



**c/o Governmental Management Services
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CDD Update 2008-08

August 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 firm (GMS) if you have any questions regarding these items.

1. **Road Widening Project:** District Management, school officials, Homestead Police officials and the District's engineer and selected contractor recently met and devised a traffic maintenance plan during the construction of this. The school will be notifying parents of the plan as the contractor prepares for demolition of the roadway structures on Tuesday, September 2, 2008. Road closures will be scheduled for weekends and a temporary pedestrian path has already been designated on the eastside of Waterstone Way in the affected area.
2. **Tree Relocating:** As part of the road widening project, over 60 trees were removed from the affected construction area and relocated throughout various locations within the District. Once the road widening project is complete, new trees will be placed in that area as part of the new guardhouse project.
3. **Guardhouse Project:** There have been some final design delays with regard to the landscape architect's designs; however, the final designs are expected to be complete by mid September 2008 at which time it will be submitted to the city of Homestead and Miami-Dade County for permitting. The project should be ready for public bidding by the end of September 2008.
4. **Community Magazine:** The Fall issue of Waterstone Living is in preparation and is expected to reach the Waterstone mailboxes by the first week of October. Residents are encouraged to submit suggestions and article ideas.
5. **2008/2009 Budget:** On August 28, 2008, at 6:30 p.m., the Board approved the 2008/2009 budget. Although the budget was adjusted, the annual assessments remained the same as the 2007/2008 fiscal year.

6. **Roving Police Services:** This pilot program has been largely successful. Many residents have commented on the extra police presence and have expressed their appreciation of this pilot program. The Board will review adopting this program permanently during the 2009/2010 fiscal year.
7. **Fence Project:** The fence contractor has added approximately 3,000 more liner feet of fencing and new gates throughout needed areas of the District. ValleyCrest has been authorized to conceal the most visible fencing with shrubs. Also, a temporary fencing was installed along the eastside of the berm along Waterstone Way from NE 10 Court to the exit of the school. The installed temporary fencing creates a corridor and will act as a detour for students and pedestrians during the road widening construction in the area. ValleyCrest will lay mulch along this temporary walkway to prevent mud traction.
8. **Flowers/Improper Draining:** Although several attempts were made to replace the flowers along Waterstone Way, it was discovered that the main entrance flower beds at the SW 137 Ave entrance had serious drainage issues. ValleyCrest was authorized to remove the soil in these flower beds, alter the drainage system, and replace the soil. This should correct the problem.
9. **Waterstone Blvd. Entrance Monument Lighting:** The District's field supervisor provided the Board with quotes to install reverse channel lighting; however, the Board and management agreed that due to the costs involved, the District could benefit from incorporating this project with the upcoming guardhouse project.
10. **New Lakeside Benches:** The Board recently approved the installation of 10 new decorative benches in front of various lakes along Waterstone Way and Waterstone Blvd. The project includes paver walkways to these benches that will face the lakes and bare the Waterstone name. This project is expected to be completed by mid November 2008.

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