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CDD Update 2009-01

February 3, 2009

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:** Main sewer and water lines have been diverted underground and the berms on both sides of Waterstone Way have been reformed. ValleyCrest has installed the trees on these berms as well as the irrigation systems. In the coming weeks, new fencing will be installed along the top of these new berms and ValleyCrest will complete the installation of shrubs, sod and other landscape items. Additionally, the contractors will complete the remaining center medians along Waterstone Way, install new pavement in the area, complete a traffic circle with brick pavers at the intersection of NE 10 Court and Waterstone Way, and install the proper signs and solar powered signals and markings for a school zone. Contractors have provided a new completion date of Friday, March 6, 2009.
2. **Guardhouse Project:** On Wednesday, January 21, 2009, the Homestead Planning and Zoning Board reviewed the proposed guardhouse plans and unanimously voted to recommend its approval. The plans will now seek final approval before the City of Homestead Council on Tuesday, February, 17, 2009.

Additionally, invitations to bid for the construction of this project will be advertised on Wednesday, February, 4, 2009. Interested contractors will have 30-days to retrieve and submit bidding packages. Once the bids are tabulated and verified, the District's Board of Supervisors will select a winning bid, it will be up to the selected contractor to schedule construction of the three guard houses. Road and utility preparations for the guard houses may begin sooner, since the District may utilize our current road contractor (JVA Engineering) for this portion of the project.

3. **Town Hall Meeting Date Approved:** The Board of Supervisors recently approved, Friday, April 24<sup>th</sup>, 2009, at 6:30 p.m. as the date and time for the District's annual Town Hall Meeting. The meeting will provide Waterstone residents an opportunity to learn about issues that pertain to their community.
4. **Installation of "Fill-In" Shrubs:** All the fill-in shrubs have been installed along the fence lines where it was needed.
5. **New Traffic Signal at Waterstone Way and SW 137 Ave:** Recently, the underground cement bases for the poles were inspected. Unfortunately, they did not pass this inspection and the contractor had to remove the old cement and re-pour a new cement base. Although the cement must be left to cure for another 28-days, the contractors have pressed forward with other items such as reforming the sidewalks to provide new handicap accessible crosswalks, installing the new traffic computer box, and more. Miami-Dade County officials have told the District that they expect to complete this project by mid March 2009.
6. **Community Magazine:** The District is in the process of preparing the spring issue of Waterstone Living. The board will consider expanding the number pages from 8 to 12. Interested advertisers should contact our manager at [pwinkeljohn@govmgtsvc.com](mailto:pwinkeljohn@govmgtsvc.com) or 786-271-9208.
7. **Comcast Easement Agreement:** Comcast has been unresponsive as of late. A utilities consultant has offered to represent the District for further negotiations with Comcast and has scheduled a presentation for the board at their next scheduled meeting.
8. **Holiday Decorations:** The decorations have been removed.

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