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CDD Update 2008-11

December 1, 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. **New 4-Year Terms for Three Board Supervisors:** Board Supervisors, Alex Diaz de Villegas, Curtis Cooper, and Sonia Castro all received new 4-year terms on Thursday, November 20<sup>th</sup>, 2008. Congratulations to all.
2. **Road Widening Project:** The project is passed 70% completion. The curb, gutters, and sidewalks been completed as well as the retainer walls. The faux guardhouse located near Campbell Drive has been removed. In the coming weeks, the contractor will re-shape the median near Campbell Drive, add additional medians along the center of most of Waterstone Way from Campbell Drive to NE 10 Court, apply coral veneers to the retainer walls, redirect a main sewer line, replace landscape and irrigation, and form a new traffic circle at NE 10 Court.
3. **Guardhouse Project:** County and City officials have reviewed the first drafts of the guardhouse designs and have asked for some modifications with regard to lane widths and other minor issues. The District's engineers have made these modifications and the new plans have been approved by the County. Unfortunately, these modifications have delayed the permitting process with Homestead. The original plans were scheduled for review with Homestead's Development Review Committee (DRC) on Thursday, November 20<sup>th</sup>, 2008; however, this DRC review has been re-scheduled for December 2008. Once the plans have been reviewed, the District will advertise the final plans for public bidding. Despite these delays, we are still hopeful to have this project completed by the summer of 2009.
4. **New Traffic Signal at Waterstone Way and SW 137 Ave:** Miami-Dade County contractors have begun the construction of this project and it is expected to be completed by year's end.

5. **Utility Poles to be Removed:** FPL and AT&T contractors have agreed to remove four wood utility poles, which developers left along the SW 137 Avenue perimeter of Waterstone. The poles should be removed by year's end.
6. **Community Magazine:** The winter issue has been completed and should reach the resident's mailboxes by Tuesday, December 9<sup>th</sup>, 2008. As always, this issue has been posted on the District's website: [www.SouthDadeCDD.com](http://www.SouthDadeCDD.com)
7. **Roving Police Services:** This pilot program continues to be successful. The Waterstone Incident Tracking System (WITS) has been implemented and officers have been reporting incidents to community managers. This data base system is currently receiving its first upgrade, which will allow for easier search capabilities.
8. **New Lakeside Enhancements:** This project began with the installation of ten new benches on brick paver pads along nine lakes. The project has also provided for the implementation of new landscape at three locations; including Lake #13 at Waterstone Boulevard. The board recently approved a major landscape enhancement at Lake #6; near the Floridian Bay Estate communities on Waterstone Way. The Lake #6 enhancement is the largest of these upgrades and should be completed by Friday, December 5<sup>th</sup>, 2008. An article about this project is featured in the winter issue of Waterstone Living.
9. **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.
10. **Holiday Decorations:** The District's new holiday lights and décor have been a large success with residents and locals alike. An article about this project is featured in the winter issue of Waterstone Living.

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 working. For a full depiction of items discussed at our public meetings, please review the minutes posted on our website, [www.SouthDadeCDD.com](http://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