

**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, April 4 2013 at 4:00 p.m., at the Waterstone Clubhouse, Phase II, 1355 Waterstone Way, Homestead, Florida.

Present and constituting a quorum were:

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

Also present was:

Paul Winkeljohn	District Manager
Dennis Baldis	Field Manager
Michael Pawelczyk	District Counsel
Angel Garcia	Resident

Due to equipment failure, the meeting was unable to be transcribed verbatim. The following is a summary of actions taken by the board of supervisors at the meeting.

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.

Mr. Cooper acknowledged Mr. Garcia and asked if he would like to address the board with his request prior to them moving on with the agenda.

Mr. Garcia asked the board to consider allowing group meetings at the clubhouse.

There was a brief discussion.

On MOTION by Mr. Aponte seconded by with all in favor the board authorized allowing groups to meet at the clubhouse.
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SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
February 28, 2013 Meeting**

Mr. Cooper asked for any changes or corrections to the minutes of the February 28, 2013 meeting.

There not being any changes,

On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor the Minutes of the February 28, 2013 Meeting were approved.

THIRD ORDER OF BUSINESS

**Update on Refinancing and
Potential Refunding of the Bonds**

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

**Approval of Engagement Letter
with Squire Sanders to serve as
Bond Counsel**

Mr. Winkeljohn presented the engagement letter with Squire Sanders to serve as bond counsel and asked for a motion to approve it.

On MOTION by Mr. Aponte seconded by Mr. Lopez with all in favor the engagement letter with Squire Sanders to serve as Bond Counsel was approved; not-to-exceed the amount of \$40,000.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
#2013-02 Approving the Fiscal
Year 2014 Budget and Setting the
Public Hearing**

Mr. Winkeljohn presented Resolution #2013-02 Approving the Fiscal Year 2014 Budget and Setting the Public Hearing, briefly went over how the budget process works, and a couple of options the board could consider, and after some brief discussion, asked for a motion to approve the resolution to set the public hearing date to adopt the final version of the budget.

On MOTION by Ms. Castro seconded by Mr. Aponte with all in favor Resolution #2013-02 Approving the Fiscal Year 2014 Budget and Setting the Public Hearing was approved; and the public hearing was set to be held on August 22, 2013 at 4:00 p.m. at the Waterstone Clubhouse, Phase II, 1355 Waterstone Way, Homestead, Florida.

SIXTH ORDER OF BUSINESS

Consideration of Pool Pump Proposals

Mr. Winkeljohn presented the pool proposals and the board authorized approval of the proposal with Serenity Pools, not-to-exceed the amount of \$9,000; subject to review by Mr. Aponte.

On MOTION by Ms. Castro seconded by Mr. Lopez with all in favor the proposal with Serenity Pools was approved; not-to-exceed the amount of \$9,000; subject to review by Mr. Aponte.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk discussed an encroachment agreement with Waterstone II and FP&L, which Ms. Castro asked for a copy of to be provided to her.

B. Engineer

There not being any report, the next item followed.

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

Mr. Baldis presented and discussed a few quotes from ValleyCrest.

D. Manager

- Clubhouse
- Gates

Mr. Winkeljohn discussed possibilities of considering an incentive check, water for the gates and new owner change/ free e-pass options regarding the gates.

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EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Winkeljohn presented the check run summary and the balance sheet and income statement, asked for any comments or questions, and upon not hearing any, asked for a motion to approve them.

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.

TENTH ORDER OF BUSINESS

Adjournment

There not being any further district business, the meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman