



**c/o Governmental Management Services
5701 N. Pine Island Rd, Suite #370
Ft. Lauderdale, Florida 33321
Phone: 954-721-8681
Fax: 954-721-9202**

CDD Update 2008-09

October 6, 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:** The District's contractor, JVA Engineering, began this project on Tuesday, September 2, 2008. To date, they have made good progress as they have installed new curbing and drainage on the majority of the east side of Waterstone Way. Road closures will be scheduled for the weekends and this project is expected to be completed by the end of November 2008.
2. **Guardhouse Project:** The final designs from the landscape architects were compiled with the electrical, mechanical, and engineering designs on Friday, October 3, 2008. These final plans were delivered to county and city officials on Monday, October 6, 2008 for their provisional review. Once the county and city officials provide feedback on these plans, the District will alter the plans and advertise the project for public bidding. Contractors will then have 30-days to submit their bids and the CDD board will select the contractor at that time. Although this project has experienced some delays in the design process, the District is optimistic that the project can be completed by the summer of 2009.
3. **Community Magazine:** The Fall issue of Waterstone Living should reach the mailboxes of Waterstone residents during the second week of October. Copies will also be made available at the clubhouses and the Charter School at Waterstone. As always, this issue has been posted on the District's website: www.SouthDadeCDD.com
4. **Roving Police Services:** This pilot program continues to be successful. The District is in the process of creating an innovative on-line electronic reporting system that will enable the roving police officers to report concerns directly to the property managers of each respective community/clubhouse.

5. **Fence Project:** The new fencing in the isolated areas of the District have been installed. This should deter some of the foot traffic in those areas.
6. **Flowers:** In an effort to maintain within our budget, the District will not replace the flowers that did not thrive through the summer; however, new seasonal flowers will be installed by November 2008; just in time for the holiday season.
7. **Waterstone Boulevard Entrance:** The District's landscape designer has been in the process of designing a new landscape plan for the entrance of Waterstone Boulevard. Major upgrades will be made on both sides of the roadway in an attempt to bring this area up to the standards set forth by Waterstone Way.
8. **New Lakeside Benches/Paver Walkways:** The District has selected a paver contractor that will install 10 new lakeside paver walkway/pads. These walkways will lead to new paver pads in front of 9 lakes within the District. The paver work is expected to begin on Monday, October 6, 2008 and should be completed by week's end. The 10 custom benches have been ordered and are expected to be delivered to these pads by November 21, 2008. Additionally, pavers will be installed near the exit to the Pebblebrook II community in order to correct a continual easement damage problem.
9. **Parking Concerns Near the Entrances of Marbella Cove/Portofino Estates Communities:** The District's landscape designer has prepared a landscape design for the outer portions of the traffic circle in front of the Marbella Cove and Portofino Estates communities. If approved by the board, this landscape design should deter vehicles from parking in these areas.
10. **Comcast Easement Agreement:** The District has been involved in a series of negotiations with representatives of Comcast. An agreement has been reached and is expected to be signed in October 2008. Once signed, Comcast will provide cable, internet, and digital phone services to Waterstone's two clubhouses and three proposed guardhouses at no cost to the District or the clubhouses. In exchange, Comcast will be granted the use of the District's easements for their cable lines.
11. **Holiday Decorations/Preparations:** During the budget preparations, the board added a holiday decoration line item. The District's management has been working with different vendors to provide holiday decoration proposals for the District. These proposals include holiday lighting, decorating the entrance monuments and designing/installing holiday banners for the street light poles. The board is expected to make a final decision by Thursday, October 9, 2008. Additionally, an electrician will be hired to supply power where it will be needed. These holiday decorations are expected to be up by mid November 2008.
12. **New Board Supervisor:** During the September 18th board meeting, management presented the board with a letter of resignation from board supervisor, Mr. Carlos Fernandez. During this meeting, Ms. Sonia Castro was appointed to fill this vacancy. Ms. Castro became the first board

supervisor to live in the Waterstone Blvd area. We would like to thank Mr. Fernandez for his service to our community and appreciate his efforts.

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