



South Dade Venture Community Development District

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CDD Update 2008-03

March 31, 2008

In an effort to keep our residents informed of the current issues of the District, The following information is respectfully provided for your review. Please contact our management services (GMS) if you have any questions regarding these items.

1. The Board was unable to meet on March 27th, due to a lack of a quorum; however, we will be meeting on Thursday, April 10th, 2008 and effective immediately we will be meeting on the 2nd and 4th Thursday of every month in order to facilitate the high volumes of business we are currently experiencing.
2. The April 2008 Newsletter should reach the mailboxes later this week. This issue also serves as a notice of our town hall meeting on Wednesday, April 16th, 2008.
3. The Bougainvilleas along the guardrails at the Waterstone Way Bridge as well as the areas along the canal side near the bridge have been installed.
4. The new guardrails, just beyond the bridge along Waterstone Way, have been installed. ValleyCrest has a proposal to plant shrubs/Bougainvilleas along the entire length of these new guardrails. The proposal is awaiting approval from the Board.
5. Management has continued their efforts to have any inoperable street lights repaired. At this point, all of the street lights should be functional.
6. Three new flowering trees and other shrubs at the main entrance median located on Waterstone Way and SW 137 Avenue were planted in March. ValleyCrest will be changing all the flowers in late April.
7. ValleyCrest has been treating the numerous ant piles throughout the district. This is an on-going process.
8. The survey of all of Waterstone Way and the entrance to Waterstone Blvd. has been completed.

9. The architects for the new guardhouses are waiting for the results of soil conditions from the areas where the new guardhouses will be located. Once the results are known, the plans can be finalized and they will be submitted for permitting while management advertises the project for contractor bidding.
10. The final plans for the widening of Waterstone Way; near the Charter School, should be completed by our next meeting on April 10th. Once the plans are 90% completed, management will submit the plans for permitting and also advertise the project for contractor bidding.
11. We have continued our efforts to resolve the many pending "punch-list" items within phase II of Waterstone. Lennar advised that they should be meeting with representatives of all the involved developers for a final disposition of our established "punch-list."
12. Mailbox World has completed the installation of the remaining signs near the clubhouses. There have been some delays with regard to the installation of the new warning signals for the school zone; however, management will be purchasing the new signals directly this week.
13. We have met with Homestead Energy Services (HES) with regard to moving the two utility boxes at the entrance to Waterstone Blvd. The District will be providing plans for a new entry feature at this location. Once the footprint of these plans has been provided, HES will relocate the boxes behind the new feature locations.
14. Miami-Dade County Public Works Department has advised that they plan on constructing the new traffic signal at SW 137 Ave and Waterstone Way in September of this year.

We appreciate any comments or suggestions on this or any other items of concern. It should be noted that these are just "highlights" of items we are currently tending to. For a full depiction of items discussed at our public meetings, please review the minutes posted on our website, www.SouthDadeCDD.com or contact our management service at 954-721-8681.

Thank You,

Alexander Diaz de Villegas, Chairman
South Dade Venture Community Development District