



South Dade Venture Community Development District

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CDD Update 2008-01

January 29, 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 recently approved Resolution 2008-02 during its last meeting held on Thursday, January 24th, 2008. This resolution serves as the District's soft gate system position statement.
2. The contracted surveyors have completed their survey of the three Waterstone entrances. They will be providing the completed survey work to our contracted architects this week.
3. The District's own newsletter is completed and in the editing process. This newsletter, which highlights the 2007 year, is expected to reach our mailboxes prior to the middle of February.
4. On Friday, January 11th, 2008, it was discovered that vandals had placed graffiti again on the newly painted bridge. Since then, the graffiti has been documented and painted over by the contracted painter. VallyCrest will be providing management a proposal to plant Bougainvilleas from the sidewalk down to the canal's edge in an effort to prevent foot traffic from reaching the bridge while providing a visibly pleasing landscape.
5. FPL has been notified of the streetlight outage in front of the Portofino Estates community while Homestead Energy Services (HES) continues their attempts to repair the other 4 street lights within phase II.
6. Lennar has been fairly responsive to our "punch list" of pending items in phase II and we will continue to negotiate the remaining pending items.
7. The entry feature at the Campbell Drive entrance has been energized; however, a photo cell sensor needs to be installed. Lennar will be tending to this mater.
8. We have had much difficulty with the previous guardrail vendor. A new vendor has agreed to install the 400+ feet of guardrail along the roadside, just beyond the bridge on Waterstone Way. Once completed, ValleyCrest will plant landscape to conceal the new guardrails. We anticipate this project to be completed by the end of February 2008.
9. ValleyCrest has continued the process of removing the plants that are not thriving within phase I of Waterstone.
10. The new decorative street signs have been installed; however, we are still waiting for the new solar powered warning signals to arrive. Once they arrive, the vendor (Mailbox World) will install them on the school zone signs. The signals should flash during the appropriate school zone hours.

11. During the recent supervisors' meeting, options to resolve the concern over vehicles parking along the roadside of the traffic circle located in front of the Marbella Cove and Portofino Estates community were discussed. Management was directed to seek cost estimates for oversized landscape planters in this area.
12. The District has had difficulty accessing the lake behind the Portofino Bay community; however, management is attempting to obtain an access agreement with the South Florida Water Management District (SFWMD) in order to utilize their easement gates. Once the District provides the \$5,000 bond and other charges, we should have a key for this gate and said key will be kept at one of the clubhouses under a log-controlled system.
13. Landstar has provided a \$6,300 reimbursement check to the District for irrigation repairs made in phase I.
14. Lennar has agreed to remove the remaining temporary wood utility poles along the SW 137 perimeter of the District.
15. Although the District has received concerns regarding the appearance of the lakes, the District has no control over the lakes' water levels. ValleyCrest has been instructed to remove any lakeside debris and push any exposed rocks into the water as needed.
16. Management has begun to seek proposals for the installation of 2 new streetlight at the West end of Waterstone Boulevard; near the Pebblebrook II community.
17. Management has attempted to report the missing aluminum skirts for the HES streetlights; however, HES officials have advised that they have been experiencing thefts of these items.
18. The next Town Hall Meeting has been scheduled for **Wednesday, April 16th, 2008** at **7:00 p.m.** The meeting will be held at the Waterstone II Clubhouse. Management will update the Districts website to reflect such.

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