

**MINUTES OF MEETING
SOUTH-DADE VENTURE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South-Dade Venture Community Development District was held on Thursday, January 24, 2013 at 4:00 p.m., at the Waterstone Clubhouse, Phase II, 1355 Waterstone Way, Homestead, Florida.

Present and constituting a quorum were:

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| Curtis Cooper | Chairman |
| Miguel Aponte | Vice Chairman |
| Mike Lopez | Assistant Secretary |
| Sonia Castro | Assistant Secretary |

Also present was:

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| Mike Pawelczyk | District Attorney |
| Paul Winkeljohn | District Manager |
| Dennis Baldis | Governmental Management Services |
| Maria Mijares | Waterstone II Clubhouse Manager |

(PLEASE NOTE: Due to recording difficulties with the audio system and microphones, these minutes were transcribed to the best of our ability.)

FIRST ORDER OF BUSINESS

Roll Call & Pledge of Allegiance

Mr. Cooper called the meeting to order, called the roll and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Mr. Curtis Cooper and Ms. Sonia Castro

Mr. Aponte: Moving on to item No. 2, Organizational Matters, and I'll turn it over to Paul.

Mr. Winkeljohn: Yes, thank you. Your positions were re-elected and we didn't give you an oath last time?

Mr. Curtis: Correct.

Mr. Winkeljohn: Right because you were already in your seats but as a matter of extra practice if you and Sonia would raise your right hands, I'll say "I", then you would state your names for the record, and I'll read the oath, and then you would say "I do" at the end if you agree, so "I".

Mr. Copper: "Curtis Cooper."

Ms. Castro: "Sonia Castro."

Mr. Winkeljohn: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the South-Dade Venture Community Development District and recipient of public funds on behalf of the District, due hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the South-Dade Venture Community Development District, Miami-Dade County, Florida.

Mr. Cooper: "I do."

Ms. Castro: "I do."

Mr. Winkeljohn: Great, if you would just sign that and give it back to me, I'll notarize it and place it in the records of the District. I think you probably already have or will get one from the state also because of your re-election.

Ms. Castro: Yes, they sent me a letter saying that I never submitted this with my \$10 and failure to comply.

Mr. Winkeljohn: Right, they're two different oaths.

Mr. Pawelczyk: Let me ask you a question, when you qualified you took an oath, correct?

Mr. Winkeljohn: When you went in to qualify for the election?

Ms. Castro: I don't think I took an oath, I don't remember.

Mr. Pawelczyk: I think so, so the \$10 one you should have already taken by virtue of qualifying and you should be done, you shouldn't have to do it again. If there

is something just send it to Paul and I and we'll look at it after the meeting or some other time.

Ms. Castro: Ok

Mr. Winkeljohn: Right, there's lots of parties that know you have to take an oath and the state has its channel, the county has a channel and we have our own, just because we know it's required to do.

Mr. Pawelczyk: We follow the law, everybody else just follows their procedure.

Mr. Winkeljohn: Right, so if you do get one in the mail from the state, get it notarized and send it back with your \$10 donation and then the state won't be chasing you.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 13, 2012 Meeting

Mr. Cooper: Alright, item No. 3, Approval of the Minutes of the December 13, 2012 Meeting. Does anybody have any corrections that they would like to make at this time?

Mr. Lopez: Yes, I do. On page 8 where it says Mr. Aponte, towards the middle and the bottom, it should say Mr. Lopez. Then on page 23, wherever it says Mr. Aponte, that should be Mr. Lopez.

Mr. Winkeljohn: Nothing on any other pages?

Mr. Lopez: No that's it, thank you.

Mr. Winkeljohn: Got it.

Mr. Cooper: Sonia, anything for you?

Ms. Castro: No.

Mr. Cooper: I didn't have any corrections, so I would like to have somebody make a motion to approve the previous meeting minutes.

On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor, the Minutes of the December 13, 2013 Meeting with the indicated changes were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

Mr. Cooper: Moving on to Staff Reports, Mr. Attorney?

A. Attorney

Mr. Pawelczyk: I actually don't have anything to report on other than, that between this meeting and the last meeting we talked a little bit about a WI FI policy, so we did put one together. It's not in the agenda package but I think what Paul is going to do, Paul has looked at and he's going to go ahead and put it on the website and if you have any questions we can bring it back to the board and adopt it then.

Mr. Winkeljohn: Right, and I can do this and it's really your District, your policy to set, but when we added the extra WI FI system here at the clubhouse it's an open access system so you walk in here with a cell phone set up the right way, it just jumps on it and your cell signal runs through the WI FI if it's a better signal. It doesn't cost us anything, there's no issue there. If you're out by the pool and you have a phone or an IPAD and you're looking for a stronger signal or a signal, your signal is going to run through a protected router through our internet service. If you do that at McDonalds or Starbucks, the first page you see before you can log in is some sort of legal display right. So it's a matter of preference, and Mike did the legwork, we have it, I can put it on the website and that's the District's policy. I can also put it on what's called the splash page which before they can get permission to run through the WI FI they can see it and you can put in an option whether or not they have to click on something for it to go on or off, that's up to you guys. Personally, I don't have any reason to inconvenience somebody here at the pool with that extra step, that's my personal opinion, and also if it doesn't work, and they don't find the click, it creates a reaction where staff may have to solve a problem. I don't know how you feel about that, personally, I don't know that if I put it on the website, and put it as this is the District's WI FI policy, and rather than have it be a step to their WI FI process, because you can get the WI FI at any of the gates

that our guards use, if you're there long enough, but it's really your call and with Mike's advice obviously, but that's the management's perspective.

Ms. Castro: I agree with you. I don't think they should be put through more steps.

Mr. Pawelczyk: Well I think certainly the best case scenario would be to require them to click, once they log in for the first time, I think that's how a lot of them work, but once you log in the first time and it catches your phone or your IPAD, you're in, so that's probably your best case scenario, but at a minimum I would want to at least put it on the website and maybe monitor the use of it and then see what kind of use is there. It think the policy indicates that there are protections built in to make sure no illegal activity is utilized through our WI FI system, whether it's through illegal narcotics deals that could be done via phone through our WI FI, or child pornography, that kind of thing, so it's nice to have that policy there. I think since we've put the time in to do it, and if we really just basically copied the Miami-Dade policy and adapt it to the District, since we've put that time in to do it, if we can set it up where you have that one time access once you put the password in and you accept it, then if I were to do that here and I'd come back for the next year and then it never comes up again because it automatically catches me, I would recommend that we do that because I don't think it's really a big step and anybody who has done this before knows that it's normal to do it, it's not uncommon, so that's basically what I would recommend, just from a protection standpoint. I don't care if nobody reads it, we put this policy on there, and they clicked it indicating that they did read it, so I have read and understood the terms. We've all clicked them and I'm sure even as a lawyer I have not read them all the time. So if we could set it up that way, that's what I would recommend.

Mr. Cooper: Alright, are we looking for a motion?

Mr. Winkeljohn: Just direction on how you would like it handled in the record.

Ms. Castro: Is there any way that we can probably include maybe in the magazine or a paper somewhere to let people know that we have this option available to them?

Mr. Winkeljohn: Yes, when we do the new magazine we'll put it in there as a note, by the way the WI FI at the clubhouse and pool has been extended, it's a courtesy, please read our usage disclaimer, or whatever you want to call it, located at www.cdd and I'll give its own page at the website.

Ms. Castro: And we have the password there right?

Mr. Pawelczyk: It comes up automatically on my phone when I try to get in.

Mr. Winkeljohn: Right, there's no password.

Ms. Castro: Ok, well perfect.

Mr. Cooper: Ok, then I'm taking that as a yes if there's no one in disagreement then the direction would be to go ahead and put it up.

Mr. Winkeljohn: Ok. I have all the log in credentials, I found out how to do it because I don't want to use a technician for \$200 to do this, I can figure it out and do it as part of my services and I'll put it on there and figure out how to do the one click, and if I can't do it that way I'll let you know but I think I should be able to figure it out.

Mr. Cooper: Great, thank you.

B. Engineer

Mr. Cooper: Moving on to the engineer's report.

Mr. Winkeljohn: I have nothing new from an engineering standpoint.

Mr. Cooper: Ok.

Mr. Winkeljohn: Before we go on to the field manager, one of the engineering topics is the drainage system and I know we did get a request from a community to clean their drains and just wanted to make a quick comment to the board since Mike is new and just to refresh everyone's memory. Many of the communities here have the agreement with us and have quit claimed their drainage and maintenance to us. We have a program that inspects all of them every year, it gives us an A, B, C priority, what exact spots are the worst, or needs cleaning and we look at it two ways. One, if it's really bad, we clean it, or if it's part of a system where it's beneficial to clean that one or the whole system as a whole and we make those priority judgments and then we put together our

drain cleaning list. That being said, Dennis, the community that asked about that, could you remind everyone on the status of that?

Mr. Baldis: Right, they were one of the communities where their drains were cleaned in the spring, to what extent they got in after that, I don't know, the only way to find that out would be re-inspect them. When I get the report, the first step of the report is that they go to every drain and they do a report and then we look at it and see what needs to be cleaned in our opinion or they'll tell you how many inches of debris or whatever is in there and then we determine how much that's going to cost and last year in the budget we had enough to do every drain that they recommended and to make a couple of minor repairs. There was a grate that was cracked so we replaced that, and I believe one of them had some mud work that needed done. So that's something that I schedule in the spring, give them a date to go ahead and do, and inspect it. So this is the dry season and I can actually schedule them to come now because I don't expect much more to get washed into the system since the rainy season is over, but it's something I normally do in the spring but I can move that up to now if you'd like. My comment was, when did it rain enough for the streets to flood and we did have a couple of showers and I talked to Vince from ValleyCrest and he said he did see some puddling but then it went down, and that's actually how it is designed to do, so it didn't stay there, other than our Waterstone Blvd. problem at the guardhouse, everything was working properly and you all know this history behind that. I don't know if Mike knows the history, the Waterstone Blvd. catch basin had trees growing in it and it's been a problem where it backs up and covers the pavers and the pavers get compromised there, so the board has been looking at a permanent solution down the road to fix that.

Mr. Winkeljohn: It's one of the drainage situations that meets the engineering standards for South Florida Water Management District, it picks up the real estate it's supposed to pick up and the drain meets the infiltration standard, the problem is the standard didn't anticipate that it would be a the stopping point of a guardhouse so it can puddle up and it just takes it too long to feed for what you would want and it also floods and washes out the sand from the bricks and messes up the bricks, so the only solution is

to double or triple the amount of infiltration we can in the area and so we also have a desire ultimately to have parking around the guardhouse as we originally had trouble getting our permits to build the guardhouses, so we scrapped that, asking for parking and just built them, and the two guardhouses that don't have parking there, we have a desire to add two parking spaces at the Boulevard, and underneath that parking would be an additional drainage capacity.

Mr. Lopez: What do the guards do now on the Boulevard, where do they park?

Mr. Winkeljohn: Well the Boulevard actually has room, it's just not painted or the medians are not built to match what would look like a parking space. The Boulevard has no problem with parking it's just that there is no designated parking space.

Mr. Lopez: How about the drainage issue, do we have options already or no?

Mr. Winkeljohn: Well that's the option, to create the parking at the same time and then put more drainage in because you need more drains.

Mr. Lopez: So it's to create the parking, and at the same time fix that drainage issue.

Mr. Winkeljohn: Right, and I want to say that it's a \$30,000 project, so it's budget dependent, so that's the whole story, so I just wanted you to be aware of a request and it was handled, but the education for you is, should somebody ask you in the community, one, are you part of our programming system, and two, we've done the inspection annually for several years now, and that's how we tackle it. The first time we did it we just solved the worst of it, the low fruit, if you will, and then the second time we looked at it more system wide and said, this community has the most number of bad areas, instead of just doing one or two of the worst areas, we did the entire system which is a better way, because the goal is to make the system work and keep it clean. Anyway, that's it, unless there are any other questions on that subject.

C. Field Manager - Consideration of Actions and Proposals from Field Manager's Report

Mr. Cooper: Moving on to Field Manager, Consideration of Actions and Proposal from Field Manager's Report.

Mr. Baldis: Right, and on that note too, if you like, after the meeting I do have a copy of the reports and you can see what they provide, it's pretty thorough. On today's drive through there was a bismarck tree that was located that died over on Kim's Corner. We're going to take a sample of that because we're not sure why it died, so we're going to try to find out and then remove it naturally, and then we'll decide if we're going to suggest replacing it or what.

Mr. Winkeljohn: When we take the sample, ValleyCrest sends it to the South Florida Extension Service?

Mr. Baldis: I'm not sure where they send it, they send it to A&L lab or whoever they send it to.

Mr. Winkeljohn: Well there's a statewide program that if you have something unusual happen to one of your palms or whatever, they'll test it for you and tell you the pathology, and that's really important because if it happened once, it may repeat itself, like the whitefly epidemic because it gets them into the loop early and then they start to come back with treatment recommendations with you to sometimes remove the palm, sometimes you can treat it. Bismarck grow everywhere around here, so to see one die that's established means there might be a fungus which they can get, but if it was lightning obviously that's uncontrollable, but if there's something unusual happening, we'll find out.

Mr. Baldis: Also, we had trouble with our golf cart again, it wasn't operating today and I have someone coming out tomorrow to check it. We've had at different times with the battery charging and that, depending on what this is, I mentioned the last time this happened that maybe a better option would be to sell it, or trade it in, and look into a lease option where we don't have a golf cart that's aging and developing problems, but I'll look into that and let you know.

Mr. Cooper: Dennis, when he comes out, ask him if there might be an issue with it constantly having that plug into it charging all the time.

Mr. Baldis: Well they know that's what we do, we found that where you put the key in, that kept getting loose and then we tightened that up and that was keeping it

from getting charged, it was shorting it out, and I'm not a golf cart mechanic by any means. The annuals are in, they're all doing good, we have a couple of spots that aren't doing so well, but we've planted some poinsettias out here in front and over at Waterstone Grand, not a good year for poinsettias, they didn't last so I've had to remove those. We are going to be putting some plants in over at the bullnose at Waterstone Grand tomorrow but I've been trying to work with Corrine from ValleyCrest to come up with a permanent solution for these two beds right outside the door and the challenge here is, when it rains, there's no gutter on this roof and it's just like a waterfall and one of the things I think I need to look into is to see what a gutter cost and then we have a design that she's working on where it has river rock and agaves and some plant material where we wouldn't always use annuals, it would be a permanent solution and then we could always change the baskets out seasonally to give it the flair. I have two proposals to paint the fence out here around the pool Maria received on and it's from Telfin and I don't believe it's apples to apples because this company has proposed electrostatic paint and the one that I just received from Henry Ortiz Construction Services is just painted with a commercial paint. The service of repairing the damage and sanding the area and all of that is the same, it's just the way they would approach painting it. The electrostatic paint is \$7,740 and to prime and paint with Sherwin Williams commercial paint, oil base is \$3,800, so we did have the repairs where it was shaking, so we took care of that, but this is something I was asked for you to consider.

Mr. Cooper: Well what type of paint is on there now?

Mr. Baldis: I'm not sure if it's a powder coat or what it is, but I would assume it's a powder coat.

Mr. Cooper: Ok.

Mr. Winkeljohn: Just to add a comment, we do have two other repair items that we need to talk about today that have gotten to a critical point, one of which is, there's roof damage, there's some water damage outside but it's a function of the roof system here, and it's rotting the wood away, that's a \$4,000 cost plus if the roofer can just lift

the metal, he can do it and replace the wood and he'll repair and figure out why it's leaking. If the metal can't be lifted up, or it gets damaged or anything like that, it would have to be replaced and that runs about \$6,800. You also had a request to have the pool cleaned because of the rust stains, that number is \$2,600 to drain the pool, acid wash, treat for the rust stains and refill the pool, and chemically treat it because if they leave that out, you'll be surprised, you'll get a \$1,000 bill for chemicals for an entire pool, so that's \$2,600. I hope you're doing the math in your head because you have about \$15,000 in your annual repair budget for these types of things for the clubhouse, so between the fence and the two things I just mentioned you would zero out that account easily.

Mr. Cooper: So pool cleaning was \$2,600, what were the others?

Mr. Winkeljohn: The roof is \$4,800, it's time and material, not to exceed \$4,800 or \$6,800.

Mr. Baldis: If I could add, Henry Ortiz Construction Services would be Sherwin Williams commercial paint and he has on here a 2 year warranty where there's no mention of that on the other proposals, but I can follow up and find out if they provide a warranty.

Mr. Cooper: Another good question to find out is if we're going to have to repaint in another year or two years with Sherwin Williams or if the other one is going to last 5 or 6 years, and I know it's a huge up front cost but instead of keep painting it over and over again.

Mr. Baldis: I can check with them.

Mr. Cooper: Are there any companies that we've used before who can give us a quote because those two companies I don't think we've used before.

Mr. Baldis: Well Henry Ortiz is a GC, so I've used him to do different things. I've actually started to use him now to do some electrical repairs because I was using some people that weren't responding as quickly, and I was unhappy with them. For instance, the next thing I was going to report on was the bridge light, and Curtis probably had mentioned that it was out. We replaced the light bulb and Curtis

reported it was out again, so we went out and looked at it and there was something wrong with the fixture where an electrician had to come out, so I got Henry Ortiz to come and do that and he did that today.

Ms. Castro: Is there any way that we can get an additional bid just for the sake of having three bids?

Mr. Baldis: Sure, that's not a problem, the only other painting that I was involved in here was when we did the guardhouses and that was a guy out of the Florida Keys if I recall correctly.

Ms. Castro: Well the people who painted here, their name is Florida Painting and I think they're based out of Fort Lauderdale, so maybe if you want to contact them you can.

Mr. Baldis: Ok, I can get that pretty easily.

Mr. Winkeljohn: Ok, well since this is not an urgent item we'll sharpen our pencils and get some more information.

Mr. Baldis: Ok, so I'll get you a couple of other prices and we'll take it from there. Is there a preference that you want to do the electrostatic?

Mr. Cooper: We trust your recommendations, in your research whatever you find to be the best bang for our buck.

Ms. Castro: Ok, so that takes us back to the pool, I think that is a priority and the acid wash, so let's mark that. The other thing is the repair of the roof.

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| On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor, accepting the proposal for pool repair not to exceed \$2,800 was approved. |
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Ms. Castro: The other thing is the repair of the roof.

Mr. Cooper: The lighting in the pool I believe is also another issue.

Mr. Aponte: Yes.

Mr. Winkeljohn: What's wrong with the lighting? I saw the quote, and I saw emails saying that somebody asked me for a lighting proposal so I gave it to you is how it was worded to me.

Mr. Cooper: A lot of the fixtures, some of them don't work, some of them also have filled up with water.

Mr. Winkeljohn: Ok, I can do a repair to the lights that's probably not significant, but his price was \$6,000 for a new lighting system for the pool so I think this isn't going to help you.

Ms. Castro: Paul, regarding the roof repair is there any way that we can find out if we can save the metal, because it is a big jump, it's a \$2,000 difference?

Mr. Winkeljohn: Right, and what it is, it's the contractor giving you all the information up front, so it's the labor cost to get the damaged wood out and replace it and paint it and put it back the way it's supposed to be, assuming that the metal comes off, sometimes the metal when it comes off will crease from lifting it up, or it won't go back in properly and for the integrity of the roof, the only option is to replace it by code. So he's saying, I can pull it off and if the integrity is not compromised, then you're fine, but if it is compromised then you need to be ready because you don't want the roof hanging wide open so you have to be prepared.

Ms. Castro: My concern regarding that is, let's say we say ok, go ahead with that, but then people might not be, and I'm not saying this is the case with this particular vendor but if I could make \$2,000 more I'm not going to be as careful removing the metal.

Mr. Winkeljohn: Ok, well that's cost, it is a cost and materials invoice, so what you're approving is a not to exceed amount. The material itself will be direct invoice, and so we'll know the cost of two or three sheets of the metal that matches and you can only match as best you can, but that's another topic, and the labor time to put it in, so it's not an extra \$2,000 in their pocket.

Ms. Castro: Ok.

Mr. Cooper: So I guess we've used this general contractor before, somebody we have a relationship with, or we know the type of work they've done?

Mr. Winkeljohn: Yes, I've used him, he's local to the area, he's one of the only roofers that survived the down turn in the market and he's still working in the area and all of his work is warranted like any roofer. Maria and I consulted on it and she did not feel comfortable with any roofer that she had experience with and so as a result this roofer was available and came out and looked at it and gave us a competitive price.

Ms. Castro: Ok and the roof is pretty bad, so I am going to move on a not to exceed amount of \$6,800.

On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor, accepting the proposal for roof repair not to exceed \$6,800 was approved.

Ms. Castro: So we still have about \$5,600 to use for the clubhouse for the rest of the year.

Mr. Winkeljohn: Well you had a lot of stuff on your plate that we all dream about and imagine, one of which that Maria has noted in her objective eyes were the ceiling fans, we sent around the ceiling fan links to you guys by email, but we're not prepared to price that today but if you saw a design, and I know I'm jumping around the agenda a little bit here, but in cost base, I don't think we're in a position to spend that money. Additional things that we had talked about were furniture and some other ideas, but this year's money, I would not go through that today, so I would just hold on those items. There's two components to your clubhouse budget, one is a reserve which is budgeted, it's \$25,000, and it's actually a little bit higher than that this year, it's at \$31,000 because the reserves were carried over. The other line item is the difference of money carried over from last year that was unspent, so we keep them in separate lines so you can track them and that was the \$16,000 that I referenced, so you still have a capital of about \$32,000 for larger items. My advice of course is to use that money towards the end of the year after your budget cycle is determined and you guys know

the reasons for that. Also there was a pump repair, it was under \$500 and I already authorized that, and none of the other items that came before me, besides the lighting, there was a \$3,400 filter replacement that she put in, but I don't have enough background on why that was necessary to present it officially to you today as a request but it's something we're keeping an eye on for the pool.

Mr. Cooper: Do you know anything about it Miguel?

Mr. Aponte: From my understanding they are getting to a point where they are actually breaking apart, the actual filter itself, but you may want to have somebody look at it, but that's what I got out of it, there's damage to them.

Mr. Winkeljohn: Right, so my approach would be to get a second opinion, if you will, and also a second price, so we'll shop that out.

Mr. Cooper: Ok.

Ms. Castro: Dennis, going back to what you were talking about the flower beds in front, you mentioned river rock, is there anyway, because we don't have river rock anywhere, and the fact that we have parked cars and lots of idle children after school hours, rocks are a little bit of a concern and we have homes right here with glass windows, so is there any way that instead of the river rock, maybe we could bring in the coral rock, like little slabs of the coral rock, or maybe pavers just for that area?

Mr. Baldis: Sure, I need to look into getting a gutter which will solve the waterfall problem, and then the river rock is more or less keeping the water when it falls from washing everything out, so if we get the gutter then there are other options.

Ms. Castro: Ok.

Mr. Winkeljohn: Ok, so Dennis let's talk to the roof contractor and see if we can get him to throw in a gutter project.

Mr. Baldis: Right, and I just wanted you to know that's why there wasn't any flowers out there.

Mr. Cooper: Is that it for you Paul?

Mr. Winkeljohn: Yes.

Mr. Cooper: Mr. Field Manager, anything further?

Mr. Baldis: No, that's it, unless you have anything for me.

D. Manager

- Clubhouse
- Gates

Mr. Cooper: Alright, moving on to the Manager, anything else Paul?

Mr. Winkeljohn: Well I already passed a couple of things on to Dennis and Curtis and I did a quick walk earlier and we were looking at some gate things, but we thought the place looked good.

Ms. Castro: I was going to ask, a couple of weeks ago I sent an email out regarding our new guards not having their name badges, and I still see a couple of them, I believe one of them is Ceasar I believe his name is?

Mr. Winkeljohn: Well just send me an email and I'll forward the email to the supervisor and he'll take care of it.

Ms. Castro: Alright, I'll send that out to you.

Mr. Cooper: Ok, moving on to the clubhouse report.

Mr. Winkeljohn: Fortunately Dennis was kind enough to let us hijack most of his report for the clubhouse topics and the way they all fit together. A couple of the usual things we've been working on with Maria have come a long way, and you already know we finished the WI FI project. The signage was ordered. We figured out two ways to handle the rules, but I authorized an order, the signage needed to be replaced regardless of the price we get because there's no economy to doing the signs all at once, so Ivan has that, it should be in any day now, the decal signage. The rules, what we're going to do on the rules is, if you've ever been to pools where they have one big sign with 80,000 words on it, well I didn't think that was very effective, and our rules are excellent and elaborative, but the clubhouse also had some bulleted rules which didn't really match ours because we just used different language in ours, and Mike had doctored them up and it started to get a little bit wordier, not Mike's fault but just changing the original language to be right, so what I came up with was a punt, where I would have the 7 or 8 bulleted rules, such as no alcohol, no sharp objects, headline out of our rules and then I

would print a placard with the actual rules spelled out in smaller print, so the bulleted signed references the smaller print, and I think that's the more attractive way to handle it, so that's being priced right now and they'll have that prepared. Are there any other questions on the clubhouse, if not, I can move on to our favorite topic of the gates.

Mr. Cooper: Well I did have one question. Is there a way we could look into, and I guess you're going to need to talk to Maria, but getting a rolling cart to put the chairs on so they're not leaning up against the wall and damaging the wood?

Mr. Winkeljohn: Ok, that makes sense.

Mr. Cooper: That's all I had. Anything further with the clubhouse from anyone?

Mr. Winkeljohn: Alright, a couple of things going on with the gates. Gate 1, our new gate arm that had the new board, failed again with the solution that the board was the problem, it turned out that it was not, so they're here today, the technicians and the actual manufacturer had a little talk and they think that the high speed feature of the gate is over sped, it's actually exceeding the electromagnetic break that's built into the gate. So what has happened on occasion is that the gate arm goes up and it's just that the momentum is too fast for the way it was designed and it goes up too fast and it keeps going so that's what the problem has been, so it was taken down because we didn't want it to hit an unsuspecting person on the resident side, so he's re-adjusting it right now and it should be back up and we hope that problem never comes back again. A couple of other things we're working on, in gate 1, we're working out a way to thin and deal with the frequency of traffic in the resident lane, and actually it's really not a resident lane, it's an E-Pass lane. So I went to look at it and just watched and I could tell pretty quickly within about 20 minutes that the reading technology is way above 80% working, the car type, the decal position, or lack of a decal are really the causes, and those are PR issues, those are interactions with our customer issues. One resident made it a point to tell me that he's a resident and wants to be in the resident lane, he doesn't want to buy or get a decal, he just wants to use the resident lane, he doesn't like to be offended by being forced to go in the visitor lane because he doesn't have a decal, so I said, I know how to change that problem, we need to change our sign, because it says "resident", but it should

say "E-Pass", so I've talked to Dennis about getting those 3 signs changed over and it should have our little E-Pass logo and then eliminate that issue. Now step 2 is our next magazine issue, I'm going to do an article giving the 30,000 foot reminder to a lot of people what the gates are there for, how they function, in a few words to just let them know that it's not a complete security deterrent, the fact that the arm went up for somebody that may or may not have been a certified E-Pass user.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Cooper: Moving on to item No. 5, Supervisors Requests and Audience Comments. Any requests from our supervisors today, Sonia?

Ms. Castro: I don't have any.

Mr. Cooper: Mike?

Mr. Lopez: Nothing, thank you.

Mr. Cooper: Ok I don't have anything for today. Are there any audience comments? Hearing none we can move on to the next item.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Cooper: Item No. 6, Financial Reports, Approval of Check Run Summary and the Balance Sheet and Income Statement.

On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor, the Check Run Summary and Balance Sheet and Income Statement were approved.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Cooper: Item No. 7, Adjournment, we just need a motion to adjourn.

January 24, 2013

South-Dade Venture CDD

On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor, the Meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman