

**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, October 8, 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

Also present was:

Mike Pawelczyk	District Attorney
Paul Winkeljohn	District Manager
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 Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

**Ratification of the Vehicle
Registration Program Agreement**

Mr. Diaz: Our second item on the agenda is the Ratification of the Vehicle Registration Program Agreement, Mr. Manager?

Mr. Winkeljohn: I have the agreement that counsel drafted for us, signed by the Waterstone Master Association, Waterstone II.

Mr. Diaz: So we just need a vote from the board?

Mr. Winkeljohn: Yes, authorizing the chairman to execute.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Castro with all in favor, ratifying the Vehicle Registration Program Agreement between the District and the Waterstone II Master Association was approved.

THIRD ORDER OF BUSINESS

**Review of Easement Agreement
with FPL and Discussion of FPL
Pole Project**

Mr. Diaz: The third item on our agenda is Review of Easement Agreement with FPL and Discussion of FPL Pole Project, Mr. Attorney?

Mr. Pawelczyk: Earlier this week, or last week I was asked to try to find that easement agreement since nobody can locate it. We turned it over, because we couldn't locate it, just through a public records search, so our title company is taking a look for us and we should have that next week.

Mr. Winkeljohn: I use a local title company pretty regularly and they've done work for us in the past, as a favor.

Mr. Pawelczyk: Yes, that's what they're doing for us on this one.

Mr. Winkeljohn: And he could not find it, it's not recorded in the plat, so if they're going to find it, it's going to be in the PSC documents probably.

Mr. Pawelczyk: Well, they would have to do the title search itself.

Mr. Winkeljohn: Right, to go all the way back, so just at a normal look, it's not recorded as a typical easement.

Ms. Felipe-Ochoa: And what happens if they are unable to locate at that time?

Mr. Winkeljohn: Then I would probably head towards the FPL easement rules, because they are a regulated company through the Public Service Commission, so they're going to have to follow the basic guidelines.

Mr. Pawelczyk: They have a right to be there because they have the lines in there, and if they don't have an easement document per se, they have an easement under common law because they've been there forever, so they have that easement there, but it doesn't mean that they're not obligated to restore our property to the condition it was prior to their work.

Mr. Winkeljohn: Right and a couple of pieces, I would think, typically when a public utility comes in and does a change in their easement, they're usually required to notify the stakeholders or the adjacent property owners if it's going to have an impact on

them. When you take a utility pole and you add 30 or 40 feet to it, that could be considered material change possibly, so there might be some rule interpretation from part of our counsel to identify what they should have done, public notice wise, giving us a chance to participate in the design review and that sort of thing, and they may not be subject to that because it's FPL, or they may be, we don't know at this point.

Mr. Diaz: Well, just a little bit of background for the board edification, I asked management and our attorney to look into this because we didn't receive notice that I know of and we have a lot of concerns and a lot of complaints from residents in that area about how bad it was and it's been damaged and my concern is that they may have an easement right, but from my understanding an easement right is to maintain the infrastructure you have there, not to build a whole new one, and that's almost like what Paul is saying, 30% larger, bigger lines, bigger poles, more voltage going through there, so it's a large magnitude of change.

Mr. Pawelczyk: Generally the easement for FPL is a draft, it's so broad that they can do whatever they want in order to deliver electric service to the area, transmission lines or not, if there's transmission lines in there already, they're going to have a right to put transmission lines again, regardless of the size of them.

Mr. Diaz: Well, that's exactly my contention Mike, is that they're putting in these transmissions that aren't even servicing the area and it's all for profit at our expense because now they're adding and we don't know what the dangers are to the extra lines, they're adding three extra lines from what I saw and to me they are a higher gauge than what was there before, so now we have five lines where we used to have two, and they are a thicker gauge and we don't know what the ramifications are.

Mr. Pawelczyk: Has anyone followed up with the city because I'm sure they've notified the city as part of that, through their public works?

Mr. Diaz: It just seems like they just started breaking locks and damaging property and not telling anybody what was going on.

Mr. Pawelczyk: They did notify us that they were in there after the fact.

Ms. Castro: And I would like to know because we have incurred some money here in trying to fix what they have broken really, and so they would have to reimburse us, right?

Mr. Pawelczyk: Well, they would have to fix that, if they don't fix it, then they have to reimburse you.

Ms. Castro: But shouldn't they have to reimburse what we have spent trying to fix it?

Mr. Pawelczyk: Only if we put them on notice of it at first.

Mr. Diaz: I think Dennis can clarify that because he did receive a response back from FPL that he copied me on.

Mr. Baldis: Right, I spoke to them and told them about the problems we're experiencing and they said after they were finished that they will restore the area back to the original way it was.

Ms. Castro: Well, what about the money that we spent trying to fix this because it's not fair to these residents to have to be living in squalor really while these people finish?

Mr. Pawelczyk: The only thing that I was made aware of, and that was based on a review when I drove the property with Alex at the last meeting, was that they're in there doing work, that's the only thing I know until this information was provided to me now, so while I'm looking for the easement, Paul's looked for the easement and we'll find their easement right, but as Paul said, we're going to have to go in further and see what their tariff with the state says or the their franchise agreement with the city, in terms of their ability to go in there but my knowledge and working with FPL when I was with the city of Fort Lauderdale is, they have authority to put these things in to deliver electrical service as needed, but we should look. The city should know what's going on as well because typically the city is notified, and the city works with the FPL customer relations person so they're all on the same page and they know what's going on in the community, so the city can answer questions. I would bet they didn't even know there was a District here when they went to do the work and so they probably just notified the city, without looking as to who the underlying property owner is on this small tract of land.

Ms. Castro: Ok.

Mr. Diaz: But they did know there was a community here.

Mr. Pawelczyk: That's why typically they notify the city and I'm not aware of any legal requirement for them to send a written notice to homeowners. They may have published something, there may be a publication requirement, I don't know, but I know there's no legal requirement that requires them to send written notice to all homes within 100 feet of the work, for instance.

Mr. Diaz: Ok, very good.

Mr. Pawelczyk: If I find something, when I find something, we'll distribute it right away, rather than wait until the next meeting.

Mr. Diaz: Very good, thank you Mike. Does anybody have any other questions regarding that issue?

FOURTH ORDER OF BUSINESS

Discussion of Changing Waterstone I Clubhouse to Waterstone Grand Clubhouse

Mr. Diaz: Moving on to the next item, Discussion of Changing Waterstone I Clubhouse to Waterstone Grand Clubhouse, Dennis?

Mr. Baldis: Yes, we received a request from Waterstone Grand Clubhouse asking that the sign in front of their clubhouse on Waterstone Way, which now reads Waterstone I Clubhouse, be changed to Waterstone Grand Clubhouse.

Mr. Diaz: Does the board have any feedback on that?

Ms. Felipe-Ochoa: How much is that going to cost and why can't they incur the cost for that?

Mr. Baldis: Well, I don't think it's going to cost much to have them come out and change that but I haven't gotten a price from the sign company.

Mr. Winkeljohn: I believe they offered to pay it, they just want our permission to change it.

Mr. Baldis: Right.

Ms. Castro: Yes, they're going to pay it and as long as it is consistent with what we have there right now.

Mr. Winkeljohn: They just want to words to read as stated.

Ms. Castro: Ok, I don't have a problem with it.

Mr. Diaz: The only direction that I would give, and they also requested to put the logo and that's my only objection would be the logo, because you're going to have the CDD logo with the Waterstone brand logo and that gets a little bit confusing, so keep it the exact same font, the exact same size and the exact same reflective consistency. In other words it's got to be the exact same thing.

Ms. Felipe-Ochoa: I agree, no other logo but the District's logo's should be on there, and as long as it's consistent with what's currently there, I'm in agreement with that.

Mr. Winkejohn: Thank you.

Mr. Pawelczyk: If we could just have a motion for that.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Castro with all in favor, accepting the request for sign change from Waterstone I Clubhouse to Waterstone Grand Clubhouse and maintaining the consistency of the existing signage was approved.

FIFTH ORDER OF BUSINESS

Discussion of Curbing at New Roundabout

Mr. Diaz: Moving on to item No. 5, Discussion of Curbing at New Roundabout, Mr. Winkeljohn?

Mr. Winkeljohn: Yes, it's been brought to our attention that the roundabout curbing as the original design included allowing some open spaces for cars to pull inside the curbing and park and it was destroying grass, especially when it's wet, etc. I looked at it and walked it with the contractor, and they have offered to keep their original contract price for curbing. The linear footage I don't remember exactly off the top of my head, but the price of their contract would be \$14,500 and what that would do is bring the curbing to a natural point where the landscaping is closest to the road, just like at our other section, so it's the right amount of curbing for the least amount of cost.

Ms. Castro: What is your take on that?

Mr. Winkeljohn: It should work, I can't go too much further because then you start to get into the drainage issues, it gets more expensive and it won't help you. I think it's the right amount of curbing to prevent people from doing it. I'm a little bit surprised that people don't just go over the curbs in this town, which they don't, which is great, but in most communities I work in, they do, they just drive right over them and park in the grass, but here they don't, so this is a good idea.

Ms. Felipe-Ochoa: They do, but it's random, it's not all the time.

Mr. Diaz: Well, the issue with this again, it's not so much the aesthetics, it's a safety issue, it's north of the traffic circle and parents do not want to go and drop their kids off and go through the pattern they're supposed to, and so what they're doing is, there is only so much grass between the sidewalk and street in that particular area.

Ms. Castro: And our budget is healthy?

Mr. Winkeljohn: Yes, that will be fine.

Ms. Castro: Ok, perfect, then I have no objections.

Mr. Diaz: So do we have a motion?

On MOTION by Ms. Castro seconded by Mr. Diaz with all in favor, authorizing curbing to be installed north of the new roundabout not to exceed \$14,500 as stated on the record was approved.

Ms. Felipe-Ochoa: Before we go on to the next item, the curbing that they did at Portofino Bay and Floridian Bay Estates, that's not finished, correct, because they still need to paint the swale area or something, it looks like it's not even, it doesn't look like it matches with the rest of the swale area, it looks like it's concrete color and the swale area is white?

Mr. Diaz: Actually, I did make one small observation, that I think might help out with what Kim is saying because I know what she's talking about. What happened is cement over spilled back onto the asphalt, so you have this whiteness and it looks like it's unfinished.

Mr. Wiinkeljohn: I'll look at it.

Mr. Diaz: What I think would correct that Paul, is whenever we do the thermal plastic, do it in that area and that would kill two birds with one stone. We are currently trying to overgrow the bourgenvillas and the shrubs at the curb by Waterstone Grand, and my concern is that people may be desensitized to it in the future, so if you put a reflective white stripe on the side of the road, it visually tells you it's there and if you go all the way through, you'll have that visual turn at night time and you'll be covering up that cement over spill.

Mr. Winkeljohn: I see what you're talking about, ok.

Mr. Diaz: Thank you.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Diaz: Moving on to Staff Reports, Mr. Attorney?

A. Attorney

Mr. Pawelczyk: Yes, first on that FPL issue that we were talking about and that item Sonia brought up, at the same time I think it's a good idea to start compiling that list as to what expenses the District has incurred because they've been in there, because it obviously doesn't hurt to ask and coming from a governmental entity if we could document that, I think there's a decent chance we would be able to recover a lot of that. As long as it's documented as to what was done, why it was done, and I assume Dennis is going to put something together.

Mr. Baldis: Sure.

Mr. Pawelczyk: The other thing is, I just wanted to report I got the recorded document back from the lift station D from Caribe. It was recorded, so you now own the lift station site at Christi's Homes, so if we're going to re-convey it with our easement document which I'll revisit now that we own it and we'll bring that back at the next meeting, because I know I wanted to talk to Alex on that, he had some ideas and if any of the other board members have any other ideas, let me know, but otherwise it should appear on your next agenda packet so we can look at it. So I'll revisit that from our

standpoint. I think the board needs to bless it first before we send it to the city of Homestead.

Mr. Diaz: Very good.

Mr. Pawelczyk: Stonebrook HOA, their attorney is a very nice person and she helped move through the revocable license agreement. She sent me her latest comments, her only comment that I had that really I thought should be brought to you, and this authorizes them to put the stuff at the monument, whatever is existing, speed humps, there's an issue with the gates, that the gates may be partially on District property. The only question I had is, they may want to put holiday lighting in that median area and in the agreement that they have revised it says the HOA can do that and I don't think we have any objection to that, but I just wanted to make sure that was ok.

Mr. Diaz: That's never been an objection.

Mr. Pawelczyk: Ok, and I got this yesterday, so rather than have her rush to sign it, I said, let me just bring it back to the board and I'll get our board's approval, so unless the board wants to see the agreement again, I think a motion authorizing the execution of the agreement with Stonebrook HOA, Inc., and that's the revocable license agreement in connection with the Stonebrook I interest would be in order.

Mr. Baldis: As far as the decorations, are you going to approve what they put in, or are they going to be able to put in whatever they want?

Mr. Pawelczyk: Well, they cannot be of a religious nature, so I think what they just want to put in is lights, but they could also put a santa clause in, tree, but no nativity scenes, no menorahs, no crosses.

Ms. Felipe-Ochoa: Ok, non-religious.

Ms. Castro: Ok, I don't have a problem with that. When are they going to sign it?

Mr. Pawelczyk: I would say that they would get it signed by early next week because I'm going to call there tomorrow and say, this is a redlined version, so all they have to do is accept changes because I'm ok with them, and they'll sign it. After they sign it, we'll sign it.

Ms. Castro: Ok.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Castro with all in favor, authorizing the execution of the Revocable License Agreement between the District and Stonebrook I HOA, Inc. was approved.

Mr. Pawelczyk: Ok, the last item is something I was asked to review this morning, it is the service agreement with Comcast, with a desperate plea from our chairman, to make sure I take a look at it, so substantively and I'm going to let the management or the chairman go through what the benefits are. Substantively, I don't have a problem with the agreement, there are some issues in there that need to be corrected, so any approval of the service agreement and the corresponding easement that is here, I would like to have subject to final legal review, and I'm going to suggest these final changes which they just need to be corrected and that's because a Community Development District does not have the authority to enter into a franchise agreement with a service provider, so I want to make sure that it's clear that this is not a franchise agreement, this is authority for them to use our property. It's basically a right for the easement, so I just wanted to clarify that a little bit to make sure that we don't exceed our powers as a Community Development District. So with that, I just want to make sure that final approval is subject to final legal review and Alex I'll let you, if you want to go ahead with the good news.

Mr. Diaz: Well, last night I got an exciting phone call from Mr. Jerry Abbazia, you know he's our consultant for about the last year now with Comcast, and I am pleased to report that he has finally negotiated a deal whereby the District will receive \$75 per door for every single home in Waterstone, free cable for both clubhouses, advance basic, and guardhouses, free IP phone services for the guardhouse, and free internet service for all five locations for a lifetime in exchange for us granting them the easement rights. It equates to, after Mr. Abbazia's 25% fee to about \$124,000 dollars. So with that, all we need is a motion to authorize execution.

Mr. Pawelczyk: Right, but before you do that, I don't see anything in here regarding the phones.

Mr. Winkeljohn: I don't think the phones were on it.

Mr. Diaz: No, ok I'm sorry, strike that for the record.

Mr. Pawelczyk: I think there was an issue legally where they could not provide the phone service.

Mr. Winkeljohn: Right and we were ok with that.

Mr. Diaz: So, I'd like to thank Paul for starting this whole motion of getting this thing done quickly.

Mr. Winkeljohn: Well, you remember when Jay presented his concept to us, that was what I said to him, I said you're going to get in to the way of our construction and we're going to have this day when they have to act or we have to go forward without them and then they're going to lose their easement.

Mr. Pawelczyk: Yes, and I think before there's a motion, I'll send my comments out tomorrow morning so they have them and we'll just process it as fast as we can, and I'm not going to make comments that aren't necessary, I'll only send those that are absolutely necessary because we want to make sure there is no more delay.

Ms. Felipe-Ochoa: How come we can't get the phone, what's going on with that?

Mr. Winkeljohn: The voice over IP is a contracted service that they don't own, so they can't give it away.

Ms. Felipe-Ochoa: Ok.

Mr. Pawelczyk: So the motion that the chairman is looking for is a motion to authorize the execution of the service agreement and corresponding easement agreement with Comcast of Florida, Washington, LLC, subject to final legal review.

On MOTION by Ms. Castro seconded by Mr. Diaz with all in favor, authorizing execution of the service agreement and corresponding easement agreement with Comcast of Florida, Washington, LLC subject to legal review was approved.

Mr. Pawelczyk: So what I'll do is I'll follow up and I'll call Jay as well, just to make sure it does not get stuck anywhere.

Mr. Diaz: Very good, what else Mike?

Mr. Pawelczyk: That's actually it.

Mr. Diaz: Ok, well thank you for bringing us that good news.

B. Engineer

Mr. Diaz: Moving on to the engineer report, Paul.

Mr. Winkeljohn: I have a couple of things, I'll do all at once, if you don't mind.

Mr. Diaz: Yes sir.

Mr. Winkeljohn: The engineer responded with our discussion about the drainage program and getting the permits unified basically and put into the District main and eliminating the maintenance part from the HOA's so that we don't have that obstacle and he said he could actually give us a price for how many hours it would take, but his normal billables under contract is what his charge would be. I think what we should do is pick one community at a time, have him start the process and take care of it, and then authorize them one at a time because when we see how much one is, we may change our mind, or maybe we won't, that is my advice.

Mr. Diaz: Very good.

Ms. Felipe-Ochoa: And this if for what?

Mr. Winkeljohn: To take the drainage that's in the HOA's, that feed our lake system, and get both those components combined together in an easement document and in a permit document. Right now, the permit document is in the developer's name for the lake for our drainage and part, but the pipes that feed the lakes and the collection point are often in the HOA's name. I think we've concluded it's in our best interest to really gobble all that up into one process and be responsible for the maintenance of all of it and that way there's no three party attached to our drainage system, it's one maintenance company, one person in charge, and we may have to in a year or two years from now change our assessment rates to cover that, but I would rather have us do the assessment than a lot of HOA's that may or may not be able to collect the money. So there is no action required, I just wanted you to know the thinking behind it is to pick off one at a time and keep bringing it back to you until we are really comfortable with that total program because that gives us the most flexibility.

Mr. Diaz: Yes, and that will keep us busy for awhile.

Mr. Winkeljohn: The second thing is, you may have noticed the veneer is being placed on the gravity wall in front of the school and I hope you like that, it's exactly what we were shooting for, there will be a little bit of an experimentation on how deep to put the grout, you can put it really flush or you can offset it at different depths. I recommend very little depth because that's where accumulation will be from fungus and mold and stuff like that, and it's also less maintenance, and it may look a little bit too new when he gets done but that will wear off pretty quickly, so I think long term that's a better maintenance solution for you is to grout it all the way to the surface to maybe just a hair inside the surface to give it a little bit of a depth feel, but the grout material and the stone, the coral, will attract different amounts of growth, and the ones at your wall are pretty flush and they look good. The cost for that, I've cut the deal that you asked me to, the \$20.00 per linear foot was agreed to, to include the bridge and the work that is required at the three gates and I have that for the total cost of \$54,000 dollars and it's within your capital budget to approve this. I recommend it, and it will conclude one of the major elements of your community which was, as you heard me say almost three years ago, you need to use the stone and I think you guys were also saying, it's on your major feature which are your entry features, those monument signs at your entrances are covered with coral stone and it's included in your gatehouse design, it's included in the gravity wall, and the only piece that needs it is the bridge and that will create one common element throughout your whole community completely and it ties you together beautifully.

Ms. Felipe-Ochoa: And what about the Boulevard, what are they doing to put that element over there?

Mr. Winkeljohn: Well it will be on the gate, so that piece will be there, the name monument sign is there and also you still have a design and actually have a permit to build the little gazebos and we would also wrap those.

Ms. Castro: I have a question, you know that our bridge says Waterstone Way, how are they going to incorporate that into coral?

Mr. Winkeljohn: Well you have a new sign concept, we might look at a way to do that.

Mr. Diaz: I have a suggestion, that cast iron thing that you have, what if we were to take our "W" with the oval, and imbed it into the rock at the center of the bridge on both signs?

Mr. Winkeljohn: Yes, something like that would make perfect sense.

Ms. Castro: Ok, I just thought that you wanted Waterstone Way to read that way.

Mr. Winkeljohn: I'm not so sure you'd want to clutter the look of the bridge with lots of letters, that would get a little bit cumbersome, I like the logo, I think that would look much more attractive. So we would just need an authorization for the veneer.

Ms. Castro: How long is it going to take for them to finish the monument over at the Boulevard? My concern is that Christmas lights are going to be on in a couple of weeks and it's disassembled, it's all dismantled.

Mr. Winkeljohn: Actually it's formed, all that wood, the new concrete is already in there, so that wood will come off, the new caps will be put back on. We may not get to the veneer wrap from on the bottom, but it will be ready for lights.

Mr. Diaz: We're trying to coordinate with putting on the lights, and I wanted to make sure specifically on the Boulevard that they coordinate well, because unlike the other monuments it's double-sided so they need to know exactly where that wire is coming out of before they put the coral veneers on.

Mr. Winkeljohn: Exactly, and you've got another piece of the puzzle. It's all apart because we left it off and we're reforming the caps rather than using the old ones, it just wasn't going to work, so the biggest problem we're having is that we saw a lighting guy, and we got everything cleaned up with his contract and got him his deposit, but Homestead has stopped basically the permit process and inspections for the most part because they converted their building department over to a contracted system, subcontracted, so they don't do it with staff anymore, they have an outside company that's doing it, and they don't know what they're doing yet, it's all new, so I have permits in here to get our server room ready, that stopped, my sign guy stopped, the three gate houses, fortunately they had gotten their electric signed off already, so they're at a point where they're really not getting a lot of inspections right now, because stucco doesn't get

inspected, all our concrete and roof are already inspected so we're very happy that we got through this because we didn't know this was coming, but right now inspections have come to a screeching halt and permitting has gotten nearly that slow if not stopped as well. So, back to your point, the Boulevard sign will look the best it's can in time for the holiday lights to go on, we may not have it finished, we don't have our sign permit, so we can't put the new LED signs on, so we're between items, but we're fully aware of the holiday lighting program.

Mr. Diaz: Very good.

Ms. Castro: Ok.

On MOTION by Ms. Castro seconded by Ms. Felipe-Ochoa with all in favor, accepting the coral veneer installation on the gravity wall was approved.

Mr. Diaz: Ok, anything else for engineer report?

Mr. Winkeljohn: No, but that was the manager's report as well. The only thing that I had was a walk on item, and I printed the wrong agendas out, I apologize, but it was the discussion of the paver brick and the mistake that the contractor made by sealing the bricks, and you had asked that to be on the agenda, so now it would be appropriate to discuss that.

Mr. Diaz: Ok, so Kim asked for an item to be put on the agenda.

Ms. Felipe-Ochoa: Right, I heard, and I asked Alex why are they sealing the pavers and apparently it was a mistake, so they didn't seal all of them at once, and the mistake has been corrected from my understanding.

Mr. Winkeljohn: Well, I also understand that the contractor has agreed to remove the sealant if there is ever a problem with it, if it turns white or anything.

Ms. Felipe-Ochoa: Right, so I just wanted to make sure that the contractor is the one that will pay for those if they get ashy or white.

Mr. Baldis: The sealant has been removed. It's already been taken off. This is what happened, I use the same vendor in another District, and I've been using him for years,

and he asked me, do I do the same as I did in this other District, and I said yes without thinking it through, so he came down to that other District which we have paver pads there also, so he took that to mean, clean the paver pads and seal them and he started sealing them with oil base and it was brought to his attention that they were clay pavers, so he immediately cleaned off the ones he did, pressured cleaned them, and then he put a water base sealer on them and yes the pavers don't need sealer, but they have been sealed. He's cleaned them, sealed them, at no cost, and if they do turn white, he has a machine that will take that off without any problem at all, so there's no charge to the District for that and it was actually my miscommunication with him as far as giving him direction.

Ms. Felipe-Ochoa: And there was only four paver pads affected?

Mr. Baldis: I believe there was four but he's sealed all of them with the water base sealant.

Mr. Diaz: Very good.

Mr. Pawelczyk: Any other questions?

Mr. Diaz: Ok, so that's it for the manager's report.

C. Field Manager

Mr. Diaz: Moving on to the field manager, Mr. Baldis?

Mr. Baldis: Yes, Christmas Designers will start putting the lights on the trees next week at all the entrance features, and they'll be back before race day to put in the other decorations. We'll also be doing the annuals and putting the mulch in before race day. Tomorrow we will be moving the shed that the District purchased and it's going to be parallel with the existing shed. The electrician has started to install electric for the shed and that should be done next week also. I have a proposal to put a fence around the shed for you to consider and it's for a chain link fence and a white aluminum gate that would be facing the parking lot and that's for \$2,364.40.

Ms. Felipe-Ochoa: And that's just for the fencing?

Mr. Baldis: Fencing and two white gates. Around the shed will be chain link and then they'll be two gates to match the white fence at the clubhouse to close it off.

Ms. Felipe-Ochoa: Right, and then it's going to be more than that because we're going to have to camouflage it with some bushes or something?

Mr. Baldis: Well, the bushes have been installed and what we're doing is moving the original shed, the Waterstone II clubhouse shed and putting it parallel so you're going to see less of it because it will be sitting side by side with the new one.

Ms. Castro: Will they fit?

Mr. Baldis: Yes.

Ms. Castro: And you think it will look better, than having them the way they are now?

Mr. Diaz: I think there are two items, if I could interject for a second Dennis, there's two points to make, not only will it look better because you're not going to face a door, if you look at it from the street you're not going to see a door from the Waterstone II clubhouse shed, it will be sideways. Number two, it creates more space for outdoor storage which is the idea of fencing in the area in the first place so that you could store some items outdoors and some items in the shed, so we're maximizing the space of that triangle over there is what we're trying to do. Sorry Dennis, go ahead, is that about right?

Mr. Baldis: Yes, that's right. We also put a ramp that was built to allow the golf cart access to the shed.

Ms. Felipe-Ochoa: How come the fencing seems to be a little bit expensive because it's the wide gates that you're putting in?

Mr. Baldis: Well the gates, it's 96 feet of chain link fence, it's \$12.30 per foot, the gate itself will cost \$690 and then the posts to go in there will be another \$493.60.

Ms. Felipe-Ochoa: But these white doors.

Mr. Baldis: They're gates, but we could put chain link if you'd like.

Ms. Felipe-Ochoa: No, I just want to understand what it is.

Mr. Baldis: It's the same fence that's existing at the clubhouse now.

Ms. Felipe-Ochoa: Right, the white ones, ok, I just want to make sure I understood that.

Mr. Baldis: It's a double 6 x 8 gate, that's your cost.

Ms. Felipe-Ochoa: And is this from the original guy that does all our fencing?

Mr. Baldis: Yes it is.

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Castro with all in favor, accepting the fence proposal for the perimeter of the shed was approved.

Mr. Diaz: Is that it Dennis?

Mr. Baldis: No. The easement behind Portofino Lakes that we've now taken back the maintenance responsibilities, we've inspected that area, and the planting beds have lots of weeds that have overtaken the plant material and it's in poor condition, so I have an AEW for the removal of the shrubs and cleaning the easement behind Portofino Lakes to get it back to the standard that we normally have and that's for a total of \$1,506. The reason this is happening is because that the homeowners were responsible for taking care of this easement and the majority of them haven't and it's just overrun with weeds now and I'm actually receiving complaints now from the homeowners through an attorney to the condition of our easement.

Ms. Castro: So it wasn't a problem when it was their responsibility but now that it has recently turned over to our hands, it's become a nuisance?

Mr. Diaz: Absolutely.

Mr. Baldis: That's correct.

Ms. Felipe-Ochoa: Well I can tell you that I've been in that community several times and there are several areas that are unkempt. Now what I don't understand about that is why are we getting a quote for that, if that was part of the contract and we were supposed to maintain, and that's part of our land?

Mr. Diaz: If you recall, they requested pulling out of that agreement, Portofino Lakes and Portofino Point did not want to maintain those areas anymore, so they waited exactly three weeks after we executed the provision to that agreement where now we take over again to make a complaint through their attorney that we're not maintaining it.

Ms. Felipe-Ochoa: Ok, but my question is, doesn't ValleCrest have a map of all the areas and our original contract, shouldn't that be part of the easement?

Mr. Baldis: It was, it wasn't their responsibility, we had an agreement with a homeowners association which was responsible for the maintenance and they've just backed out of that agreement and now they're complaining about the condition of it, the way they've left it for us.

Ms. Felipe-Ochoa: Well, originally our contract with ValleyCrest, wasn't that area included, that is my question.

Mr. Baldis: It was, it was included and then if you recall, the lake banks weren't included and we made some adjustments of areas that were going to be taken care of, that weren't included in the original bid and this area was removed from their original bid, which they bid on, and those man hours went to doing the lake banks because we had a maintenance agreement with Portofino Lakes to do it, now they've backed out of that. ValleyCrest isn't asking for additional monies to do routine maintenance, this is just to correct the problems that we've inherited.

Ms. Felipe-Ochoa: It's severe, it's like a onetime thing and then that's not going to be in addition to our contract?

Mr. Baldis: Right, I've also received requests from a resident to re-sod it, which in our inspections we've been over there the last two weeks, very few, if any of the homes have sod in their backyard, so I wouldn't recommend sodding it because the weeds will just win the battle, so I'm just trying to get rid of the shrubs which are in the condition of where it's impossible to get the weeds out of them because they're so dominant and just to remove the shrubs and leave it the way it is and mow it on a regular basis.

Mr. Diaz: It's just a huge mess back there.

Ms. Felipe-Ochoa: It is, I've seen it.

Mr. Diaz: I believe that HOA, everyone is responsible for their own lot, they don't want to have a common maintenance plan.

Mr. Winkeljohn: And when we exited the agreement where they were deleted from it, wasn't there supposed to be a cleanup on their responsibility first?

Mr. Diaz: During the agreement yes, that was the agreement, during the time they had it, they were supposed to maintain it, and in exchange they could build fences or whatever and they never did.

Mr. Winkeljohn: Well I was just wondering, was there any language in the agreement to turn it over in good condition?

Mr. Diaz: I don't know if there was.

Mr. Winkeljohn: Ok.

On MOTION by Ms. Felipe-Ochoa seconded by Mr. Diaz with all in favor, accepting the AEW from ValleyCrest for \$1,506 to remove the shrubs and clean the easement area behind Portofino Lakes was approved.

Mr. Diaz: Thank you Dennis, next item.

Mr. Baldis: Ok.

Mr. Diaz: I'm sorry Dennis, if we could just take a short recess while we do not have a quorum at this time.

Mr. Balids: Sure.

Mr. Diaz: Alright, we're back on the record and we were discussing the next item from Dennis.

Mr. Baldis: Yes, a few meetings ago we put landscaping in for around \$4,000. We put in a lot of the beds that were missing landscaping and there are still 9 beds that don't have landscaping along Waterstone Way and so I have an AEW to put in pintas, lantanas, mulch and similar type of material that we put in the other beds to fill these 9 beds that are missing the landscaping and that would be for a total \$1,313 if you would like to entertain that.

Mr. Diaz: Yes, and when I was riding around the other day I noticed that and I didn't realize that we had left beds behind.

Ms. Castro: Well we said it at the last meeting that we still had a couple of beds left and that deal with ValleyCrest couldn't cover all the beds that we had.

Mr. Diaz: Ok, so the motion would be to install ground cover and mulch for the remaining 9 beds for \$1,313 dollars.

On MOTION by Ms. Castro seconded by Mr. Diaz with all in favor, accepting the AEW proposal from ValleyCrest for plantings and mulch for the remaining 9 beds not to exceed \$1,313.00 was approved.

Mr. Diaz: Thank you Dennis.

Mr. Baldis: Alright, at lake 6 and lake 8, one of those being Friendship Park, one of the bismarcks died that we transplanted, and at the other lake there is a bismarcks that has a large hole in it, and Corrine from ValleyCrest believes it's not going to make it. We have two bismarcks that we've transplanted over at the FPL easement off of Waterstone Blvd. and if you'd like to move those two over to replace these two, it would be \$2,400 dollars.

Ms. Felipe-Ochoa: How much do new ones cost?

Mr. Baldis: Around \$4,200 dollars.

Ms. Felipe-Ochoa: Each?

Mr. Baldis: Yes.

Ms. Castro: But I recall Corrine telling us, that if we move the bismarcks, the chances of them making it are going to be slimmer, so I would like to know because you know more than I do, if they were already relocated in the FPL easement because they were moved to there, if they are moved over to another location, what are their chances of making it?

Mr. Baldis: Well there's no guarantee that they're going to survive when you transplant, but Corrine says if you're going to do it, this is the time to do them or else the chances of them surviving when you move them again will be slimmer.

Ms. Castro: Well, what I'm thinking is if we move them and we spend the \$2,000 dollars and they end up dying and we still have to buy new ones then we're out that money.

Ms. Felipe-Ochoa: Yes, then we're spending over \$6,000, almost \$7,000 dollars.

Mr. Diaz: And we may generate complaints.

Mr. Baldis: Well I can come back with a proposal to buy two new ones if you'd like.

Mr. Diaz: Ok.

Ms. Felipe-Ochoa: That would be great.

Mr. Diaz: Alright, we'll hold off on that one, then the next item Dennis?

Mr. Baldis: Would you like to do this one Alex, the Christmas decorations?

Mr. Diaz: No, you can go ahead Dennis.

Mr. Baldis: Ok. We have banners and decorations on some of the poles, you all know we talked about it last meeting. I have a proposal to put decorations on the remaining 42 poles and you would have three choices. One would be a star, and the cost to put on the 42 new stars would be \$37,380 dollars. You have a poinsettia and for 42 poinsettias it would be \$41,370 and then your third option would be for 42 wreaths with a "W" in the middle of them for \$33,180 dollars and that would not include electric and Voltage Electric told me verbally that it would be the same price that they did the other poles which was about \$90 per pole if I recall.

Ms. Felipe-Ochoa: So then that means every single pole would have something on it?

Mr. Baldis: Yes it would.

Mr. Diaz: Well, except the ones that are covered by the trees.

Mr. Baldis: Right, the visible ones, some poles are in the middle tree canopies.

Mr. Diaz: There was about 6 or 8 poles that were excluded because they're completely surrounded by trees.

Mr. Baldis: Yes, so all the poles that would be visible would have them.

Ms. Felipe-Ochoa: So, I'm just going to give my thoughts on it. While I would love to have them, I don't think it's a good time right now. We don't know where the construction final price is going to be at and it's not something that we need. I want them, but we don't need them right now, and those are my thoughts.

Mr. Diaz: Thank you Kim. Dennis, how many poles do we have now with the banners?

Mr. Baldis: I'm not sure, 27 I think.

Mr. Diaz: Ok, then my suggestion would be to do a combination of maybe two of them, so you would have banner, let's say wreath, I like the wreath, and I'm leaning more towards the poinsettias, but just equal them out, but we would have to work the math out.

Ms. Felipe-Ochoa: So you're saying half poinsettias, half wreaths?

Mr. Diaz: Right.

Ms. Felipe-Ochoa: Well, I just want to say, I don't like the star at all.

Ms. Castro: I don't like the star or the poinsettias, I'd rather have the wreath, that is something that we are going to have in our monuments anyway, and I think it should be a continued theme, plus they are cheaper.

Ms. Felipe-Ochoa: But the poinsettias are in the theme too.

Ms. Castro: Yes, it's already in the banner, but we don't have the wreath in the banner, is what I'm saying, so that would bring the element into play.

Mr. Diaz: So she's saying that in the monuments, there are poinsettias in those.

Ms. Castro: And in the banner.

Mr. Diaz: Yes, and in the banner, correct.

Ms. Castro: But we don't have a banner that has a wreath, so that is an element that we should bring to the decoration.

Mr. Diaz: I see what you're saying, so you want to get 42 wreaths?

Ms. Castro: Well, I don't know.

Ms. Felipe-Ochoa: I think it's too many, why can't we do every other pole or something?

Mr. Diaz: You're right, that's what I'm saying, you have 27 banners and 42 wreaths, you're dominating the wreaths with the banners, so I was thinking about breaking it up and do something like 27 wreaths let's say, and then maybe whatever the remaining amount is.

Ms. Castro: These 27 poles include all the ones on the Boulevard?

Mr. Diaz: Well, the Boulevard is only getting 2, because the Boulevard had them all, pretty much all the poles, but it will all equal out because you don't have to put all banners, obviously on the Boulevard here.

Ms. Castro: No, well that is the reason I'm asking, does that 27 include all the banners in the Boulevard because then we can send other banners to the club.

Mr. Diaz: Exactly, it doesn't matter, but as long as the final number comes out to 27 plus 42 which is 69.

Ms. Castro: I think 42 is excessive.

Mr. Diaz: So basically think of 69 decorations and how you can divide that up by 3.

Mr. Baldis: I would suggest that you get the wreaths, so if there's a balance of 3 extras, since you only have 27 banners, the wreaths have the "W".

Ms. Felipe-Ochoa: Plus don't forget about the electrical and what else is involved with that?

Mr. Baldis: Well this price includes the removal, the storage, the hardware.

Ms. Felipe-Ochoa: And the storage is what, for three years?

Mr. Baldis: Yes.

Mr. Winkeljohn: Is there a recurring price, say next year, what would the cost be to place them? There would be an increase to our annual cost.

Mr. Baldis: It states for the wreaths, the following years will be \$50 if hardware is left off and that's the installation and removal.

Mr. Winkeljohn: Ok, so it's a pretty nominal cost.

Mr. Baldis: Right.

Ms. Felipe-Ochoa: So this is a onetime price?

Mr. Winkeljohn: Yes, a large cost once.

Ms. Felipe-Ochoa: And then the other years, is just to put them up?

Mr. Winkeljohn: Yes.

Ms. Castro: I have a question Dennis, is it possible instead of having 69 poles, going to 68 and that way we can increase the number of the banners and decrease the number of wreaths and then we can get one and one and make it a little bit more even? Or we can go out and I can count?

Mr. Diaz: Well they're good at working it out, but the only thing I would ask is that at the main traffic circle, if we're going to have four different designs that we do one for

each, there's four poles, and that's the only location that has four light poles in one location, the main traffic circle.

Mr. Baldis: Well, you only have three choices you're not getting the star.

Mr. Diaz: Well there are three banner designs we have the gift boxes, the poinsettias and the tower with the wreath on it.

Mr. Winkeljohn: Ok, well maybe I can help. Starting backwards then, the \$37,000 dollars is a little bit steep, so what level of purchase are we talking about?

Ms. Castro: Well, I recall last year when we were talking about the Christmas decorations, was that our vision was to increase it.

Mr. Diaz: Yes, we scaled it back last year.

Ms. Castro: So this is something that I'm prepared to approve if the board so wishes, because we knew this was coming this year. If you want to scale back, it's ok too.

Mr. Diaz: Well, I'm for doing all the poles this year. The only complaint that I heard of last year was, why are so many poles missing and this is going to address that and I think, like we originally thought of was, year by year we would add to this. All we get is positive feedback.

Ms. Castro: Yes, but if we have to increase the budget next year, the feedback won't be that positive, so we should be a little bit conservative.

Mr. Diaz: Well, I think our budgeting is on track right now.

Ms. Felipe-Ochoa: Let me just point out that we approved \$54,000 and then another \$14,000.

Mr. Diaz: But that's from the construction budget, which is a separate budget.

Mr. Winkeljohn: Actually no, some of the veneer is in the construction budget, but not much is left.

Ms. Felipe-Ochoa: Not all of that because why did he bring it for approval.

Mr. Winkeljohn: Well, I bring anything significant to you, so the veneer, only the part on the gatehouse is construction, the rest is cosmetic.

Mr. Diaz: Well I thought the gravity wall was part of the construction money.

Mr. Winkeljohn: It is, and it was built under construction, but I don't think putting veneer on it was anticipated, I didn't budget it that way, but it's possible that the cost for the bridge is not.

Mr. Diaz: Yes, the bridge is not, but I remember that the gravity walls were always supposed to have that element in there. In any event, \$54,000 versus carry over from one budget year to the other of \$300,000 or \$400,000 and just obtaining an additional \$124,000 that we weren't expecting in our budget, I would say that we're doing ok with our budgeting, it's not an issue.

Mr. Winklejohn: The only instance I have on the holiday lighting is the endurance of the holiday lighting, using one time money for something that in three years you're going to have to replace, so there's a little bit of thought there. I was under the impression that the board's goal was to incrementally add to the holiday lighting, so you might want to consider from a midpoint this year, that it gives you budget money and ability to add to it next year. You don't want to have a year where you're just repeating because then you're not enhancing it slightly every year, so that's something to think about.

Ms. Felipe-Ochoa: I would be in agreement to not do every single light pole, but maybe half of that and sporadically put some poinsettias and the wreath and then it's a little bit easier for me to accept budget wise.

Mr. Diaz: I don't look at it that way and the reason is because I remember distinctly what the reaction was that it looked incomplete, and all we're doing is adding to it, so it's less of an incomplete look than last year, but it still looks incomplete.

Mr. Winkeljohn: Well the point I'm trying to help you come to a conclusion on is, and what number of poles need to be skipped, is it 8, 10 or 20 that you're not going to get anything out of putting a banner or a wreath or anything on them, and there are poles that fit that description, correct?

Mr. Diaz: There are about 8 or 9 of them that are covered by trees.

Mr. Winkeljohn: Right.

Mr. Diaz: So, I understand what you're saying Kim, it's just I think with this, it's within our budget, I really feel strongly it's within our budget.

Mr. Winkeljohn: And the other point I may have not made clear is that you're spending this amount of money, but it's actually a three year purchase.

Mr. Diaz: Right, it's a capital investment.

Mr. Winkeljohn: Right, so that makes sense.

Mr. Diaz: But the only thing I'm trying to figure out now is the number, should we set a budget, maybe go on a budget and then decide what the final thing is?

Ms. Felipe-Ochoa: What is the cutoff or the deadline if we want to put in some poinsettias and some wreaths, because then the number might change, because poinsettias are \$41,000 and wreaths are \$33,000?

Mr. Baldis: I need to place the order tomorrow, because we're in October and if we're going to do this, it needs to be done right away.

Mr. Diaz: By the way these things, just so you're aware they're custom made obviously with the Waterstone "W" and all of that, but if you look at the height, I believe it's 8 feet high by 5 feet wide, each one of them, they're big, so these are big items that we're purchasing, so I'm hearing that we'd like to put poinsettias, we like the wreaths.

Ms. Castro: I don't like the poinsettias.

Mr. Diaz: At all?

Ms. Castro: Right, I only like the wreaths.

Ms. Felipe-Ochoa: I like the poinsettias because that's the theme on the monument, so that needs to be carried through the District.

Mr. Diaz: Just so you know, the stars were brought in because we had the stars on top of the banners.

Ms. Felipe-Ochoa: Right, I remember.

Mr. Diaz: Ok, so nobody likes the stars, we have poinsettias and we have wreaths and we want to go down to 41 on here, we'll knock one down from 69.

Ms. Castro: Yes, knock one down and that way we have an equal amount.

Mr. Diaz: Ok, so now we've gotten that far, down to 41, we're agreeing with that?

Ms. Felipe-Ochoa: Right.

Mr. Diaz: Ok, why don't we just go half and half on the 41, one of them with 21 and the other 20?

Ms. Castro: Well I need to make a point for the wreaths, they are cheaper, and there's a new element with a "W", because we already have poinsettias with the banners. How is it if we have five different decorations, how are we going to do the entrance, that's something that we need to think about because you want every single item displayed at the Waterstone Way entrance, so how are we going to do that?

Mr. Diaz: Well, I was thinking two banners, you mean at the main circle?

Ms. Castro: Yes.

Mr. Diaz: Two banners and if you had two design, one side would be poinsettia and the other side would be a wreath, but it's up to them, they are really good at figuring all that stuff out.

Ms. Castro: Yes, but we're going to give them the numbers and if we really want to keep the cost down, the wreath is the way to go, it's almost \$10,000 less.

Mr. Winkeljohn: So you're suggesting like a two third, one third type of thing?

Mr. Diaz: No, she's saying all wreaths, all 41 wreaths.

Ms. Castro: Yes, all wreaths because it's cheaper.

Ms. Felipe-Ochoa: Well, I don't want all of one kind because we have three different banners. I don't like the way the star looks lit up, I just didn't like it at all. I think it needs to be a mixture so that way it's different, and that's my thought on it.

Ms. Castro: Well, both our managers have seen more communities decorated, so we would like to hear what you have to say.

Mr. Diaz: That's a good point, Dennis?

Mr. Winkeljohn: Well I don't like to agree with anyone when it comes to decorations, but actually I like a fairly uniform pattern, because a person who lives in one area doesn't travel around the whole community to see if they have a mixture, so I like a little bit more uniform, cleaner and less cluttered look. After a week or so, it tends to not bother you, not to be in your face kind of a feel, so when you have a lot of decorations, that

are a lot of different patterns, textures, looks, and so forth, I think that becomes too busy and too much, so I always advise on the side of less is more.

Mr. Diaz: Ok, very good, thank you Paul for being so honest. Dennis?

Mr. Baldis: You can consider putting in at the three entrances, the wreaths and some poinsettias and then once you leave, just on to the long stretches of Waterstone Way, just have "Ws" the whole way through there.

Ms. Felipe-Ochoa: Then what happens to all the banners, we're not going to use them?

Mr. Baldis: Well no, I'm saying on the poles that you're not using, so you'd have "Ws" throughout the long stretch but not in the entrances.

Ms. Castro: I have a proposal, to see if you agree with this a little bit more. What if we make it all wreaths and banners on the Boulevard and then Waterstone Way you have the poinsettias?

Ms. Felipe-Ochoa: Because then you guys won't all look uniform with us. Well, I've already said my view on the cost, and I don't think it's the right time for it, so I'm going to oppose whatever you guys say.

Mr. Diaz: That's ok, so then it's you and I, Sonia.

Ms. Castro: Ok, well I still like the wreaths, and I would like to request only wreaths and banners for the Boulevard if you really want to move for the poinsettias, because we are not connected, it's not like a person that drives through the Boulevard is going to continue driving through Waterstone Way.

Mr. Diaz: Ok, then I think I've made my decision because I was on the fence before, so I think we should go back to 42, do all wreaths and that would be the motion that I would entertain.

Mr. Winkeljohn: Alright, is there a motion?

On MOTION by Ms. Castro seconded by Mr. Diaz with two in favor, one opposed, authorizing 42 holiday wreaths with a "W" to be purchased and installed not to exceed \$33,180 was approved.

Mr. Diaz: Ok, so you have it Dennis, all wreaths?

Mr. Baldis: Yes, I got that.

Mr. Diaz: 42?

Mr. Baldis: Yes, 42 wreaths with "Ws".

Mr. Diaz: Thank you sir. Next item please.

Mr. Baldis: That's all for me.

Mr. Diaz: There's one other item that wasn't on the agenda which as the approval of the minutes from the September 24th meeting.

Mr. Winkeljohn: No, that's actually the corrected version that's already been approved, I just need your signature on that.

Mr. Diaz: Ok, I'm sorry.

D. Manager

This report was given earlier at this meeting in combination with the engineer staff report.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Diaz: Alright, moving on to item No. 7, Supervisors Requests and Audience Comments. Sonia?

Ms. Castro: No, nothing, I just want to give you an update on the plaque for Major Kennedy, I already received the proof for the plaque and a sample of the material, it was already approved and we're looking into two different companies, so I will be approving that within a week or two and everything should be set by the end of November.

Mr. Diaz: Great, thank you Sonia. Ok Kim?

Ms. Felipe-Ochoa: No, nothing thank you.

Mr. Diaz: I just have one thing, we will be preparing the winter issue of the newsletter very soon, and we actually already have the cover for the winter issue, and with that I'm going to give it over to Dennis to announce what that cover is going to be.

Mr. Baldis: Yes, we've been informed by our landscaping company that we've won a national award for the maintenance of the landscaping at Waterstone.

Mr. Diaz: Dennis, how many people have won this award nationally?

Mr. Baldis: The email that I received just had the people that ValleyCrest had.

Mr. Winkeljohn: They, as a company had nine.

Mr. Baldis: Yes, in their company and the majority of them were in California. The only other community in this area, Homestead is the only branch that received an award. The only other community in this area is Ocean Reef, so you're now considered on their level of landscaping maintenance which is not too shabby.

Mr. Diaz: I'm sorry, we have a board member who doesn't know who Ocean Reef is, could you explain that Dennis?

Ms. Castro: Should I know?

Mr. Baldis: Yes, it's a little bit south of here on the ocean and it has rather large homes that I know I can't afford.

Mr. Diaz: Paul knows a little bit about Ocean Reef, don't you Paul?

Mr. Winkeljohn: Yes.

Mr. Baldis: You'll be receiving a plaque and there will actually be an award ceremony somewhere, and Waterstone will be presented with an award.

Mr. Winkeljohn: Yes, and Ocean Reef is an ALCA winner also for installation, maintenance and decade, which means they've won the award consecutively for 10 years, and I think they've only given out decade awards nationally, and I was in charge of their landscaping during that period, so I do have a little bit of a connection to it.

Mr. Diaz: And can you explain who ALCA is Paul?

Mr. Winkeljohn: ALCA is the professional association of the landscape maintenance companies, Association of Landscape Contract professionals or something like that is what the ALCA name stands for. Basically it's comprised of anyone who is a landscape maintenance company, and they have different categories, different size companies, different size properties, but generally over 1,000 is considered large, and then there isn't really too much bigger than that, so you're in pretty good company.

Mr. Diaz: And what did it entail to get this award?

Mr. Winkeljohn: Well there are scientific standards for maintaining landscaping, a certain type of a bush, needs a certain type of trim within a range, nutritional deficiencies

that are quite obvious and they have a score sheet and that score sheet includes, nutrition, maintenance, consistent maintenance, they can look at a bush or the grass, or a bed and be able to tell that it's actually being maintained at the highest level and that the nutrition of that particular plant is being maintained at the highest level, that there are no obvious soil condition deficiencies, that things are being cut to their biological needs, versus how some people think they should look, and that sort of thing. So scientifically speaking, it means that you're meeting the highest standard available.

Mr. Diaz: And just for clarity, this award is for our maintenance of our landscaping, not our landscape selections, or what kind of plants we have, or anything like that, but it's the fact that ValleyCrest has done an exceptional job all over.

Mr. Winkeljohn: Right, there are points on the score sheet for the quality of your landscaping, you can't just have grass and apply for the award, you wouldn't get it, so you have to have a variety of plant material, which you have, you have to have several tiers of plant material, which you have, you have the street trees, which are shading, you have the mid-story, which are your flowering trees, and then you have ground cover. You don't have as much ground cover as you need, and you guys are actually purchasing that every few months, but the cosmetics and installation is a part of it, but the key focus is, if you have these elements, are you maintaining them professionally at the highest level and is it consistent, it's just not a onetime shot because you know they're coming for their inspection, let's cut and trim really nicely, they can tell quite easily if it's been done very quickly, so congratulations on that.

Mr. Diaz: Thank you very much and I'd like to publicly thank Dennis, our landscape guru, the guy who keeps ValleyCrest in line, coming out here every single week, and making sure we get the right fertilization, the right cuts, the right trimming, the sequence of events, the right flowers, it's a lot of work that goes behind that and so on behalf of the entire Waterstone community, we want to thank you Dennis for all your hard work.

Ms. Felipe-Ochoa: Thank you Dennis.

Mr. Winkeljohn: Good job and I would bounce that right back, that fact that you guys take the time to do the rides with Dennis, that somebody does look at the landscaping weekly, and those are the types of details that add to him bringing back the things that make it the way it is, so everybody wins, good job Dennis.

Mr. Baldis: Thank you.

Mr. Diaz: Exactly, this is exciting.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Diaz: So with no other items, and I know we have board members that have to go, so I would just entertain a motion to adjourn the meeting.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

October 8, 2009

South-Dade Venture CDD

NOTES:

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Agenda Items:

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