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CDD Update 2008-10

November 5, 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 project is passed 50% completion . All of the Street lights have been relocated. The curb, gutters, and sidewalks on the Eastside of the roadway have been installed and approximately 50% of the Westside has been completed. In the coming weeks, the contractor will remove the center structure near Campbell Drive and a portion of the median. Additionally, the center of most of Waterstone Way will receive a curbed median and the road South of NE 10 Court will be unearthed in order to redirect a main sewer line. The forming of the traffic circle at NE 10 Court will begin soon after. Overall, we expect this project to be completed by year's end.
2. **Guardhouse Project:** The final designs were submitted to City and County officials on Monday, October 6, 2008. The plans are scheduled to be reviewed by Homestead's Development Review Committee (DRC) on Thursday, November 20th, 2008. If need be, the plans will be modified to address any DRC concerns. At that time, the project will be advertised for public bidding and it will be scheduled for the next available hearing at a City of Homestead council meeting.
3. **New Traffic Signal at Waterstone Way and SW 137 Ave:** Miami-Dade County officials have informed the District that they intend to begin the construction of a new traffic signal at the intersection of Waterstone Way and SW 137 Ave during the month of November 2008.
4. **Community Magazine:** The fall issue of Waterstone Living reached the mailboxes of residents and the District is preparing for the winter issue. As always, this issue has been posted on the District's website: www.SouthDadeCDD.com
5. **Roving Police Services:** This pilot program continues to be successful. The District has completed the Waterstone Incident Tracking System

(WITS) and soon roving officers will be utilizing the WITS to report their concerns and incidents to the respective community managers.

6. **Flowers:** The new seasonal flowers have been selected and are scheduled to be installed throughout the community by Friday, November 14th.
7. **New Mulch Application:** New mulch has been scheduled to be applied throughout the community and should be completed by Friday, November 14th.
8. **Waterstone Boulevard Entrance:** The District's landscape designer has completed the new design; however, management is reviewing ways to reduce this design's costs and incorporate it with the new guardhouse project in this area.
9. **New Lakeside Benches/Paver Walkways:** This project has been completed and the benches were delivered to the ten locations on Tuesday, November 4th. The next phase of this project is to provide attractive landscape in these areas. The landscape designer will utilize the new themes developed within our 5-year plan.
10. **Parking Concerns Near the Entrances of Marbella Cove/Portofino Estates Communities:** The new landscape design for the outer portions of the traffic circle in front of the Marbella Cove and Portofino Estates communities has been installed. This landscape design should deter vehicles from parking in these areas.
11. **Comcast Easement Agreement:** The District is waiting for the final draft of this agreement from Comcast. Once signed, Comcast will provide cable and internet 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.
12. **Holiday Decorations/Preparations:** Most of the lighting has been installed at the three entrances and main traffic circle as electricians work diligently to provide power to these locations. Although the street light pole banners and custom decorations are expected to be up by November 10th, the District's goal is to have all of the decorations lit by Friday, November 14th.

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