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CDD Update 2009-11

December 7, 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. Award Winning Landscape:** The District has received the PLANET 2009 Merit Award for its landscape maintenance efforts. The award may be viewed at either Waterstone clubhouse location and the full story can be found in the winter issue of Waterstone Living.
- 2. Comcast Easement Agreement:** Management continues to work with Comcast representatives to make the appropriate accommodations for the courtesy cable and internet services that will be provided by Comcast as a result of a written agreement between Comcast and the District.
- 3. Holiday Decoration Project:** This year's display is completely installed and contractors will inspect the displays weekly in order to make the appropriate repairs or adjustments as needed. The display is expected to be up until the second week of January 2010.
- 4. New Mulch:** The installation of the new mulch was installed in mid November 2009.
- 5. New Flowers:** The new seasonal red and white flowers were installed in mid November 2009.
- 6. Fencing Repairs/Upgrades:** All fencing repairs and upgrades were completed during the first week of December 2009.
- 7. Decorative Fence Paint:** The decorative fencing near the monuments at both entrances to Waterstone Way were painted in mid November 2009. The new aqua color matches the new Waterstone sign, guardhouse rails, and lighting fixtures.
- 8. Guardhouse Project:** Despite some delays, all three guardhouses are near completion and have minor items to be completed. In the coming weeks,

all three guardhouses will receive their main electrical power, paver installation and final electrical and low voltage items. All three buildings are expected to be completed and functional by year's end; however, security systems and network connections are expected to be finalized by February 2010. Meanwhile, the District will be registering its residents' vehicles. The guardhouses are expected to be completely operational by March 2010.

9. Waterstone Express Pass: The District has contracted with the management staff at the Waterstone II clubhouse to issue and apply the new electronic decals (Waterstone Express Pass). In the coming weeks, letters will be sent to homeowners within specific Waterstone neighborhoods. The letter will provide easy instructions on how to pre-register residents' vehicles and schedule their appointment at the Waterstone II Clubhouse. Information regarding the new Waterstone Express Pass will be available at both clubhouses and on a special page at SouthDadeCDD.com.

Each home will be eligible to receive two free passes if the vehicle is registered before February 15th, 2010. Each additional pass or passes registered after February 15th, 2010 will require a \$20 fee for each pass (This may be subject to change).

10. Community Magazine: The winter issue has been completed and has been posted on our website: SouthDadeCDD.com. Residents should receive their copy in the mail during the week of December 7th, 2009. Free copies will also be readily available at both Waterstone clubhouses and at the Charter School at Waterstone.

11. Entry Feature/Landscape for Waterstone Blvd/Waterstone Way: Landscape designers and management will meet to finalize the designs for the new landscape at all three entrance areas of Waterstone. The objective will be to match the newly adopted theme as part of the 5-Year Landscape Plan. Once approved by the Board of Supervisors, the installation should begin on the Boulevard in December 2009. The remaining entrances are expected to be completed by February 2010.

12. New Waterstone Monument Graphics: All six "Waterstone" graphics at all three entrances have been installed. The new Waterstone name will be displayed in the newly adopted style and aqua color. Additionally, the new graphics are backlit with LED lighting that should greatly reduce long-term electrical costs. You may have noticed the random patterns of lighting demonstrated by these signs when they were first installed. This was a timer issue that resulted in resetting the processors that control these LED lights. The sign vendor has been working closely with the electrical contractors to resolve this issue. All programmable signs are expected to be set correctly by mid December 2009.

13. New Curbing at Waterstone Way; Just North of NE 10 Court: The new curbing has been completed and should prevent vehicles from parking in these areas; however, new damage to the easements to the north of this area continues to present a concern. Management is seeking landscape options that may remedy this situation as well.

14. **New Trees at Waterstone Way; Just North of NE 10 Court:** Many of the trees along both sides of Waterstone Way; just north of NE 10 Court were not thriving after several years because of their poor quality and improper installation. As such, the District removed those identified trees and replaced them with new high quality oak trees. Additional oak trees were also added to the area to provide more consistency.
15. **C-103 Canal/Turnpike Easements/Recent Burglaries:** Management has been trying to coordinate with officials from the local South Florida Water Management District (SFWMD) in order to secure permission to install high grade fencing that would prevent foot traffic along the back of the Waterstone homes located near the Florida Turnpike. To date, there has not been much of a response from SFWMD.
16. **FPL Utility Pole Construction/Easement Damage:** The District is still waiting for a response to a letter it has sent representatives of FPL regarding the recent damage to the utility easements located near the Marbella Cove, Portofino Estates, Stonebrook II, and Pebblebrook II communities. We are hopeful that the area will be restored quickly once the FPL project has been completed. Additionally, management has been coordinating with ValleyCrest representatives to ensure that a final restoration plan for the easement located between the Floridian Isles II and Pebblebrook II communities can be executed immediately upon FPL's completion.

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 or contact our management service at 954-721-8681.

Thank You,

Alexander Diaz de Villegas, Chairman
South Dade Venture Community Development District