohn: That's all the engineer has been working on, so we can move on if you don't mind Mr. Chairman to field manager's report.

C. Field Manager – Consideration of Invoices from J.C. Bosland Fence Supply, Inc. for:

- Aluminum Fence at the Clubhouse
- Waterstone Entrance Areas

Mr. Diaz: Please, go ahead.

Mr. Winkeljohn: Alright, first Dennis Baldis of course extends his well wishes to you all as he is on vacation this week, so he asked me to present the two invoices for J.C. Bosland Fence Supply, the \$2,280 for the entrance wall and Alex maybe you can explain where this is.

Mr. Diaz: I believe this is 60 panels at both entrances to Waterstone Way, that's the metal portion next to the monuments that are teal colored. There were some issues that were addressed or brought up about how people can easily go through them, so the solution to the problem according to the fence company was to add an extra box, to weld an extra box into the design and then that way a person can't get through those. I'll give you an example, this is what the design currently looks like and so what they're going to be doing is adding another box in the middle and you won't be able to get through there and they're doing that to 60 panels like that.

Ms. Felipe-Ochoa: Ok, are they painting it too?

Mr. Diaz: We discussed that today, and they have another company that does do that here in Miami, and if you do it in bulk, everything at one time, they'll have a better price for us, so the idea is that we'll do it together with, and this is for powder coating, not for painting, which is more durable especially for aluminum. So they'll do the rails for the top of the guardhouses, the rails on top of the towers, all the metal stuff, the same exact color.

Ms. Castro: And that will solve the problem?

Mr. Diaz: Yes, because right now what happens is chipping, because you can't really paint aluminum, it cracks off.

Ms. Felipe-Ochoa: What color, is it going to be the same color that we currently have?

Mr. Winkeljohn: Can we talk about the color later? I just want to finish up with these proposals.

Ms. Felipe-Ochoa: Ok, but please don't forget.

Mr. Winkeljohn: Yes, we know the color is an issue.

Mr. Diaz: Ok, so that's one proposal you have there, to weld these things to these 60 panels. The second one is to do the same thing we did with the fencing on this side, it's not working on this side, so it would be to continue the fencing going down into here and add a 6 foot gate as well. Is that what you have for that Paul?

Mr. Winkeljohn: Yes, \$1,394.

Mr. Diaz: Ok and that's a lot less and this company seems to be a lot better than the previous one we used. Ok so do we need two separate motions or can we just group them together?

Mr. Winkeljohn: Two separate motions would be appropriate.

Mr. Diaz: Ok.

Mr. Cooper: Could we also look into getting the lamps painted black, I guess powder coated black when we get the whole bowl?

Mr. Winkeljohn: Yes, we don't have a price and I'm not prepared to discuss in much detail the powder coating concept, but I think you can see the economical scale and the thinking is to do it all at one time number one and number two would be to get the color correct and we will talk about that later since that's not related to this. So we just need a motion for the modifications to the entry features, so they block the personal entry and that is for \$2,880.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Elliott with all in favor, accepting the modifications to the entry features to block persons from entry not to exceed \$2,880 was approved.

Ms. Felipe-Ochoa: But the color is to be decided.

Mr. Winkeljohn: Yes, we'll talk about it as soon as we're done with this topic. The next motion would be the security feature for the lake for \$1,394.50.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Castro with all in favor, accepting the modifications to the lakes not to exceed \$1,394.50 was approved.

Mr. Cooper: I do want to just add to that, I've noticed people still getting through there, just coming over the white fencing so it may detract more, but the white fencing I believe is an issue because of the height.

Mr. Diaz: What do you mean?

Mr. Winkeljohn: I think we should all take a field trip out there to look at it right now.

Mr. Cooper: Alright we're taking a field trip out there.

Ms. Felipe-Ochoa: I'm not going to go with you guys, but feel free to report back when you're done out there.

Mr. Diaz: Alright, we are actually in motion right now on our way outside, so the current fence isn't working right now because they're using the small fence as a footing to climb over to the side and it's not doing anything because of that issue, so it's a unique situation there.

Mr. Winkeljohn: How would you guys like to proceed with the color? We have an existing powder coat color on some of the aluminum features in the community, it's faded, and it isn't what the original was, so the second piece of the puzzle is, today I have later on in the agenda, I have the new signage which is the correct font for Waterstone and the backlit LED lighting and I have that for your approval later in today's agenda. All of these items would be powder coated with the standard Waterstone teal color, for lack of a better description, but of course like anything, the teal color can be of many different variations depending on how it's been duplicated, for instance the "W" on our sign underneath that TV right there is a darker, more earth tone color and the original signs on the community monument signs and the aluminum features are a lot brighter, more tropical, Caribbean colored teal, so somewhere on that spectrum needs to be a choice and then we'll try to re-create it as accurately as possible, but again, back to the reality some surfaces are going to

look a little bit light just because of the kind of surface it is and some will look a little bit darker, but we'll try to narrow the spectrum of usage of our color which would be the goal here.

Mr. Diaz: What I was speaking to Paul about earlier was, I know it's a big issue, about what the official color is going to be and we're really inconsistent right now, because we have different colors of teals and so forth, and that's why I told Paul that's going to have to be a board decision, we're going to have to have a color pallet of teals we want or whatever dark green we want, or whatever it's going to be and make a decision that's going to be the color we're going to use for all the railings, for the signage, etc., as a signature color.

Ms. Castro: Well I think that we need to consider that façade of our entry feature and see what color looks better. We don't want a very elegant looking entry feature and then a very tropical color as a contrast.

Ms. Elliott: How about picking the exact same color that's on that entry feature and make that the color and call it a day?

Mr. Diaz: Which one? That's the thing, there are different ones.

Ms. Castro: That's the problem, that we have various colors.

Ms. Elliott: Well what's the main color?

Mr. Diaz: You have very bright, bright teal over on Campbell Drive and I think the one on the boulevard is about the same color. The one over on 137th Avenue, it might be because of what Paul said, with the fading, but it's much more subdued I guess.

Mr. Winkeljohn: Also the direction they face has a lot to do with it.

Mr. Diaz: Right.

Ms. Castro: Well I think that one is a very beautiful "W" and the color is perfect.

Mr. Cooper: That's the one I was looking at.

Mr. Winkeljohn: Ok, if that's the board's decision then I can work towards that coloring, that's a little bit more of an earth tone and I think that's a better look for your community also.

Mr. Diaz: Alright, so I think we're all agreeing that's pretty much what we want to stick with, so we don't have to do anything with that. Next item Paul.

D. Manager - Discussion of Financial Disclosure Report from the Commission on Ethics

Mr. Winkeljohn: Alright, under the manager's discussion the Commission on Ethics disclosure on your financial form filing, let's see what I have. I think it's just Curtis' that has not been received as of this date and that's the only one, so I assume you would like to take the rest of the agenda Alex?

Mr. Diaz: Yes, so you're done with the manager's portion?

Mr. Winkeljohn: Yes, thank you.

Ms. Castro: I have a question pertaining to Dennis' report, and I don't know how knowledgeable you are to actually answer my question but, do you know why ValleyCrest replaced our medjool with something so short? It is very tiny compared to the other one that we picked.

Mr. Winkeljohn: I'm not sure, I really don't know, but I'll ask. I don't know the differences between the heights. To me, it's a slightly different variety of a medjool, also the trunk on this one is more colorful, not as natural as the one that was there before and it hasn't been opened yet, so its actual height is a little bit misleading, but I'll find out for you.

Mr. Diaz: Very good, thank you Paul.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

- A. Status of Comcast Negotiations**
- B. Status of Lease Option for New Solar-Powered Golf Cart**
- C. Review of Resolution for Major Scott Kennedy and Discussion on Date and Dedication**
- D. Approval of New Graphics/Signs for the Six Entry Monuments**
- E. Status of Website Updates (Lost and Found, Map, Project Files, etc.)**
- F. Status of Legal Action/Punch List with the Joint Venture (Lennar)**
- G. Status of New Curbing at NE 23rd Road and Waterstone Way**

Mr. Diaz: Moving on to item No. 5, Supervisors Requests and Audience Comments, item A, Status of Comcast Negotiations and I guess that would fall back to me. I did get an email from Mr. Jay Abbazia and it looks like we have a deal, they are just in

the process of putting it in writing and he really didn't want to disclose, but it seems like he was very motivated and satisfied with whatever the outcome will be, so it sounds like he got what he wanted.

Mr. Pawelczyk: It sounds like to me, because I read it as well, it sounds like Mr. Abbazia is happy with what he was able to negotiate for the District, whatever that is. We don't know what it is, but whatever it is, it sounds good.

Mr. Diaz: Right and it's in the process of being drafted in writing by the attorneys from Comcast and that's all we're waiting for, so we're expecting something in the next couple of weeks.

Mr. Winkeljohn: Right, and his last pass said that the draft was done, but they put it in the wrong legal form and it had been redone.

Mr. Pawelczyk: Yes, they used the wrong form.

Mr. Winkeljohn: Yes, so that went back to the drawing board, not on the quality of the deal, but on just the paperwork.

Mr. Diaz: Moving on to item B, Status of Lease Option for New Solar-Powered Golf Cart, Paul can you elaborate on that?

Mr. Winkeljohn: Well I had explored the option of buying the golf cart as part of my company, and in providing it to you for the equal dollar amount, however, the purchase of the vehicle was related to a tax credit that an individual or a single corporation would receive. Our company is not structured as a single corporation, it's actually a limited partnership and so what that means is that the partners of our company handle the taxes for our company on their personal tax returns and so we have three or four or five members of this partnership and for them to be able to sort out and divide up this tax credit equally and then turn it back into a viable method, we couldn't find an accountant who could figure out a way to do that accurately, because the other partners in the company are happy to help, they just didn't see how it would be able to work, so I'm bringing that information back to you and that would have been a couple of thousand dollar credit that was going to trickle towards a tax return, so I don't really have an answer

for you internally of how I could do that. You could possibly still talk to one of the master associations possibly under the same arrangement or just move forward and buy it.

Ms. Elliott: I would just say move forward.

Ms. Felipe-Ochoa: Right and what was the reason we decided to lease, was it cheaper?

Mr. Winkeljohn: The lease is the term that I'm using, saying that if I buy it, I would have to lease it back to you for the amount you would have bought it for.

Ms. Felipe-Ochoa: How come we can't purchase it?

Mr. Winkeljohn: You can purchase it, the lease to own was just the purchase arrangement through me buying it versus you buying it directly, as a direct purchase.

Ms. Elliott: It's going to be purchased.

Mr. Winkeljohn: Yes, so it would be purchased, you don't need to lease it.

Mr. Diaz: Let's flat out purchase it, and make it easier.

Mr. Winkeljohn: Yes.

Ms. Felipe-Ochoa: Ok, so you would be buying that personally?

Mr. Winkeljohn: No, our company was going to, we thought because you are not eligible for tax a credit, because you're a tax exempt entity and you don't pay taxes, so you have to go to somebody who does pay taxes so they would realize the benefit and then it would be appropriate for us to lease it back to you as a piece of equipment, but that won't work, so it was a good exercise and the golf cart is still there, and if you're ready to buy it, you can buy it directly, unless you can think of someone else who would buy it and you would share the use with or something like that.

Ms. Elliott: I would just say move forward and go ahead and purchase it directly.

Mr. Diaz: So we would need a motion with a not to exceed amount?

Mr. Winkeljohn: I would say, not to exceed \$8,000.

Mr. Cooper: Why don't we wait another two weeks and if we can't figure out another solution, then go ahead for the next meeting and put it on the agenda for a possible purchase?

Ms. Felipe-Ochoa: I have a question, my question is we can probably wait because it looks like the construction is not going according to plan and the \$8,000, where is that coming from, is it coming out of the new bonds or somewhere else?

Mr. Winkeljohn: It would be a capital item on your normal operating budget.

Ms. Felipe-Ochoa: Right, and where are we at as far as that number goes?

Mr. Diaz: If I can answer the first question, the concern about the guardhouses, just to remind the board that this vehicle is being utilized for onsite inspections and has nothing to do with the actual guardhouses at this time.

Ms. Felipe-Ochoa: No, I know that, I just wanted to know which line item it was coming out of because we're spending money and it's not what it used to be and I just wanted to know where we were pulling that money from.

Mr. Diaz: Fair enough.

Mr. Winkeljohn: You would purchase it from your reserves which are substantial.

Ms. Felipe-Ochoa: Right, I know that and what's the difference between the lease option versus the purchase option? Oh we can't do the lease, right?

Mr. Winkeljohn: There is no lease option, that's correct.

Ms. Felipe-Ochoa: Ok.

Mr. Cooper: What's the total of the vehicle again? Is it \$10,000 or \$8,000?

Mr. Winkeljohn: It's under \$8,000, I think it's actually like \$6,000 to \$7,500, but I would recommend an \$8,000 dollar threshold in case we need to buy a cover or something.

Mr. Cooper: And what was the credit that we'd be getting from the government?

Mr. Winkeljohn: I believe there are several credits, some of them are built into the purchase price, one of them was about \$2,500 dollars which related to a credit on your tax return and that's where that concept came from.

Mr. Cooper: Was that the other idea that we were looking at from the other alternatives that we had?

Mr. Winkeljohn: That was the only alternative I had. Did you have any others?

Mr. Cooper: Well you were saying that there were different tax options that they had, so that was one of them.

Mr. Winkeljohn: Yes, the others are off the price, of the \$10,000 or \$12,000 dollars of the retail price of the golf cart, there was a reduction because it was a demonstrator model, and I don't actually have that with me, but their actual golf cart price was reduced for several reasons and the one I was talking about earlier was simply just the tax credit reason, there are other energy credits because it's a solar powered golf cart.

Ms. Felipe-Ochoa: Where would that be housed, at one of the guard gates at all times?

Mr. Winkeljohn: I don't know exactly where we would use it and where it would be stored in the future. The initial concept was to purchase a shed and park it inside the shed.

Mr. Diaz: Right, Dennis wanted to get the vehicle first and then know the size, to know the size of the shed and how that was going to relate.

Ms. Felipe-Ochoa: Right.

Mr. Winkeljohn: Yes, and I think the shed was a couple thousand dollars.

Ms. Felipe-Ochoa: Ok.

Mr. Cooper: So would it behoove us to wait then another two weeks to see if we can get some type of a credit extra on top of that to offset the cost in buying a shed?

Ms. Elliott: From what company?

Mr. Winkeljohn: I don't have any other credit options unless you have one. Right now it sounds like the board does not have a third party that can help them and so in the effort to be more efficient and effective in our field work, and ultimately in our security presence, it's before you and motioned and seconded to purchase it, but if you want to wait you can wait, you don't have to buy it.

Ms. Elliott: I don't want to wait, we already went through this and decided we're going to go forward with it.

Mr. Diaz: That's right, maybe some people forgot the conversations but this has been ongoing now for almost three months. We've been researching it back and forth, so if there are no more comments then we can take a vote.

On MOTION by Ms. Elliott seconded by Ms. Castro with 3 in favor, 2 opposed, authorizing staff to purchase a golf cart on behalf of the South-Dade Venture CDD not to exceed \$8,000 was approved.

Mr. Diaz: Alright, moving on to the next item C, review of resolution for Major Scott Kennedy.

Mr. Winkeljohn: I believe that one was already covered.

Mr. Diaz: Yes, so I did put it on the agenda. Ok then item D, approval of new graphics/signs for the six entry monuments.

Mr. Winkeljohn: We've been talking about our lettering and I mentioned earlier on our monument signs at all three entrances and one portion of the boulevard sign would be in conjunction with a redesign of that sign to make it fit with the architectural elements of the new gatehouses. That process and we've worked with several companies, one that makes signs like that, the aluminum signs that mount on top of a flat wall, but also we had the idea of trying to use LED type lighting and you guys I'm sure remember that conversation because of the attractive look and the energy efficiency of LED lighting, but also the newness of LED lighting in the field made it very complicated and very difficult to get quotes that were comparable and so the people that were providing the services didn't know very much about LED lighting, so it was a learning curve for everyone. We went through several quotes and we've been talking about it for several months, and most of the quotes were in the \$30,000 to \$40,000 dollar range to perform that service to the boulevard sign, Campbell Drive and 137th Avenue and Waterstone Way. Those sign letterings I have back for \$22,000 installed roughly.

Ms. Felipe-Ochoa: That's all of them?

Mr. Winkeljohn: Yes, both sides of the boulevard, the north and south of Waterstone Way and 137th Avenue, and the east and west sides of Campbell Drive.

Ms. Castro: Do they have a guarantee?

Mr. Winkeljohn: There's a one year guarantee.

Ms. Castro: Ok.

Ms. Felipe-Ochoa: What does that include?

Mr. Winkeljohn: It's includes electrical up to 8 feet from the signs, so there may be some small electrical expenses to modify existing electrical services to be corrected, but all of the signs have electricity right now and we won't know until it's done in the field really if everything is perfect but that's normal. This is significantly less expensive and we are very confident in the quality of the signs and the manufacturer. Dennis and myself will supervise the work, like a typical project throughout the community.

Mr. Diaz: Just as a side note, you mentioned the manufacturer, I had the opportunity to go with the architect to the actual manufacturing center which is local and they do everything here, they do it from scratch and that's probably why the cost is significantly less than anybody else because they're the ones that sell it to everybody else and it's a pretty good operation they have running there.

Mr. Winkeljohn: Their address is 14080 SW 143rd Court, so that sounds like the Cutler Ridge area.

Mr. Diaz: No, it's just south of Tamiami Airport in the warehouse area back there, it's a huge facility and as I was saying the standards they have because of the companies they sell it to are high, so they do all high end stuff so the electronics and the components and everything that they have is highly durable, high quality stuff, nothing is made from China or anything like that.

Mr. Winkeljohn: Ok.

Ms. Felipe-Ochoa: I have the same question as before, is that coming out of the new bond money, or is that coming out of the capital?

Mr. Winkeljohn: This would be out of your capital operating budget.

Ms. Felipe-Ochoa: And that's \$22,000?

Mr. Winkeljohn: Right \$22,500.

Mr. Cooper: I think it's great that we're getting it from where we're getting it from, is there a way that maybe we can get a sample of the thickness of one of the letterings?

Mr. Diaz: We did discussed that onsite and because the original one was 4 inches thick, and they can make it as thick as you want because it's LED, but they said they can go down to 1 inch, but they convinces us that 2 inches is probably the best way to go

because you want to have some kind of shadowing. It's all encased and it's hard to describe how they manufacture it, but basically it's metal in the front, metal on the sides, and that's the part that's going to be 2 inches and then the back part is actually Plexiglas and I even asked about the durability of that Plexiglas.

Mr. Winkeljohn: It's much more durable.

Mr. Diaz: Yes, that's exactly what they were saying, it won't fade, and the LED is housed inside that, so it's actually throwing the light through that.

Mr. Winkeljohn: Right and that gives it protection from the elements also.

Mr. Cooper: And these lights will be able to change colors?

Mr. Diaz: No, they're white.

Mr. Winkeljohn: Well then after we put these signs up, then we would bring the company in and it would help us do the water affect testing, because remember we didn't know what that was going to look like, so we decided to tier this project in this manner so you could see the LEDs, because LED is a very different light, it casts a different reflection than what you're used to seeing and so many times it's a little bit more brighter and a little bit softer at the same time and then if you want you would add an affect to that and so if you just bought all of it, you may not like it, so we're going to test a little bit at a time.

Ms. Felipe-Ochoa: So the actual LED lights are attached to?

Mr. Winkeljohn: Actually, they're inside the lettering.

Ms. Felipe-Ochoa: Ok, and that is on the outer rim of the lettering?

Mr. Winkeljohn: No, inside, the letter is like a cookie cut shape and then the lights are inside.

Ms. Felipe-Ochoa: Ok, so the LED will reflect from the outside of the lettering as a whole versus inside the letters itself?

Mr. Winkeljohn: It's backlit, so it reflects from the back part of the lights towards the wall and so it will splash.

Mr. Cooper: Is there a way to do different colors?

Mr. Diaz: I asked that question and they said there is a way, but it's extremely expensive.

Ms. Felipe-Ochoa: Normally when do these lights need to be changed out? What's the lifespan of the lights?

Mr. Winkeljohn: Well, LED lighting is not like a typical bulb, I'm not sure, but it's at least a 10 year lifespan.

Mr. Diaz: I asked that question too, it's 15 years.

Ms. Felipe-Ochoa: So can we table that until we find out what that price is for multi-coloring and maybe make a more informed decision, even though it might be very expensive, but I think that's the first thing people are going to see when they drive by, so if we're able to change those for the holidays because we do have a lot of exposure.

Mr. Winkeljohn: Sure.

Mr. Diaz: I understand what you're saying with the Christmas lights, but I think we spent a lot of money on Christmas decorations and that in itself changes the monument sign.

Mr. Winkeljohn: That's what I was just about to say also was that your sign letter lighting is a behind the scenes impression, then when you want to bring more attention to it such as during the holidays you would add a light, you wouldn't actually change an existing light because you would still want the base look and now if you go towards this wave feature that we talked about, the intent was to have that being able to alter, where one day you would have it green and red for the holidays or something like that.

Ms. Castro: But isn't that cover of lettering going to be in teal?

Mr. Winkeljohn: At night it will look black.

Mr. Diaz: Yes, because it's backlit so no matter what color you paint it, at night it will be black.

Mr. Winkeljohn: When the lighting system is working you won't see the teal color at all.

Ms. Castro: So my question would be then, it's going to look black so you won't really see a difference if it's green or white or whatever color?

Mr. Winkeljohn: Well the actual metal that's powder coated you won't really notice that.

Ms. Castro: Well, I'm not talking about the metal, I'm talking about the color that it's going to be lit, but regardless I think that we spent a lot of time and money on our monument in remodeling it so why would we want to change it for whatever occasion, we should just build on it, not retract from it, but that's just my opinion.

Mr. Winkeljohn: Alright, so I'm standing by for your direction.

Mr. Diaz: What is the price Paul?

Mr. Winkeljohn: \$22,500.

Mr. Diaz: Ok, is there a motion to approve and I know that there is opposing opinions but I have to ask, is there a motion to approve this AEW invoice for \$22,500? Ok, so hearing no motion I guess we're going to table this until the next meeting.

Mr. Winkeljohn: Sure.

Mr. Diaz: And pending management seeking how much it would be to have the other four colors I would imagine.

Mr. Cooper: Four, and how much it would cost per color additional.

Ms. Felipe-Ochoa: Right.

Mr. Winkeljohn: Ok, we'll see what they say.

Mr. Diaz: Ok and the next item is E, status on website updates, lost and found, map, project files, etc.

Mr. Winkeljohn: Actually most of you have seen we have a first pass on a map on your site. It's basically an enhanced PDF file, and there is a lot more we can do with that, that was a very inexpensive engineering solution to getting a map on your site. I'm open to direction if you want to do more, right now it seems to be a good source, it has an email, a phone number, a contact for each person when you hover over an area and I thought that was a good service to anyone coming to our website. The lost and found is a page that I've added, it hasn't gone live yet, but basically what it will do is it will sort back to a link on the Craig's List, lost and found for the area and then people can just use that to say, that's where I posted it, and then it will stay there. It's a real simple solution for that and if there are any questions about the website or any comments we can certainly entertain those.

Mr. Diaz: When will the lost and found be live?

Mr. Winkeljohn: Probably we can do it, and I thought it was already up there, but I noticed the other day that it wasn't live yet, it's been developed it just needs to be punched on to the site.

Mr. Diaz: Because I was thinking to advertise it in our magazine, regularly so that people know to use that as a navigator.

Mr. Winkeljohn: It's ready, so you'd be fine with that.

Mr. Diaz: Ok, then item F, status of legal action/punch list with the Joint Venture.

Mr. Winkeljohn: Well the last major update with that was that we had received Lennar's response to our punch list and they had itemized explanations why none of our requests were legitimate. The attorney was directed to draft a response with our assistance but he hasn't done that yet and he had asked me at one point how it went, so I think he just misunderstood that it was his responsibility to write the draft and we would support any of the evidence that he needed and that sort of thing, so he has that now as a "to do" item on his list.

Ms. Felipe-Ochoa: When should we expect him to send that out?

Mr. Winkeljohn: I have no idea.

Ms. Felipe-Ochoa: Ok, well can you find that out for us?

Mr. Winkeljohn: Sure.

Mr. Diaz: Then the last item would be item G, status of new curbing at NE 23rd Road and Waterstone Way, I think you already reported on that.

Mr. Winkeljohn: Yes, it starts on Monday.

Mr. Diaz: Ok are there any other items from the board today?

Mr. Cooper: It think I mentioned a couple of meetings ago, and I don't know if Dennis had an opportunity or if that would be a Paul question, about the roundabout, the pavers are somewhat sinking down below, is the company that JVA hired are they going to come out there raise them back up?

Mr. Winkeljohn: Yes, I talked to him about that and he's going to get back to me on when they're going to address that, but I did notice that and he knows about it.

August 13, 2009

South-Dade Venture CDD

Mr. Cooper: Ok, thank you.

Mr. Diaz: Are there any other items from the board?

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Diaz: Ok then there being no other items, can we entertain a motion to adjourn the meeting?

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

August 13, 2009

South-Dade Venture CDD

NOTES:

~

Agenda Items:

~

~