

**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 22, 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
Curtis Cooper	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

**Approval of the Minutes of the
September 22, 2009 Meeting**

Mr. Diaz: Moving on to item No. 2, Approval of the Minutes of the September 22, 2009 Meeting. Are there any questions or comments regarding those minutes? There being no question I would entertain a motion to approve the minutes as-is?

On MOTION by Ms. Castro seconded by Mr. Cooper with all in favor, the Minutes of the September 22, 2009 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of the License Agreement (Stonebrook I Entrance)

This item was discussed under staff reports.

FOURTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney

Mr. Pawelczyk: Yes, the Stonebrook I Revocable License Agreement for their entranceway monument, speed bumps, gate facilities has been approved and executed by both parties now. We will record that and that one is finally behind us. The second item I have is the FPL easement. We talked about that easement area, they're doing some construction out there. I placed a copy of a fax from our title company on the table today, the easement from 1956 that was granted to FPL for that property is there. It basically gives them rights to put in electrical transmission distribution facilities and the like and to maintain, repair them, etc., however, that does not mean that they don't have to restore the property. They have a common law duty to restore the property to the condition it was before they tore it up and in talking about this a little bit before the meeting with the manager, I think that maybe a letter is in order from the District basically reminding them that they're going to have to restore this property, and also asking them for a timetable as how long this is going to be like this because there's construction equipment behind people's homes and they can probably put it somewhere else, at least that's my understanding.

Mr. Winkeljohn: Construction and staging is what they're doing.

Mr. Pawelczyk: Right, so they're not staging and arguably I don't know if they have to stage a project way down the easement, in an easement that they could restore and be done with it, so I think Paul is going to go ahead and write something up and get something to FPL and while we don't expect a response immediately, we would at least have something in the record that indemnified us, that we've contacted them and we're

asking them to move forward and we'll just keep talking to them until we can get somebody to call us back, some sort of project manager or whoever. Now we can go to good news, Comcast agreements are here and I believe at the last meeting we authorized the signature of these, so we will have them signed today, so they're here and they're ready to go. I will tell you that the documents that were sent to me by Jay Abbazia, your consultant, did not contain exhibit A to the easements. The easement basically grants them the right to maintain, repair, and utilize our District right-of-way for their facilities. Now one thing that concerns me, which I told Jay and he's following up with Comcast is, if they're going to change this exhibit A which I prepared indicating the District property, because we cannot grant an easement over, in other words, you can't attach as an exhibit the District boundaries, everything within this District, which includes your homes because we don't have any right to grant an easement over your property. So we just want to make sure that this is in District property and it is the appropriate exhibit and Jay is following up on that. We don't think there's a problem but just because of his and my concerns we've had with Comcast in the past, we wanted to clarify this ahead of time rather than sign a document without an exhibit and send it to them and say, just attach exhibit A, that's not going to work with Comcast. So we'll have them signed and we're going to send those out tomorrow.

Mr. Diaz: Ok, I believe Dennis has a question.

Mr. Baldis: Can I ask a question Mike? If they do a repair to their system and they damage our irrigation, is it in there that they have to repair that?

Mr. Pawelczyk: Yes, they would have to repair that.

Mr. Baldis: Ok, that's great, that was my concern.

Mr. Diaz: That was also my concern, if they would restore everything.

Mr. Pawelczyk: Yes, they would have to.

Mr. Diaz: Right, ok.

Mr. Baldis: That's all I had.

Mr. Diaz: Very good.

Mr. Pawelczyk: I guess the only other thing I would have to report on is the lift stations. As you know we've acquired all the sites, they're all ours, and I'm preparing the easement document, I didn't get it done since the last meeting, but we'll send that to the city. I'm going to draft something, and I think I said I would send it to Alex to have him just look at it to see what his thoughts were since he's involved and spearheaded this thing and we'll distribute it to the city and see what their thoughts are. That's just really a status update but I haven't completed it yet and I think that's it.

Mr. Diaz: Ok, are there any questions from the board at this time?

Mr. Cooper: Also, to Lennar, do we have any status on that?

Mr. Winkeljohn: There's a conference call this evening with the Joint Venture and Alex is going to represent the board, and I'm going to be on it for a little bit, but I have another conflict, so we'll see how it goes.

Mr. Cooper: Ok.

Mr. Pawelczyk: I guess the last thing just to report is informational, the vehicle registration agreements with the two master associations have been executed, Waterstone master and Waterstone II and I was a little bit confused by that as well.

Mr. Winkeljohn: Who executed Waterstone master? Oh, he signed it by accident, it's the same guy, it's a mistake.

Mr. Pawelczyk: Yes, well he scanned it and sent it to me. Ok well then we still need Waterstone master.

Mr. Winkeljohn: Yes, they were supposed to have met last night to approve it, but I have not heard anything.

Mr. Diaz: Ok, very good, and if there are no further questions for the attorney we can move on.

B. Engineer

Mr. Diaz: Next we have staff report for the engineer.

Mr. Winkeljohn: Nothing today.

C. Field Manager

Mr. Diaz: Ok, moving on to our field manager, Mr. Baldis?

Mr. Baldis: Yes, last week we met with South Florida Water Management to discuss the overpass by the C-103 canal and the Turnpike because of the foot traffic that's still coming through. On the one side they put a fence which has slowed down the traffic, but on the opposite side of the canal it's still open and they suggested that we contact the Turnpike people who has been blocking those areas off completely, fencing them from top to bottom. I've called them and asked them to look into that and they said they would do that and it's only been a few days so I haven't heard back from them.

Mr. Winkeljohn: When you have that conversation, could you also ask them if there is anywhere that they might have access to electrical power in that vicinity?

Mr. Baldis: Ok.

Mr. Diaz: So just to be straight, they said they would block it off?

Mr. Baldis: No, they said they would look into it, they have to go visit the site. They weren't going to say ok without looking at it.

Mr. Diaz: Ok, as a side note I had the ability to visit the other side of the Turnpike recently and I think the problem is becoming a lot clearer now, but we can discuss that after the meeting.

Mr. Baldis: Ok. The Christmas lights have been put on the trees and all the entrances, they're ready to go. We'll be putting the annuals in November 9th, 10th and 11th and the mulch will be following right after that. The electric for the new banners and decorations that the board authorized is being worked on as we speak, they're out there doing the additional poles.

Mr. Diaz: Can I stop you for one minute? Sorry, you just triggered something I wanted to say. You mentioned last time when we approved the banners we forgot to get an approval from the board for the electrical, do you want to do that at this time?

Mr. Baldis: Sure, if you'd like.

Mr. Diaz: Ok, so what was it again?

Mr. Baldis: Well, Omar from Voltage Electric said it was the same price as last time which was \$90 per pole.

Mr. Diaz: Thank you, so \$90 per pole, 42 poles, does anyone have a calculator?

Ms. Castro: \$3,780.

Mr. Diaz: Alright, so we would need a motion to approve a not to exceed amount of probably \$4,000.

On MOTION by Ms. Castro seconded by Mr. Cooper with all in favor, authorizing the electrical project with Voltage Electric for 42 light poles not to exceed \$4,000 was approved.

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

Mr. Baldis: That's ok. The new shed has been moved out here next to the old shed.

Mr. Diaz: Just for the record, we now have Kimberly Felipe-Ochoa joining us today.

Mr. Baldis: Also we ordered a LED light for the top of the golf cart which should arrive tomorrow and all the beds on the easement behind Portofino Lakes have been cleaned out and are now being maintained and that's all I have today for you, unless you have something for me.

Mr. Diaz: Portofino Lakes, you said it's cleaned out completely?

Mr. Baldis: Yes, they removed all the plant material, it's just sod back there now.

Mr. Diaz: So we should be 100% ready with the mulch and the flowers, and what's our target date again?

Mr. Baldis: Well, they'll be going in on November 9th, 10th and 11th, a week before the race, and just so you know, they're going to start on 137th Avenue, tree trimming, mulch, and annuals and do Speedway Blvd., and then come into the interior.

Mr. Diaz: Got it. Are there any questions for Dennis?

Mr. Cooper: I just want to say, thank you to Dennis for overseeing the coral veneers, especially on the bridge, I've heard a lot of good comments, so I'm sure between you and Paul that you're doing a great job. On the bridge, another thing I want to bring up to the board just for consideration maybe you can look at it and then maybe at the next meeting you can discuss it further but some people have noticed now that we've done the

coral veneers, now the guard rail seems to stand out a little bit more because it's drawing more attention to that area, the handrail, and so I wanted to see if you thought it would behoove us to do that, not necessarily paint it green, but maybe paint that guardrail the same color that we have the bridge.

Mr. Winkeljohn: It's unpainted aluminum, brushed aluminum at this point and I don't even know why there's a handrail, but the fact that there is one, if you wanted to replace it they make a coral handrail but I think that would actually look too gaudy.

Ms. Felipe-Ochoa: But could there be another way?

Mr. Winkeljohn: It could be painted, it could be textured possibly.

Mr. Cooper: Well, I'm talking about the guardrail on the side.

Mr. Winkeljohn: Ok, the entry guardrails, right at the beginning and the end?

Mr. Cooper: Yes, and possibly painting them the same color that we had the bridge to that beige color?

Mr. Winkeljohn: Ok, I don't see why not, that's galvanized and the idea is to retrofit the lighting system with a feature that is more fitting with the look of the community. It also has the Waterstone teal color, so once those are changed, we may want to try and match everything because that might look a little bit more appropriate, than brown, but I'll look at it.

Mr. Cooper: Alright.

Mr. Diaz: What's your idea with the light fixtures Paul? I know you and Dennis had talked about them.

Mr. Winkeljohn: Well, the light fixture that will go on the guardhouses is a more South Florida looking light fixture, it's not institutional or industrial looking, which is what your bridge looks like for now. When you see that fixture which will be on the guardhouse you'll see the look that you're going to gather together for the community, the style and so forth, it's fitting in the style of the guardhouse and the monuments as we're altering them and when you do that to the bridge I think it's going to really tie everything together.

Mr. Diaz: I know we talked about not putting so many fixtures.

Mr. Winkeljohn: Yes, I would divide them by 2.

Mr. Diaz: Then I also mentioned the planters.

Mr. Winkeljohn: Yes, you mentioned a hanger feature possibly also if that makes sense, I've seen that, it gives it a very hometown feeling and I know ValleyCrest loves potted plants that hang.

Ms. Felipe-Ochoa: And on that topic of the guardhouses, I see that they're putting the A/C on top.

Mr. Winkeljohn: Yes, that's where they go. There is still quite a bit of final touches that have not been unveiled yet, I'm still designing them.

Ms. Felipe-Ochoa: I have something I want to comment on. In the main circle on Waterstone Way, there is piece of pavers that are unsightly. I don't know why they took it out and put it back in but every time I drive by there it looks a mess.

Mr. Diaz: Yes, we talked about that with Paul today, there's a section from where they trenched the lighting last year which needs to be corrected.

Mr. Baldis: Ok and do you think that's something that could be addressed when they do the pavers at the guardhouse?

Mr. Winkeljohn: Yes, I have a note on it that when I have a paver crew working I'll bring them out and have them level that back off and make sure it's back to compaction and then put the bricks back.

Ms. Felipe-Ochoa: Right, ok and what is the update as far as where the swale areas are, because they don't match between Floridian Bay Estates and Portofino Bay?

Mr. Winkeljohn: Where the new curb went, correct?

Ms. Felipe-Ochoa: Right.

Mr. Winkeljohn: Ok, what that is, is dust and it's caked on, cleanable, removable dirt, he's going to do that and the board last time gave direction to put a thermal plastic stripe all from there to the bridge which is beneficial because of the curb with the bridge and everything as well, so that's all scheduled.

Ms. Felipe-Ochoa: Ok, so when is that going to be done?

Mr. Winkeljohn: He's doing it in conjunction with the added curb that we gave him at the roundabout, you see he's broken up a few lengths of the curb to make it one continuous pour for the new curb, so that's being done and he'll clean it all up at once and then he'll thermal plastic it.

Ms. Felipe-Ochoa: Ok.

Mr. Diaz: Ok, so we're getting into Paul's area, are we done with Dennis?

Mr. Baldis: Yes.

D. Manager

Mr. Diaz: Ok, so now moving on to Paul, for the Manager's report.

Mr. Winkeljohn: Right, and we can go right back to the topic on the guardhouses. As you can tell, the cupola feature on top of the guardhouse is not complete and you're seeing the air conditioning units go in and the air conditioning units for a number of reasons are actually about 18 inches taller than the original conceptual design, but we never really thought they would stick out that much frankly. The TRANE, original specified air conditioner that we picked wasn't as tall but the 2009/2010 model, which is what you buy, you don't buy the old model, so it's a little bit taller, so it's a bigger air conditioner. The contractor could not negotiate a reasonable deal with TRANE Air Conditioning so he went to their competitor because they weren't cooperating and went to Rheem and Rheem uses a green anodized air conditioning shell as opposed to TRANE which uses a taupe coloring, they have a black and they have a taupe and their commercial grade matches the color of Curtis' shirt, it's sort of a beige-taupe color and that would be less noticeable by all means, either way there are a number of solutions to that and I've actually spent a couple of hours today with the architect exploring all of the options, one of which changing the air conditioning design significantly which would be very expensive and it may not be necessary because I have a better idea I think. So we could change that air conditioner to a lower profile one but there isn't one that covers, when we built the roof we purposely insisted that the design be a concrete slab roof for structural and for hurricane and leak prevention. The air conditioner is the opposite, and that puts a big hole in the room and it was designed that way, well the air conditioner seals that and

it's under cupola so it's a dry area. The other air conditioners don't fit, they don't line up correctly to the hole and it would create a bad moisture barring sealant in the roof and I didn't just want to go down that route. So we chose the roof unit because we didn't want to put anything in the landscaped area, we would have to put an air handler out there if we used any other kind. There is a unit that you might have seen on office trailers, temporary construction trailers, it looks like a piggyback system that hooks on to the back wall and I looked at that. The design of the guardhouse, because of the electronics that will be in there, was to keep it very cool even with the door wide open, because we don't want to have heat issues. So for over a year and a half we've been holding the line on what kind of air conditioner we wanted and one of the things I wanted to do at the guardhouse was to see the scale of them because the problem with conceptual drawings is that they're distorted by making them fit on a sheet of paper, so I wanted to see the guardhouses themselves and the idea that I had was that there's an architectural element that needs to be in this community and it's slightly stated on your existing entry monuments and it's a louver system. It's basically on top of your cupola in your main entry features there's a little grid that looks like you would let air in and out of it, but it's all cosmetic and so that element is in keeping with the metal roof and they are usually together. That space, and one of the problems that we came up with, and we realized in visual reality versus drawing reality is the columns that hold the cupola up are actually pretty narrow, and they look a little bit inferior to the scale of the building and you really can't see that on paper, but you really notice it in real life. What I want to do is, and I wish I had them today, but we came up with the exact concept this afternoon, is and if you're familiar with bohemian shutters, it's a louver that sits at an angle off of buildings and it's very cosmetic and you'll see it in some of the shopping malls that have been built in Culter Ridge area recently, and it's an old Florida architectural element that really is needed in your entry features. I think that those were always missing an element and they're out of scale concrete wise, and one way you can scale that back is by giving it an element that makes it look softer and more friendly and that's the bohemian shutter influence, so I'm exploring that. I have the architect coming up with some renderings to give to you

hopefully at our next meeting, she should have them done by then. I think you'll really like it and it's absolutely in keeping with a contiguous look of the community. I would also consider the alternation that I'm suggesting just verbally at this point, but it will look very good on your monuments as well and that's what I'm asking her to design, is a repeatable element that will box in that cupola very attractively with a bohemian shutter, not a flat but a slightly pitched shutter that looks like it's supposed to be there and not a big one, maybe three small ones on the wide section. I do have other options, there's a louver system that might work, and the rail itself, we thought that the rail in the top of the air conditioner from a person in a car, at that angle, they would line up and it would take it out of your visual, so the railing is not up yet, so that element is still there. So there are other options, you could actually take the railing and leave the bars but put a piece of aluminum flashing on the back, so you can't see through it, but you would see the bars, and then it would be black looking in the day time basically.

Mr. Diaz: What I told Paul is, why don't we wait to see what it looks like with the railings up, and that might detract from it.

Mr. Winkeljohn: It will.

Mr. Diaz: Or even an option when we discussed from before about putting vines through that area somehow.

Mr. Winkeljohn: Yes, and that was actually discussed at today's meeting, and that would be a great trellis for some vine work and that would certainly eliminate the visual issue. I'm not a big fan of anything living on concrete because what it does is it holds moisture up against the structure and moisture means greater repairs in maintenance costs and so I try not to do anything long term that I know that's going to be the outcome, so I have a couple of options that I think are improvements and that was my intent all along, was to look at this and say, for a few dollars you can add an architectural element at the end that gives it the finishing touch.

Ms. Felipe-Ochoa: So if we go with that bohemian shutter look, then that means that all three monuments would have to be altered as well?

Mr. Winkeljohn: Well, four monuments, two at each entrance.

Ms. Felipe-Ochoa: Right, ok.

Mr. Winkeljohn: Yes, so it would be an undertaking but well within your grasp.

Ms. Felipe-Ochoa: Right, and if we decided to go that way, could we get a sample of some sort, because when you see it in a drawing and when it comes to life it's a little bit different.

Mr. Cooper: Well, I don't know if you had an opportunity to explore this option, but maybe some type of a plexiglas type of water fountain that streams down the top, and I don't know if that could be something that I guess would be out on all four sides to do, or at least on the front.

Mr. Winkeljohn: Right, and a water feature would be great, but I wouldn't put it up that high, the idea is to have your elements not be a focal point but be in peripheral vision and give you that sense of where you are, that's the concept, so if you go too strong with an element at an unnatural height you've just erased all these other features and drawn everyone's eye to that one point all the time and that would be a problem. We have always talked about and we have electrical conduit and the capability of a water fountain at the beginning of each guardhouse. Right now I'm leaning against that idea because I think the coral veneer on the front is about the magnitude of the feature you want, I don't know that you want to be that strong, because your look is not Vizcaya, but it is an open palate and we can certainly adjust as we go through this and today I really had time to look at the guardhouses from the street view, get a sense of their scale and it really came to the architect and myself that would be a great place for a shuttering system to give it that old South Florida look.

Ms. Felipe-Ochoa: And how come they couldn't put it in back of the guardhouse?

Mr. Winkeljohn: Well, there are a lot of reasons for that, predominantly your footprint. The amount of room that the gates, and maybe you haven't seen it yet, but there's a two-directional ramp for handicap access into each of the guardhouses, so now the air conditioner is 10 or 15 feet away from the back, now you have this box in the middle of your landscape planter and your gates are just as important to attract from a cosmetic look coming out of your community as they are coming in. Are there any other

questions I can answer? You may have noticed that the last phase of windows and doors are going in right now, that's dry in, so the substantial completion from the contractor is a couple weeks away. You may have noticed the security company is forming their pedestals which hold the arms and you won't see a lot of activity for a long time because their part takes quite a bit of work, but the exterior will start to get painted, and you'll fixtures see going on, and so forth.

Mr. Diaz: Ok and bringing up that issue, I talked about a change order that we discussed before on the Boulevard about putting in the pavers at the roundabout at the same time.

Mr. Winkeljohn: Well the subcontractor that they're using at the gate, we can ask him for a change order price to add that.

Mr. Diaz: I also asked Paul if he could do the unit pricing for curbing just before the Boulevard to make a little triangle there.

Mr. Winkeljohn: Yes, a directional nosing.

Mr. Diaz: So you can't go left from the circle into Floridian Isles.

Mr. Winkeljohn: Yes, and I'm going to do that regardless, whether we do bricks or not because I think it's needed.

Mr. Diaz: We also wanted to mention that we realized on the Boulevard that we own a little bit more property than we thought originally because of the way the developer put the fencing in that area and Dennis do you want to elaborate on that?

Mr. Baldis: On the southwest corner of Waterstone Blvd., the builder put in a fence and the fence actually encroaches onto our property if you look on the Dade Property Appraiser's website and click on the site you can see that we have more property there than we first thought so if we relocate that fence we can add more landscaping there to hide the building.

Mr. Diaz: Right and do we have a design for that area, for the Boulevard, for the entrance?

Mr. Baldis: Well, we've had several designs, none that anybody really felt was the right one yet, so I think once we move the fence we'll have a better idea once we see how much space we have.

Mr. Diaz: And the fence, do you know when that guy is coming?

Mr. Baldis: Not as yet, but I would expect we will see him on Monday.

Mr. Cooper: I have a question for Paul.

Mr. Diaz: Go ahead Curtis.

Mr. Cooper: Do you have any updates on the monuments and the signage as well?

Mr. Winkeljohn: Ok, yes, the contractor I believe has his permit and will be installing the new signs, the backlit LED signs anytime now. I haven't heard back from him yet now that he's got his permit when his start date is, but I assume it's going to be very soon because they know our deadlines. The entry features to add to the Boulevard were put in with the permitting process to change the monument sign, and they have not been authorized, they're \$20,000 to \$30,000 each and I thought it was too expensive frankly for what you would be getting and since we have permission to build them we can actually wait, finish the gates and then come back and look at it and see what areas are missing or needing of something else and I don't think it will be because the feature of the gate is strong enough.

Mr. Diaz: Do you think it might be too crowded?

Mr. Winkeljohn: I think it would defeat a lot of the purpose of that area and of the design that we've chosen for them.

Mr. Diaz: Ok and the other thing I had asked Paul too is if we could paint the decorative fences by the monument, that are the light teal, or aqua right now, just go ahead and spray paint them.

Mr. Winkeljohn: Yes, and actually I was going to pass that to Dennis because he may have the paint vendor to do that, do you have somebody Dennis?

Mr. Baldis: Well what are you talking about, the railings at Waterstone Way and 137th?

Mr. Diaz: Yes, and Campbell Drive.

Mr. Baldis: Right, well we were going to paint those, the fence guy has added those sections in and he was going to powder coat those.

Mr. Diaz: Ok, so I'm confused, can you powder coat them on site or do you have to take them away?

Mr. Baldis: Well that's what he told me, yes.

Mr. Diaz: Ok, well if you can powder coat them onsite, do we have a price on that yet?

Mr. Baldis: No.

Mr. Diaz: Because our next meeting is two weeks away, which is the 12th, which is beyond our deadline.

Mr. Baldis: I can get a cost for that.

Mr. Diaz: Do we need to do a not to exceed amount, and would that come out of the construction budget?

Mr. Winkeljohn: It's not construction.

Mr. Diaz: Do we have any idea Dennis?

Mr. Baldis: On the cost?

Mr. Diaz: Yes.

Mr. Baldis: No, I don't, you're talking about doing all of them?

Mr. Diaz: Yes, paint them all.

Mr. Baldis: No.

Mr. Diaz: The idea is that we remove the landscaping and we want to come up with a new landscaping design for our monuments, or at the monument area, so I'm thinking the sequence of that would be that you would spray or do the powder coating for the railings then you paint the monuments, and you give them a little touch up when you're doing the guardhouses so they're all the same color, we keep the same color in storage for the base color and the trim and then after that you fix the landscaping and you put the Christmas lights up or whatever and then you wait after the holidays to do the landscaping.

Mr. Baldis: I can give him a call and find out.

Mr. Diaz: Ok, thank you. Are there any other questions for either Dennis or Paul?

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Diaz: Ok moving on, do we have any audience comments today? There being no audience comments are there any supervisors requests? Kim?

Ms. Felipe-Ochoa: In my packet there is no check register, was it omitted? I don't have any in my packet, I just have the budget.

Mr. Winkeljohn: Right, just the financials, well I can resend that to you or you can look at in on your website.

Ms. Felipe-Ochoa: Yes, if you could, thank you.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Balance Sheet and Income Statement

Mr. Winkeljohn: Basically and just jumping a little bit ahead in the agenda under the financial reports, you'll see that as of now your year end budget was actually adding easily the \$400,000 dollars coming from the bond funds into your operating account and how that was being spent. You added \$200,000 dollars to that in expenses but you still matched the budget, so you finished the year on budget with nearly a \$600,000 dollar transfer as of right now and that will come down a little bit when we finish the actual year, there are still some bills we'll get in October that were incurred last year.

Mr. Diaz: So the carryover is \$600,000 dollars.

Mr. Winkeljohn: Roughly, yes.

Ms. Felipe-Ochoa: I just want to make sure that of that money that we have to allocate pavers for the Boulevard and be cognizant of that with all our decorating, all our landscaping and everything.

Mr. Winkeljohn: I'm going to look at the Boulevard pavers as probably a construction project, because of the widening and so forth, so if it fits in that budget that's where I would probably be able to put it.

Mr. Diaz: From our 2000A bond.

Mr. Winkeljohn: Right, but the check register is actually in your book.

Ms. Felipe-Ochoa: Well, I didn't get one in mine.

Mr. Winkeljohn: Ok, it was probably a mistake in one book, sorry.

Ms. Felipe-Ochoa: I have one last question. Mr. Mars, where are we at with that?

Mr. Winkeljohn: Yes, Curtis asked the question earlier, but you probably weren't here, so we have a 5:30 conference call today with the Joint Venture and it's taken 4 months to coordinate this phone call and representatives of the Joint Venture and Gary's law firm will be in a conference call to discuss a rebuttal to their denial of the punch list, so if I get anything I'll report it back to you by email.

Ms. Felipe-Ochoa: Thank you.

Mr. Diaz: Ok, do you have any other comments Kim?

Ms. Felipe-Ochoa: None for me, thank you.

Mr. Diaz: Sonia?

Ms. Castro: No.

Mr. Diaz: Curtis?

Mr. Cooper: I guess we're moving along with the fast pass system?

Mr. Winkeljohn: Right, the fast pass or easy pass is what you're talking about?

Mr. Cooper: Yes.

Mr. Winkeljohn: Yes, it's moving along well, the server equipment is sitting here, and we've received our permit to alter the space here to design it, but we've stopped because we wanted to make sure the Comcast deal was done. We need to have internet connection before we can start configuring and installing the software, getting it designed and organized. We have the website and we can start registering but I didn't want to do that, hosting it on some other server because I just wanted it to all be in one place, so now that the Comcast agreement gets signed today, and I've been emailing them asking them when can the construction crews start installing the lines, so we can get to work.

Mr. Diaz: The other thing I told Paul was for a conceptual design for a brochure on how the Waterstone express pass works, it would be a 1-2-3 step type of thing, and in

addition the brochure would be mailed out with the letter with the password and user name and those brochures will also be available here at the clubhouse so it would explain exactly what you would need to do.

Mr. Winkeljohn: The amateur graphic artist did the first wave and then the professional graphic artist will clean it up.

Mr. Diaz: Right, to get the idea, and I wanted Mike to look at it also for legalese.

Mr. Winkeljohn: Absolutely, so we're pretty much in place to start and again we still have the other clubhouse which hasn't responded for the last two months, so that's a piece of the puzzle but I'm prepared to go with just one entry site and I want to do a test neighborhood anyway, just for the decal registration part and then work out the kinks with 20 or 30 homes as opposed to 2,000.

Mr. Diaz: Anything else Curtis?

Mr. Cooper: No.

Mr. Diaz: Ok, I have a couple of items. Number one, we've already started preparing for the Waterstone Living winter issue, hopefully it will hit by the second week of December. I've actually been getting a lot of calls from advertisers that want advertising in the magazine. So if you know of anybody that wants advertising I think it's probably going to be limited this time, so now would be the time to start getting the information in. We've already been organizing this week on what it's going to have and we are going back to 12 pages, but we may even have to go up to 16 pages because of all the advertising which might help cover costs more actually. The cover will be the award that we won, depending on what it looks like, I haven't seen it yet. Also we have another advertiser, Continental will be advertising as well, a half page. Kim's kitchen, do you want to change or keep the same one from the fall?

Ms. Felipe-Ochoa: Just keep the same one from the fall.

Mr. Diaz: It's not very Christmas like, pumpkin cheesecake.

Ms. Felipe-Ochoa: Alright, I'll come up with something more Christmas like.

Mr. Diaz: Ok. Waterstone Grand, I'm still waiting for what I need from them, clean up after your pets PSA will be on there and watch for ducks.

Ms. Castro: Yes, thank you.

Mr. Diaz: Then a feature article or some type of ad for our new lost and found feature and depending on editing we may or may not have an article on the update holiday lighting. If there are any other ideas that you guys have, please I would love to hear them.

Ms. Felipe-Ochoa: Are we adding any additional roving police officers for Halloween night?

Mr. Diaz: Yes, I've thought of that and for that weekend we have one officer on Friday night and two officers on Saturday night which is actually Halloween, so two or three?

Ms. Felipe-Ochoa: Right, I would like three.

Mr. Diaz: You want three of them for Halloween?

Ms. Felipe-Ochoa: I would for Halloween night, and it's only because like I said, it's a Saturday and typically what you see are trucks and SUVs coming in with teenagers and whoever is driving just drops them off in front of the communities and they just load out of the car.

Mr. Diaz: That's true, that did happen the last couple of years.

Ms. Felipe-Ochoa: Yes, and frankly I think that they're coming from other communities, not Waterstone and just bringing their kids in here because the teenagers don't even dress up any more.

Mr. Diaz: Alright, well we'll hire a third officer, is that ok with everybody else?

Ms. Castro: I don't have a problem with that.

Mr. Diaz: Ok, third officer, I will notify Kennedy after the meeting. Alright, well thank you for the input for the magazine and for security issues and that's all I have. Dennis, do you have anything back on the painting of the rails?

Mr. Baldis: Well, John is going to send someone down tomorrow, he didn't want to give a quote without somebody seeing it.

Mr. Diaz: Ok then could we entertain a motion for a not to exceed amount, so what do you think is an appropriate price for all four railings?

Mr. Baldis: I've never done this type of work before, so I wouldn't know.

Mr. Diaz: This is powder coated, not just regular paint, we understanding that.

Mr. Baldis: Right.

Mr. Diaz: So what are we willing to pay to have those painted that color, \$5,000?

Ms. Felipe-Ochoa: Wait, what is this about? That "W" is what?

Mr. Diaz: That "W" is the new color, the new adopted color, the actual color of the "W", it's in the teal family, it's a darker greenish teal and when we have our new signs put in, they're going to be that color, and the rails on top of the tower also need to be painted, so do you think \$5,000 for all four monuments?

Ms. Felipe-Ochoa: I think maybe \$6,000.

Mr. Diaz: Ok, \$6,000, so can we entertain a motion not to exceed \$6,000?

On MOTION by Ms. Felipe-Ochoa seconded by Ms. Castro with all in favor, authorizing the painting project for the railings related to the monument tower signs at a not to exceed amount of \$6,000 was approved.

Mr. Diaz: Alright, next we have the approval of the check register, and the balance sheet and income statement. Are there any questions regarding the financials at this time? There being no questions, we would just need a motion to approve the check register, balance sheet and income statement.

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

October 22, 2009

South-Dade Venture CDD

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Diaz: So with no other items, I would just entertain a motion to adjourn the meeting.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

NOTES:

*~ Please note that at the next meeting we will add
Ratification of the Vehicle Registration Program Agreement*

Agenda Items:

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