



**c/o Governmental Management Services
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CDD Update 2010-03

April 3, 2010

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. 2010 Town Hall Meeting:** This year's Town Hall Meeting has been advertised in the spring issue of Waterstone Living, on our website, and on 6 pole banners located throughout the community. We hope to see everyone on Thursday, April 22, 2010, at 7:00 p.m. at the Waterstone II Clubhouse.
- 2. New Monument LED Graphic Sign Repair:** The new LED backlit Waterstone sign located on the monument as you exit Waterstone Way to SW 137 Ave is stuck on the colors green and yellow. The vendor has analyzed the problem and all LED processors will be upgraded to a new system. This is a fairly new technology that may require some patience as the vendor searches for the applicable LED processor.
- 3. Comcast Easement Agreement/Project:** As part of our agreement, Comcast contractors have begun to run the main cable lines to both clubhouses. During the week of April 5th, the contractors are expected to begin running the lines to each one of our new guardhouses as well. These new cable lines will provide courtesy high speed internet services for these buildings as well as cable television for the clubhouses. Completion of this project is now expected by the end of April 2010.
- 4. Community Magazine:** The magazine reached most Waterstone residents on Saturday, March 27th, 2010 and is also available at both clubhouses and the Charter School at Waterstone.
- 5. Guardhouse Project:** On March 30th, 2010, all three guardhouses received their Certificate of Occupancy from the City of Homestead; making them eligible for full use. On Monday, April 5th, 2010 at 9:00 a.m., the

Waterstone Boulevard guardhouse will activate. From this point on, the chosen security firm (Command Security Corporation) will have this guardhouse staffed with one guard 24 hours a day/7 days a week. A customized Waterstone uniform has been selected to provide a professional image that is very reminiscent of a luxury resort.

The first day will also include additional representatives from the security firm, District management staff, Homestead Police and our technical consultants. All concerns will be noted and solutions for these concerns will also be applied to the activation of the two Waterstone Way guardhouses on Monday, May 3rd, 2010. All guards for the Waterstone Way guardhouses will be trained at the Boulevard guardhouse prior to the Waterstone Way guardhouse activation.

6. Waterstone Express Pass: To date, over 2,200 passes have been issued and there are over 600 more passes pending in our system. Undoubtedly, the majority of Waterstone residents have taken advantage of the two free passes before April 2nd, 2010 promotion. The program has been a large success thanks in large part to our contracted on-site Waterstone II staff that has gone well beyond all expectations to assist everyone with their Express Pass needs.

The on-site customer service desk at the Waterstone II Clubhouse is open weekdays from 10:00 a.m. to 7:00 p.m. until the end of May 2010. Additionally, special weekend hours will continue through April 2010 to assist those with challenging weekday schedules. After, May 2010, the Express Pass Customer Service desk will be closed and all Express Pass matters will be handled during regular office hours at the Waterstone II Clubhouse offices (Weekdays 8:30 a.m. to 5:00 p.m./excluding holidays). For questions or concerns regarding the Express Pass program, please contact Maria at 305-246-4927 ext. 5 or email her at: MariaExpressPass@Bellsouth.net

7. New Waterstone Monument Graphics/Lighting Effects: During the week of April 5th, 2010, the District will be experimenting with new lighting effects on the Waterstone monuments that will add a rippling water effect to the wall. If successful, vendors will install these at all the entrance monuments.

8. FPL Utility Pole Construction/Easement Damage: ValleyCrest has removed all of the excess debris from the area and they have also created new berms along the fence line that should look more attractive once the landscaping is completed in the area.

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